

Housing Authority of the County of Stanislaus

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To: Board of Commissioners

From: Michele Gonzales, Deputy Director, HCV Programs Administration

Date: January 4, 2018

Subject: Action Item 2 – 18-19-02 Amendment to Housing Choice Voucher Administrative Plan

Recommendation

The following is a draft of the proposed revisions to the Housing Choice Voucher Administrative Plan.

As required by HUD, a meeting was held in Stanislaus County on Thursday, January 4, 2018 to obtain public comment regarding the changes to the plan. Due to the timing of the meeting, the comments will be presented during the commission meeting.

After review and comment, it is recommended that the Board of Commissioners approve the proposed changes to the Housing Choice Voucher Program Administrative Plan.

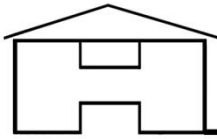
Background

In accordance with PIH Notice 2017-21, a Public Housing Agency that proposes to allow more than 25% of a project to receive Housing Choice Voucher (HCV) Project Based Vouchers must describe supportive services that will be offered to occupants of the property in the HCV Administrative Plan. The Notice guidelines are described as follows:

Exceptions are allowed and PBV units are not counted against the 25 percent or 25-unit per project cap if:

- *The units are exclusively for elderly families*
- *The units are for households eligible for supportive services available to all families receiving PBV assistance in the project*
- *The project is located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year estimates*

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) eliminated the project cap exemption for projects that serve disabled families and modified the exception for supportive services. PHAs must include in the PHA administrative plan the type of services offered to families for a project to qualify for the exception and the extent to which such services will be provided. The project must make supportive services available to all families receiving PBV assistance in the project, but the family does not actually have to accept and receive supportive services for the exception to apply to the unit. It is not necessary that the services be provided at or by the project, but must be reasonably available to



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families receiving PBV assistance at the project and designed to help families in the project achieve self-sufficiency or live in the community as independently as possible A PHA may not require participation in the supportive service as a condition of living in the excepted unit, although such services may be offered.

In order to proceed with the HCV Administrative Plan updates, an approval action from the Housing Authority County of Stanislaus Board of Commissioners must be conducted.

Attached as Exhibit #1 describes the supportive services which will be offered to occupants residing in a HCV Project-Based property where greater than 25% of the rental units receive project-based assistance.

Fiscal Impact

There will be no fiscal impact to the Housing Authority County of Stanislaus. The Family Self-Sufficiency Program is a program currently being funding through the U.S. Department of Housing and Urban Development and other supportive services will be provided through agreements with local service providing agencies.

RESOLUTION NO. 18-19-01

**RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS
REVISED ANNUAL AND 5 YEAR PLAN FOR FISCAL YEAR 2017-2021 AND AUTHORIZING
ITS SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

***WHEREAS**, the Housing Authority of the County of Stanislaus has prepared an revised Annual and 5 Year Capital Fund Plan as provided by the Department of Housing and Urban Development's regulations, and*

***WHEREAS**, the Annual and 5 Year Capital Fund Plan was made available to the public for review during the required 45 day period, and*

***WHEREAS**, the Board of Commissioners did conduct a public hearing on the Plan in order to receive public input, and*

***WHEREAS**, the Resident Advisory Committee did provide its input into the Plan in the form of its own recommendations, and*

***WHEREAS**, the Board of Commissioners did consider the recommendations of the Resident Advisory Committee in its own review and discussion of the Plan, and*

***NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Housing Authority of the County of Stanislaus, that*

1. The proposed Annual And 5 Year Capital Fund Plan is hereby approved, and
2. The Executive Director is authorized to submit the Plan along with all required certifications to the Department of Housing and Urban Development, and
3. This resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 11th day of January, 2018.

On motion of Commissioner _____, seconded by

Commissioner _____, and on the following roll call vote:

AYES:

NAYS:

ABSENT:

Attest: _____
Secretary

Approved: _____
Chairman