

City of Sacramento

Legislation Text

File #: 2020-00756, **Version:** 1

Title:

(Housing Authority) Housing Choice Voucher Landlord Incentives Utilizing Coronavirus Aid, Relief and Economic Security (CARES) Funds - COVID-19 [Oral Report]

File ID: 2020-00756

Location: Citywide

Recommendation:

Receive and file.

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Attachments:

1-Description/Analysis

Description/Analysis

Issue Detail: As of June 22, 2020, the Sacramento County Public Health COVID-19 dashboard has reported 2,243 individuals in Sacramento County have tested positive for COVID-19 and 66 individuals have died from COVID-19 related causes.

Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act, the United States Department of Housing and Urban Development (HUD) moved swiftly to make both policy and monetary adjustments to have continuity at Public Housing Authorities and minimize the impact on low-income families on the Housing Choice Voucher program.

Programmatically, HUD waived and established alternative requirements for numerous statutory and regulatory requirements including but not limited to the submission of the Annual and 5 Year Plans, owner certification of housing units meeting Housing Quality Standards (HQS), flexibility in completing annual recertifications (ongoing eligibility requirements) and much more.

In addition, HUD made \$1.9 million of administrative funds available to pay for traditional and unanticipated costs related to preparing, preventing, responding and protecting families and employees through this pandemic. Eligible activities for these funds include paying for administrative costs associated with implementing coronavirus related activities that are not normally eligible HCV administrative costs, staff working outside regular work schedules and hiring of temporary employees to maintain program operations. In addition, funds can be used for costs to retain or increase landlord participation in the HCV program such as incentive costs recognizing the added difficulties in making units available with stay at home orders and social distancing practices.

Given that there are many voucher holders in Sacramento searching for housing, and given the flexibility provided by HUD, Housing Authority staff developed a \$500,000 landlord incentive program to attract new (and past) landlords to the HCV program. Adding housing stock to our current pool of available units will help our families while the financial incentive is an economic boost to the landlords. This program will be available starting July 1, 2020, and will expire on December 31, 2020 (as mandated by HUD). More information on the program will be provided at the Housing Authority Board meeting.

Policy Considerations: This initiative is consistent with the Coronavirus Aid, Relief and Economic Security (CARES) Act and subsequent regulations published by HUD including (Public and Indian Housing (PIH) 2020-08).

Economic Impacts: Attracting additional landlords onto the program will enable additional federal funds to be dispersed within the private market and contribute to the economic engine of Sacramento.

Environmental Considerations: Not applicable

Sustainability: This incentive program is available for a limited six month period as mandated by HUD. It is one-time funds being utilized to attract landlords onto the program.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: There are many HCV voucher holders looking for scarce housing. This monetary landlord incentive program seeks to attract new and past landlords to supply additional units to house HCV families.

Financial Considerations: \$500,000 of CARES funding allocated to the HCV program will be utilized for this incentive program.

Local Business Enterprise (LBE - M/WBE and Section 3 requirements: Not applicable.