



Sonoma County Housing Authority

Updates to the Administrative Plan



Part I:
Sonoma County
Housing Authority

Role of Sonoma County Housing Authority

*Sonoma County has 2
Housing Authorities: City
of Santa Rosa and County
of Sonoma



Administer Housing Choice Voucher
(Section 8) program



Administer other county rental
assistance programs



Ensure equal access to programs



Ensure people receive assistance
as quickly as possible

Administrative Plan

Federally required, serves as local guide
for regulatory implementation

Local aspects of
program
addressed in
Admin Plan

Waitlist
Management

Local Preferences

Existing Waitlist Operation

Waitlist
open since
2005

- Current waitlist has 26,720 active applicants
- Excludes applicants living in Santa Rosa and outside Sonoma County

Residency
preference
became
requirement
(not allowed
by HUD)

- 18,138 applicants (68%) live outside jurisdiction, 4,446 (17%) live in Santa Rosa
- Those outside jurisdiction will likely NEVER be served under current system



Inequity in Current System

- Summer 2018: Housing Authority management identifies inequities from residency preference
- Fall 2018: Routine HUD audit confirms findings and instructs Housing Authority to rectify

Using existing waitlist will further inequity within program





Part II: Proposed Admin Plan Changes

Major Proposed Changes

Waitlist Administration

- Convert waitlist to lottery
- Limit waitlist to number that can be served in 2 years
- Serve entire list before reopening application period

Local Preferences

- Remove residency preference
- Remove Veterans preference (served by other programs)
- Remove preference for families with minor children

Major
Proposed
Changes
(cont.)

Project-Based
Voucher (PBV)
program

- Convert waitlist to lottery system
- Limit waitlist to number that can be served in 2 years
- Serve entire list before reopening application period

Public Notification

- Sent letter to all 26,000+ applicants on existing waitlist inviting to attend public hearing and/or offer comment
- Hosted informational meetings for service providers, staff

Public Notification cont.

Press release was sent to
following media outlets:

KRON4	Bodega Bay	SF Chronicle	SF Associated
ABC7	Navigator	Univision	Press
CBS	KBBF FM	KRCB	KTUV
La Voz	Kenwood	KZST	Los Cien
KTSF News	Press	Independent	KPIX
North Bay	Latino Service	Coast Observer	Petaluma and
Business	Providers	Sonoma Sun	Sonoma
Journal	Marin IJ	North Bay Biz	Patch
Press	Sonoma West	Cloverdale	KRSO
Democrat	Empire Report	Reveille	Sonoma West
North Bay	Sonoma	Wine Country	Times
Boeheim	Index-Tribune	Radio	La Prensa
SF Radio			95.5 FM
Petaluma			El Patron
Argus-Courier			

Public Hearing: May, 22, 2019

Held before the Community Development Committee

155 people present, 55 spoke in opposition to canceling the current waitlist

Written and voicemail public comment also taken prior to and after hearing

CD Committee recommended approval of changes to Board of Supervisors

Addressing Common Public Misconceptions

Myth: If you've been on the list for 5 years, you'll get a voucher soon.

Fact: Most people on the waitlist will likely never be served

Myth: The current waitlist provides applicants hope of receiving service

Fact: The current waitlist provides false hope

Myth: Residents of Santa Rosa on the current waitlist will be reached

Fact: Santa Rosa residents will likely NEVER be reached



Part III: Updated Housing Choice Voucher Program

Timeline

April 7 – Public comment period opens

May 1-2 – Letters, Press Release sent

May 6-14 – Provider training sessions

May 17 – Waitlist closes

May 22 – CD Committee Public Hearing

Timeline cont.

June 4 – Board considers changes

June – Staff, provider training

July 1-31 – Waitlist application period

August – Waitlist lottery occurs

September – New waitlist established

Timeline cont.

9/2019-5-2021 – Pull waitlist names

July 2021 – Reopen waitlist

Getting the
word out on
new system

Broad Public Outreach Campaign

Community Outreach Meetings

- Latino Service Providers
- Los Cien
- Board of Education/Schools
- County Safety Net Partners
- Senior Centers
- Home Sonoma County Partners
- Continuum of Care Participants
- Social Media campaigns with partners

Summary

Current system created inequity, had disparate impacts on minorities and those living outside the Housing Authority's jurisdiction

Proposed new structure will allow all eligible applicants an equal opportunity to be served

Those who are placed on the waitlist can expect to be served within 24 months

After all waitlist applicants have received service, a new waitlist will be generated via lottery



Recommended Action

Receive and authorize changes to the Sonoma County Housing Authority's Administrative Plan