



Staff Reports

File #: 63-2021, **Version:** 1

To: Honorable Chair and Commissioners

From: Vincent Smith, Community Development Director

Prepared By: Sabrina Flores, Rental Assistance Program Supervisor

TITLE:
Section 8 Housing Choice Voucher Program Annual Plan

RECOMMENDED ACTION:

Adopt a resolution approving the Section 8 Housing Choice Voucher Annual Plan for Fiscal Year 2021-2022.

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.

The Annual Plan covers Fiscal Year 2021-2022.

The Annual Plan reports on the Housing Authority's mission and goals. The following summarizes the Housing Authority's goals and its progress to date towards meeting these goals:

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 Housing Authority has explored opportunities to implement project-based vouchers to ensure participants have access to quality rental housing despite the tight rental market. The Housing Authority has entered into a contract for 20 Project-Based Vouchers (PBVs) at the proposed Manzanita Family Apartments project and reserved 38 PBVs for the proposed Heritage House project. The Housing Authority intends to continue to explore additional opportunities for PBVs. The Housing Authority continues to allow the use of shared housing to expand the housing choices for participants. The Housing Authority also continues to contract with Abode for the Landlord Mitigation and Assistance program. This program provides housing location services, landlord incentives, and a risk mitigation program for tenant-caused damages to help homeless and at-risk of homeless voucher holders secure housing.

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 several different categories. The Housing Authority received a

high performer designation for SEMAP for the fiscal year ending June 30, 2019. Due to HUD waivers during the COVID-19 pandemic, the Housing Authority was not required to submit SEMAP for the fiscal year ending June 30, 2020 and was able to carry over its previous high performer designation.

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 \$25,000 annually to provide fair housing assistance to tenants and work with mobile home organizations to ensure rents are maintained at a reasonable level. The Housing Authority also 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 40 families/individuals enrolled in the program. The Housing Authority submitted a funding application and was awarded \$78,659 to help support the Family Self Sufficiency Program Coordinator position for the calendar year 2021.

The draft Annual Plan was also reviewed by the Housing Authority's Resident Advisory Board.

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

FINANCIAL IMPACTS:

There are no financial impacts for approving the Annual Plan for the Section 8 Housing Choice Voucher program.

CEQA:

The Community Development 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 Adopting Annual Plan
EX A - 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 19, 2021. Copies of the notice were posted at the Napa County Libraries located in Napa, American Canyon, Yountville, St. Helena and Calistoga. 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 Puertas Abiertas Community Resource Center. The draft Annual Plan was also provided to the Resident Advisory Board.