



SUPPLEMENTAL

Memorandum

TO: SAN JOSE HOUSING AUTHORITY
BOARD OF COMMISSIONERS

FROM: Leslye Krutko

SUBJECT: SEE BELOW

DATE: March 20, 2009

Approved

Date

3-20-09

COUNCIL DISTRICT: City-Wide
SNI AREA: N/A

SUPPLEMENTAL

SUBJECT: MOVING TO WORK PROGRAM FISCAL YEAR 2010 COMBINED ANNUAL PLAN FOR THE HOUSING AUTHORITIES OF THE COUNTY OF SANTA CLARA AND THE CITY OF SAN JOSÉ

REASON FOR SUPPLEMENTAL

Due to the timing of the release of the Moving to Work (MTW) Fiscal Year 2010 Annual Plan by the Housing Authority of Santa Clara (HACSC) and the deadline for comments, there was insufficient opportunity to hold discussions with HACSC staff about any comments or concerns with the Plan's recommendations. Since that time, San Jose Housing Authority (SJHA) staff and HACSC staff have held several discussions and have negotiated mutually acceptable changes.

RECOMMENDATION

It is recommended that the Board of Commissioners for the Housing Authority of the City of San José submit a letter to the Housing Authority of the County of Santa Clara supporting the Moving to Work Fiscal Year 2010 Annual Plan with the following changes:

1. One-third of Section 8 vouchers that become available as a result of turn-over will be designated for chronically homeless persons.
2. One-third of any new vouchers made available to the Housing Authority, including Project -Based vouchers, will be designated for chronically homeless persons.

OUTCOME

By requesting that the Moving to Work Fiscal Year 2010 Annual Plan include language that stipulates that one-third of the Section 8 vouchers that become available as a result of turn-over are set aside for the chronically homeless, this will move the City towards its goal and that of its Destination: Home partners of ending chronic homelessness in ten years.

BACKGROUND

The Draft MTW Plan was made available to the public and SJHA staff on February 27, 2009. The public comment period ends on March 29th, and the HACSC will hold a public hearing on March 30th. The HACSC Board of Directors is scheduled to give final approval to the Plan at its April 14, 2009 meeting.

As noted in the March 6, 2009 Council memo, the SJHA contracts with the HACSC to administer its Section 8 voucher program. Included in the agreement between the two entities is a requirement that the HACSC consult with the City and receive City approval of any significant policy issue. The MTW Plan is a major policy document, which includes numerous policies impacting the use, management, and oversight of the voucher program. We are working with the HACSC to ensure that we engage in discussions over policy in advance of the release of future planning documents.

Once the SJHA staff received the draft Plan, conversations with the HACSC staff were initiated to ensure that the Plan, when submitted to the U.S. Department of Housing and Urban Development, would meet the policy objectives of the City of San Jose. Of particular concern was the desire to continue to set aside vouchers for the chronically homeless.

ANALYSIS

The SJHA staff originally recommended that 200 vouchers be set aside for the chronically homeless in 2010, that 92 vouchers from the Markham Terrace apartments be reserved for the chronically homeless, and that these 292 vouchers and the 200 vouchers set aside in the past year be placed into a pool for the homeless.

HACSC staff expressed two specific concerns with this recommendation. First, the number of vouchers that are turning over has dropped considerably in the past few months. There is a concern that a requirement to set aside 200 vouchers may end up using the vast majority of available vouchers and that other groups, such as seniors and low-income families, would not be served. Second, the HACSC staff was concerned that maintaining a pool of vouchers would cause additional workload.

The HACSC has provided statistics that show that, over the course of the last five years, voucher turnover has ranged from a high of 133 vouchers a month, to a low of 27 (in February 2009). The average turnover has been 84 vouchers a month.

To address the concerns raised, it is now proposed that instead of a specific number of annual vouchers and the establishment of a pool, one-third of all returned and new vouchers be set aside for the chronically homeless. If this agreement had been in place in past years, the number of vouchers made available would have ranged from a low of 315 to a high of 373.

If the low voucher turnover seen in the last four months should continue, this may yield less than 200 vouchers for the chronically homeless in FY 2010. However, when the economy recovers,

this proportional split will yield significantly more than 200 vouchers for the chronically homeless. And, as new vouchers become available, through the Project Based Voucher Program or any other opportunity, the proportional share of these vouchers will also provide opportunities for the homeless. Although the current MTW Plan is for a one-year period, it is recommended that this proportional split be continued in future years until the City and County homeless problem has been addressed.

Once the City Council, acting in its capacity as the Board of the San Jose Housing Authority, takes action, SJHA staff will forward the recommendations to the HACSC Board. The HACSC Board will consider these recommendations at its meeting of April 14th.

PUBLIC OUTREACH/INTEREST

The HACSC will host a public hearing on March 30, 2009 to receive citizen input regarding the Moving to Work plan. The proposed policy meets Criterion 2 for public outreach. An e-mail will be sent to stakeholders advising them of the proposed policy change. SJHA staff will discuss this proposal with the Collaborative on Housing and Homelessness. And, the Council memo will be posted on the City's website for the meeting of the San Jose Housing Authority on March 24, 2009.

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

COORDINATION

This memorandum has been coordinated with the Office of the City Attorney.


LESEYE KRUTKO
Executive Director
San Jose Housing Authority

For questions, please contact Leslye Krutko, Director of Housing at (408) 535-3851