

2024-07: ENHANCED PAYMENT STANDARDS FOR HOUSING MOBILITY *(Proposed Activity)*

Activity Description

Research supports that where children live has a significant impact on their outcomes later in life, which is why many public housing authorities have adopted housing mobility programs. These programs provide support to voucher holders moving to areas of opportunity which historically have been challenging to access for low-income families. SCCHA strives to provide families with resources to live anywhere within the Santa Clara County with their Housing Choice Voucher; however, the region has one of the highest costs of living in the country with a hyper-competitive rental market. Even with current payment standards being higher than the Fair Market Rent, several high resource areas in the county remain inaccessible.

SCCHA is proposing an enhanced payment standard, set up to 110% of the Small Area Fair Market Rent (SAFMR) for families participating in the housing mobility program for residence that meet both of the following conditions:

1. Located in a designated opportunity area census tract
2. Located within a zip code where the SAFMR exceeds SCCHA's HCV program payment standard

Adopting enhanced payment standards would reflect true choice for Section 8 families, creating affordability in every region in the county and access to resource-rich neighborhoods.

Relation to Statutory Objectives

This activity supports the statutory objective of expanding participants' housing choices.

Anticipated Schedule for Achieving the Stated Objectives

SCCHA anticipates implementing this activity in Quarter 4 of FY2024.

Proposed Baseline, Benchmarks, Metrics and Data Collection

Data related to this activity will be collected and retrieved at least annually from the Agency's electronic database. As this activity is implemented, SCCHA may revise the activity's metrics and further quantify and refine its performance baselines and benchmarks. Because the implementation of the activity will occur in the last quarter of the fiscal year, the anticipated benchmarks and projected outcomes are figured over the 3-month period. The benchmark will be updated for FY2025 based on anticipated enrollment numbers for the 12-month period.

Activity 2024-07: Enhanced Payment Standards for Housing Mobility				
Unit of Measurement	Baseline	Benchmark	Projected Outcome	Benchmark Achieved?
HC #5: Increase in Resident Mobility				
Number of households able to move to a better unit and/or	0	5	5	TBD

neighborhood of opportunity as a result of the activity (increase).				
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Cost Implications

SCCHA anticipates that the proposed activity will increase the agency's expenses. Estimated costs are about \$350,000 in HAP funds for the first year with expected increases annually thereafter to keep pace with the rental market.

Authorization for the Activity

The proposed activity is authorized in Attachment C, Paragraph D, Section 2, Subsection a. of SCCHA's MTW Agreement with HUD and waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518, as necessary to implement the Agency's Annual MTW Plan. This authorization is needed to apply payment standards only to families in the housing mobility program within program designated census tracts for up to 110% of the SAFMR.

Rent Reform Impact Analysis, Hardship Case Criteria, Annual Reevaluation and Transition Period

This activity does not qualify as a Rent Reform Initiative.

This activity was made available for public review and included as a proposed activity in the public hearing held for the Amendment to the FY2024 MTW Annual Plan. SCCHA will obtain approval from its Board of Commissioners prior to the activity's implementation. The impact of this activity will be evaluated annually in SCCHA's MTW Report.