

HOUSING AUTHORITY OF THE CITY OF NAPA
AGENDA REPORT

PUBLIC HEARING
AGENDA ITEM 7.A.
Date: April 07, 2015

To: Honorable Chair and Commissioners

From: Rick Tooker, Community Development Director

Prepared by: Michael Kucz, Rental Assistance Program Supervisor

Subject: 2015-2016 Housing Choice Voucher Five Year and Annual Plan

ISSUE STATEMENT:

Adopt a resolution authorizing adopting the Section 8 Housing Choice Voucher Five Year and Annual Plan for Fiscal Year 2015-2016 and determine that the recommended action is not subject to CEQA.

DISCUSSION:

On October 21, 1999, the U.S. Department of Housing and Urban Development (HUD) published a final rule that requires each public housing authority (PHA) to develop and adopt a Five Year and Annual Plan for the operation of the Section 8 Housing Choice Voucher Program. The Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals.

There are two parts to the PHA Plan: the Five Year Plan, which each PHA submits to HUD once every fifth fiscal year, and the Annual Plan, which is submitted to HUD every year. This Five Year and Annual Plan covers the Fiscal Years 2015-2020.

Item 6.0 of the Five Year and Annual Plan identifies all elements of the plan that have been revised since the last Annual Plan submission. The only revision in this year's Plan is the requirement to provide equal access to the Voucher program regardless of sexual orientation, gender identity or marital status.

Item 5.0 of the Five Year and Annual Plan reports on the Housing Authority's mission and goals. These include:

Expand the range and quality of housing choices available to participants. The Housing Authority will continue to actively encourage landlords to participate in the voucher program through ongoing, active outreach. The PHA will explore opportunities to implement project-based vouchers to ensure participants have access to quality rental housing despite the tight rental market. The PHA will allow the use of shared housing to expand the housing choices.

Manage the Section 8 Housing Choice Voucher Program in an efficient and effective manner. HUD uses the Section Eight Management Assessment Program (SEMAP) to annually assess how well a housing authority performs in a number of different categories. The Housing Authority received a high performer designation for SEMAP for the fiscal year ending June 30, 2014 and will continue to be designated a high performer.

Ensure equal opportunity in housing for all by ensuring equal opportunity and affirmatively furthering fair housing. The Housing Authority provides funds to Fair Housing Napa Valley in the amount of \$45,000 annually to provide fair housing assistance to tenants and work with mobile home organizations to ensure rents are maintained at a reasonable level. The PHA undertakes affirmative measures to ensure accessible housing for persons with disabilities. This includes, allowing additional time in searching for units, maintaining an active list of potential landlords who can provide accessible housing, and providing additional bedrooms in cases of reasonable accommodation needs.

Promote self-sufficiency and asset development of families and individuals. The Housing Authority's Family Self Sufficiency program currently has 66 families/individuals enrolled in the program. The Housing Authority submitted a funding application and was awarded \$136,849 to support the two Family Self Sufficiency Program Coordinator positions for the calendar year 2015.

Mission: Form effective partnerships with other agencies to maximize social and economic opportunities and availability of supportive services for participants in a non-discriminatory manner. The Housing Authority has partnered with agencies to provide services for participants in the Family Self Sufficiency Program, the Family Unification Program and the Mainstream Program. The Housing Authority actively participates in the Napa County Continuum of Care (COC).

Mission: Utilize staff resources and available local funds in a collaborative partnership with other governmental and community agencies to assist in achieving the stated goals in the City of Napa's Consolidated Plan, including the development of new affordable housing, supporting the Continuum of Care for Homeless, and first time homebuyer opportunities. The Housing Authority provided funding for Oak Creek Terrace, a 41 unit affordable rental new construction project developed by Napa Valley Community Housing which will expand the range and quality of housing choices available for participants in the Section 8 Housing Choice Voucher Program. The Housing Authority staff worked with Anton Napa, a newly constructed 134 unit apartment complex which includes 27 very low income units, to ensure applications were considered from Section 8 voucher holders.

Following the conclusion of the Public Hearing, the draft Plan will be modified to incorporate any revisions due to the public hearing process and then be submitted to HUD for approval.

FINANCIAL IMPACTS:

The proposed action will be implemented within the current Section 8 operating funds budgeted for this purpose.

CEQA:

The Deputy Director has determined that the Recommended Action described in this Agenda Report is not subject to CEQA, pursuant to CEQA Guidelines Section 15060 (c).

DOCUMENTS ATTACHED:

1. Attachment 1: Resolution of the Housing Authority Authorizing Adoption of the Housing Choice Voucher Five Year and Annual Plan
2. Attachment 2: 2015-2016 Housing Choice Voucher Five Year and Annual Plan

NOTIFICATION:

Notice announcing the availability of the draft Five Year and Annual Plan for a 45 day public review was published in the Napa Valley Register on February 20, 2015. Copies of the notice were posted at the Napa County Libraries located in Napa, American Canyon, Yountville, St. Helena and Calistoga. A copy of the draft Plan was available for review at the Housing Authority office and all Napa County Library branches. A copy of the Plan was placed on the City of Napa's website on the Housing Division page. A copy of the notice in Spanish was sent and posted at Puertas Abiertas Community Resource Center at 952 Napa Street, Napa, CA. Notification was also sent to the Resident Advisory Board.

RECOMMENDED ACTION:

Staff recommends that the Authority Board move, second and approve each of the actions set forth below, in the form of the following motion. Move to:

Adopt a resolution authorizing adoption of the Housing Choice Voucher Five Year and Annual Plan For Fiscal Year 2015-2016.