



Staff Reports

File #: 721-2017, **Version:** 1

To: Honorable Chair and Commissioners

From: Rick Tooker, Community Development Director

Prepared By: Michael Kucz, Rental Assistance Program Supervisor

TITLE:
2017-2018 Housing Choice Voucher Annual Plan

RECOMMENDED ACTION:

Adopt a resolution authorizing adoption of the Section 8 Housing Choice Voucher Annual Plan for Fiscal Year 2017-2018.

DISCUSSION:

On October 21, 1999, the U.S. Department of Housing and Urban Development (HUD) published a final rule that requires all public housing authorities to develop and adopt an Annual Plan for the operation of the Section 8 Housing Choice Voucher Program. Each year, the Housing Authority is required to review and adopt a new Annual Plan for the upcoming fiscal year. The Annual Plan follows goals established in the Five Year Plan.

This Annual Plan covers the third year of the Five Year Plan adopted on April 7, 2015 for Fiscal Years 2015-2020. The proposed Annual Plan continues the policies and programs adopted and approved in the Five Year Plan. Item B.1 of the Annual Plan identifies all elements of the plan that have been revised since the last Annual Plan submission. The one revision in this year's Annual Plan is the adoption of a limited homeless preference for the voucher program.

Item B.6 of the Annual Plan reports on the Housing Authority's progress made in the past year towards meeting the organization's mission and goals. These include:

Expand the range and quality of housing choices available to participants in the Public Housing Authority (PHA or Housing Authority) tenant based assistance program.

The Housing Authority worked with the City of Napa to include language in regulatory agreements with new developments to require them to accept applications for new units from voucher holders. During the fiscal year ending June 30, 2016, this language was included in the Regulatory Agreement with the developer of the Napa Creek Village project. The Housing Authority has also adopted a policy allowing all voucher holders to use their vouchers in shared housing accommodations. During the fiscal year ending June 30, 2016, the Housing Authority helped fund non-profit Napa Valley Community Housing's Home Share Match-Up Program, which matches housing providers with housing seekers. The Housing Authority also continued to contract with a consultant to assist

voucher holders with housing searches and to conduct outreach to landlords in the community during the fiscal year ending June 30, 2016.

Manage the Housing Authority Section 8 Housing Choice Voucher Program in an efficient and effective manner, thereby qualifying on a continuing basis on the Section 8 Management Assessment Program (SEMAP) as a high performing Housing Authority.

HUD uses the Section 8 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, 2016.

Ensure equal opportunity in housing for all by ensuring equal opportunity and affirmatively furthering fair housing.

In the fiscal year ending June 30, 2016, the Housing Authority provided Fair Housing Napa Valley ("FHNV") \$50,000 in funding to provide fair housing assistance and landlord tenant counseling to tenants. FHNV also worked with mobile home organizations to maintain rents at a reasonable level.

Promote self-sufficiency and asset development of families and individuals.

The Housing Authority's Family Self Sufficiency (FSS) Program currently has a remaining obligation to graduate 38 families/individuals. The FSS Program currently has 51 families/individuals enrolled in the program. The Housing Authority submitted a funding application and was awarded \$138,000 for two Family Self Sufficiency Program Coordinator positions for the calendar year 2017.

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 continued to partner with other agencies to provide services for participants in the Family Self Sufficiency Program, the Family Unification Program and the Mainstream Program. Working with Satellite Affordable Housing Associates (SAHA) the Housing Authority committed 7 additional project based vouchers bringing the total to 17 project based vouchers for a new construction housing development in American Canyon.

Mission: Utilize staff resources and available 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, the improvement of existing housing stock occupied by lower income households, supporting the Continuum of Care for homeless, and providing first time homebuyer opportunities.

The Housing Authority actively worked in partnership with SAHA, the City of American Canyon, and the County of Napa to leverage funding for 70-units of new affordable rental housing, of which 22 units will be set-aside for veterans. The Housing Authority also continued to administer the housing programs for each of the cities in Napa County. This included providing technical assistance on an eight unit self- help housing project in St. Helena. The Housing Authority also operated housing rehabilitation programs in four jurisdictions in Napa County during the fiscal year ending June 30, 2016. These programs provide low or no interest loans for low-income homeowners to make repairs to their homes. The Housing Authority continues to be an active participant in the Continuum of Care and to work closely with the County and nationally recognized consultants to make improvements to

the community's homeless shelter system.

Following the conclusion of the public hearing, the draft Annual Plan will be modified to incorporate any revisions resulting from the public hearing, as directed by the Housing Authority Board, and the Annual Plan will 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:

ATCH 1 - Resolution - Housing Choice Voucher Annual Plan
Ex A - 2017-2018 Housing Choice Voucher Annual Plan

NOTIFICATION:

Notice announcing the availability of the draft Annual Plan for a 45 day public review was published in the Napa Valley Register on February 10, 2017. Copies of the notice in English and Spanish were posted at the Napa County Libraries located in Napa, American Canyon, Yountville, St. Helena and Calistoga. A copy of the notice in Spanish was posted at Puertas Abiertas Community Resource Center at 952 Napa Street, Napa, CA. A copy of the draft Plan was available for review at the Housing Authority 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. Notification was also sent to the Resident Advisory Board.