

INTRO TO HOUSING VOUCHER PROGRAMS

SANTA ROSA HOUSING AUTHORITY

SONOMA COUNTY HOUSING AUTHORITY

VOUCHER TYPES

EACH HOUSING AUTHORITY HAS A UNIQUE MIX OF
VOUCHER PROGRAMS

STANDARD HOUSING CHOICE VOUCHER – BOTH HOUSING AUTHORITIES

PROGRAM REQUIREMENTS

- Applicants must be admitted through a waitlist
- Both Housing Authorities have a limited preference serving persons experiencing homelessness
- Applicants can come from anywhere in the United States
- Housing Authorities do not give preference or limit applicants based on geographical area within or outside the jurisdiction
- Households may apply to multiple Waiting Lists regardless of where they live when they apply
- Applicants undergo a background check looking back 3 years for violent or drug related criminal convictions; sex offenders subject to lifetime registration requirements are prohibited from participating

STANDARD HOUSING CHOICE VOUCHER – BOTH HOUSING AUTHORITIES


JURISDICTIONAL REQUIREMENTS

- Santa Rosa Housing Authority jurisdiction is within the city limits of Santa Rosa
- Sonoma County Housing Authority jurisdiction is all of Sonoma County except the city limits of Santa Rosa
- Except for Reasonable Accommodations, voucher holders are required to live within the jurisdiction of the issuing Housing Authority for 12 months prior to transferring to another jurisdiction
- Households choose where they live – aside from jurisdictional boundaries, there is no requirement that households lease up in a particular location and steering is prohibited under federal law

PROJECT-BASED VOUCHERS (PBVs)

SRHA – 399 PBVs

SCHA – 619 PBVs

- Housing Authorities are allowed to project-base up to 20% of their vouchers; an additional 10% may be project-based if the units provide housing to persons experiencing homelessness or other special populations
 - PBVs are awarded to developments on a competitive basis via a Request for Proposals process
 - Developments using PBVs must follow the federal regulations about tenant selection, fair housing
 - SCHA currently has 619 PBVs committed or in use (19.5% of its program vouchers)
 - SRHA currently has 399 PBVs committed or in use (21% of its program vouchers)
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PBV PROJECTS AT A GLANCE

SCHA (619)

- 296 Homeless Dedicated
- 123 Senior Dedicated
- 200 General Low-Income Populations

SRHA (399)

- 199 Homeless Dedicated
- 68 Senior Dedicated
- 77 Special Needs
- 55 General Low-Income Populations

VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)

SRHA – 419 Vouchers

SCHA – 20 Vouchers

PROGRAM REQUIREMENTS

- Applicants must be referred by the local office of Veterans Affairs
- There is no criminal background check associated with this program
- Lifetime sex offenders are prohibited from participation

JURISDICTIONAL BOUNDARIES

- The Housing Authorities have an interjurisdictional agreement allowing VASH vouchers to be utilized within either jurisdiction without portability

EMERGENCY HOUSING VOUCHERS (EHVs)


SRHA – 131 Vouchers

SCHA – 153 Vouchers

PROGRAM REQUIREMENTS

- Must be referred through the Coordinated Entry System
- Applicants undergo background check looking back 12 months for violent criminal activity
- Lifetime sex offenders are prohibited from participation

JURISDICTIONAL BOUNDARIES

- Applicants may immediately port their voucher to any Housing Authority in the United States
 - SRHA and SCHA have an interjurisdictional agreement allowing participants to lease in either jurisdiction without portability
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MAINSTREAM VOUCHERS

SCHA - 261

PROGRAM AND JURISDICTION

- Applicant household must contain a non-elderly (18-62), disabled member
- Applicants must be homeless, at risk of homelessness or at risk of institutionalization
- Housing Authorities are not allowed to give preference or limit applicants based on geographical area within or outside the jurisdiction
- Housing Authority must draw eligible households from its HCV waitlist before taking referrals
- Households may be referred from local supportive services providers or Coordinated Entry
- Applicants undergo a background check looking back 3 years for violence or drug related criminal convictions
- Lifetime sex offenders are prohibited from participating
- SCHA and SRHA have an interjurisdictional agreement allowing Mainstream vouchers to be utilized within either jurisdiction without portability
- Except for Reasonable Accommodations, voucher holders are required to live within Sonoma County for 12 months prior to transferring to another jurisdiction

SPECIAL PROGRAMS OF THE SCHA HOUSING CHOICE VOUCHER PROGRAM

FAMILY UNIFICATION PROGRAM

- SCHA has 117 of these vouchers
- Vouchers were awarded to the HA as part of a competitive application process
- Vouchers are referral based from Sonoma County Family Youth and Children Services
- Designated for Families whose have had their children removed from the household and stable housing is the last requirement for the children to be returned to the household
- Designated for Youth aging out of foster care – 3 year maximum assistance for this population
- The Housing Authorities have an interjurisdictional agreement allowing FUP vouchers to be utilized within either jurisdiction without portability

MOVE-ON PROGRAM

- This is a local program and is not mandated by HUD
- 20% of annual turn-over vouchers have been earmarked for this program (approximately 50)
- Permanent Supportive Housing providers may refer clients who are ready to “move-on” to permanent housing with reduced supportive services

REENTRY PILOT PROGRAM

- This is a local program and is not mandated by HUD
- Individuals who would otherwise be ineligible for the program may be referred by an approved partnering agency who has entered into an agreement with the Sonoma County Probation Department
- 5 vouchers a year have been earmarked for this program

VOUCHER COUNT SUMMARY BY TYPE

PHA	HCV	PBVs (within HCV)	VASH	EHVs	Mainstream	FUP
SRHA	1,489	399	419	131	0	
SCHA	2,890	619	20	153	261	
TOTAL		SRHA -			SCHA -	

VOUCHER RULES SUMMARY BY TYPE

	Referral Process	Waitlist?	Homeless Preference?	Portable?	Geographic Requirements?	Non-Elderly, Disabled?	Role for CES?
Housing Choice	Waitlist	Yes	Limited	Yes	Must live in HA jurisdiction for 12 months	N/A	No
PBVs	RFP	Yes	Allowed	No	N/A	N/A	Sometimes
VASH	US Dept of Veterans Affairs	Referral based only	No	Yes, coordinating with VA	VA Catchment Area	N/A	No
EHVs	CES	Can be referral based	Yes	Yes	Immediate portability	N/A	Yes
Mainstream	Waitlist, Provider or CES	Can be referral based	Yes	Yes	Must live in HA jurisdiction for 12 months	Yes	Sometimes

WAITLIST PROGRAMS VS. REFERRAL PROGRAMS

STRICTLY WAITLIST BASED

- Housing Choice Voucher
 - Project Based Voucher

STRICTLY REFERRAL BASED

- VASH
- Family Unification Program (SCHA)
- Move-On Program (SCHA)
- Reentry Pilot Program (SCHA)

CAN BE REFERRAL BASED

- Emergency Housing Voucher
 - Domestic Violence Service Provider
- Mainstream Voucher
- Homeless Preference Vouchers

SCHA STATISTICS – VOUCHERS LEASED AT A GLANCE

- Homeless at Entry – 34% of New Admissions in CY 2022
- Head of Household is 62+ - 49% of all households
- Head of Household meets federal disability definition – 61% of all households
- Household with Children – 22% of all households
- 83% Percent of households have annual incomes below \$25,000
- 27% Percent of households have wage income
- 72% Percent SSI/SS/Pension

SRHA STATISTICS – VOUCHERS LEASED AT A GLANCE

- Homeless at Entry – 66% of New Admissions in CY 2022
- Head of Household is age 62+ – 51% of all households
- Head of Household meets federal disability definition – 67% of all households
- Household with Children – 22% of all households
- 75% of households have annual incomes below \$25,000
- 26% of households have wage income
- 72% of households have SSI/SS/Pension

SCHA WAITING LIST

- A new HCV waitlist application period was held in October 2021 – 750 households were randomly selected for placement on the waitlist
- There are currently 488 households remaining on the waitlist
- We expect to have provided everyone on the existing waitlist an opportunity for service by the end of 2023
- Our hope is to be able to create a new HCV waitlist every two years. A new waitlist won't be opened until everyone on the existing waitlist has had an opportunity to be served
- Separate waitlists are maintained for Project Based Voucher (PBV) developments
- PBV waitlists are more dynamic and open and close periodically depending on the need

SRHA WAITLIST

- Waitlist organized by lottery and month of application
- Currently serving households that applied in 2012
- Generally open once every two years for new applicants and updated in the alternate years—applicants must affirmatively confirm their continued interest
- SRHA waitlist currently 2,299 households
- SRHA has PBV Wait Lists specific to PBV sites; Rosenberg and Bethlehem Tower Wait Lists are currently open to the public

A VOUCHER IS ISSUED – WHAT NEXT?

- Applicants are given a set amount of time for their initial housing search
 - SCHA & SRHA – 120 days granted for initial housing search. Extensions up to 6 months are provided upon request without a reasonable accommodation
- Once housing is located, applicant must turn in a Request for Tenancy Approval (RFTA) to the Housing Authority
- The RFTA includes pertinent information needed by the Housing Authority (rent amount, utility information, unit address)

HOW MUCH WILL THE HOUSING AUTHORITY PAY?

It depends...

- The amount that the Housing Authority will pay in assistance is dependent upon the payment standard, tenant income, and the utilities paid by the landlord
- Based upon information in the Request For Tenancy Approval (RFTA) the Housing Authority will calculate a tenant's portion of rent
- The Housing Authority **CANNOT** approve a unit if the tenant is expected to pay more than 40% of their adjusted gross income in rent

ACCEPTABLE HOUSING TYPES

- Single Room Occupancy Housing
- Shared housing
- Manufactured Homes
- Congregate Housing
- Group Homes

HABITABILITY STANDARDS (WHAT MAKES A HOME ELIGIBLE?)

- Sanitary facilities
- Food preparation & refuse disposal
- Space & security
- Absence of lead-based paint
- Sanitary conditions
- All windows that are intended to open must be operational and lockable
- Smoke and carbon monoxide detectors
- Operational deadbolt for each door leading to the exterior
- Holes in walls, floors and doors must be repaired



HOUSING QUALITY STANDARDS (HQS) INSPECTIONS

- Move-In
- Biennially
- Special Circumstances
- Quality Control

DURING TENANCY – HQS EMERGENCIES (24 HOUR REPAIR REQUIRED)

- Lack of Security for the unit
- Waterlogged ceiling in imminent danger of falling
- Major plumbing leaks or flooding
- Fuel leak
- Electrical problem that could result in shock or fire
- No heat between October and May
- Utilities not in service
- No running hot water
- Broken glass or other conditions where someone could be injured
- Obstacle that prevents tenant's safe entrance or exit
- Lack of functioning toilet
- Inoperable smoke detectors

LEASING REQUIREMENTS

- Month-to-Month lease is allowable
 - HA asks tenants to stay in place for at least 12 months
 - Moves before 12 months may be allowed as a reasonable accommodation
- Master Lease is allowable
 - Copy of the Master Lease must be provided to the HA

HOW LONG CAN ASSISTANCE BE PROVIDED?

MOST VOUCHER PROGRAMS ARE DESIGNED AS AN ONGOING SUBSIDY THAT DOES NOT HAVE AN END DATE

- Project Based Vouchers – after residing in a PBV unit for 1 year the tenant can request to be moved to the Housing Choice Voucher program
- A tenant can be removed from any rental assistance program for violating the program rules
- Tenants can “income out” of the program
- Tenants may voluntarily leave the program
- When single-member family passes away, assistance must be terminated at the end of that month

WHY SHOULD A LANDLORD CONSIDER WORKING WITH A HOUSING AUTHORITY CLIENT?

- Housing Authority guarantees payment of its portion each month
- When a tenant's income goes down, in most circumstances, the Housing Authority pays more
- Housing Authority inspects the unit every two years or upon request for special circumstances
- The Housing Authority is invested in making the tenancy work

Note: The Housing Authority does not replace property management



HOUSING AUTHORITY COLLABORATION

To help eliminate unnecessary confusion between the Housing Authorities, we work closely together when setting policies and procedures

- Match Payment Standards across jurisdictions
- MOU allowing lease up in either jurisdiction for special purpose vouchers
- Ongoing Communications

QUESTIONS?

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