

CITY OF SAN JOSE HOUSING AUTHORITY
RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JOSE HOUSING AUTHORITY: (A) CERTIFYING THAT THE SANTA CLARA COUNTY HOUSING AUTHORITY'S MOVING TO WORK ANNUAL PLAN, AS DRAFTED, FOR THE FEDERAL FISCAL YEAR 2027 IS CONSISTENT WITH THE DIRECTION OF THE CITY OF SAN JOSE'S CONSOLIDATED PLAN AND COMPLIANT WITH FEDERAL REQUIREMENTS; AND (B) AUTHORIZING THE EXECUTIVE DIRECTOR OF THE SANTA CLARA COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS AND THE CHAIR OF THE SANTA CLARA COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS TO EXECUTE DOCUMENTS REQUIRED IN CONNECTION WITH THE FEDERAL FISCAL YEAR 2027 MOVING TO WORK ANNUAL PLAN SUBMITTAL IN THE NAME OF THE CITY OF SAN JOSE HOUSING AUTHORITY

WHEREAS, among other activities, Santa Clara County Housing Authority ("SCCHA") administers and manages public housing and approximately 17,000 Housing Choice Vouchers ("Section 8") on behalf of the U.S. Housing and Urban Development ("HUD") to provide rental assistance programs for lower-income families, senior, and persons with disabilities; and

WHEREAS, a 1996 assignment agreement ("1996 Agreement") between the City of San José Housing Authority ("City Housing Authority") and SCCHA transferred to the SCCHA the power to administer and manage the City Housing Authority's Section 8 voucher and other HUD programs; and

WHEREAS, under the 1996 Agreement, SCCHA administers and manages the public housing and rental voucher programs for the City Housing Authority; and

WHEREAS, sixty percent (60%) of the vouchers managed by SCCHA are allocated by HUD to SCCHA under its own name and forty percent (40%) of the vouchers managed by SCCHA are allocated by HUD to the City Housing Authority's name; and

WHEREAS, included in the 1996 Agreement between the City Housing Authority and the SCCHA is a requirement that the SCCHA consult with the City Housing Authority and obtain approval of any significant policy decisions regarding administration of the transferred City Housing Authority programs; and

WHEREAS, Moving to Work ("MTW") was established by Congress in 1996, and is a federal demonstration program that links broad federal goals with locally-designed initiatives and encourages selected housing authorities to propose and, upon HUD approval, implement innovative changes to the way in which affordable housing programs are administered in order to meet at least one of the following three broad federal goals: (1) to decrease costs and increase cost effectiveness in housing program operations; (2) to promote participants' economic self-sufficiency; and (3) to expand participants' housing choices; and

WHEREAS, in 2008, SCCHA entered into an agreement with HUD to become an MTW agency and make the City Housing Authority an MTW agency for a term that will expire in 2028; and

WHEREAS, each year, the SCCHA releases an MTW Annual Plan describing new policies that may be implemented as part of its MTW Program, and once HUD approves the proposed policies, the SCCHA can implement those policies through programs that meet the housing needs of the local community; and

WHEREAS, the MTW Annual Plan is a major policy document which includes numerous policies and guidelines impacting the use, administration management, and oversight of the SCCHA and City Housing Authority rental voucher programs; and

WHEREAS, SCCHA currently sets Housing Choice Voucher payment standards based on the Fair Market Rents that HUD publishes annually for each metropolitan area; and

WHEREAS, the federal Fiscal Year 2027 MTW Annual Plan describes the implementation of both the new and current MTW activities by the Housing Authority that increase cost effectiveness in housing operations, promote participants' economic self-sufficiency, and expand participants' housing choices; and

WHEREAS, for Fiscal Year 2027, which begins on July 1, 2026, the SCCHA seeks to simplify project financing, minimize the risk of delays and associated costs, and increase construction efficiency such that new affordable housing units can be added more quickly to the community; and

WHEREAS, the SCCHA would provide an administrative update to Activity 2009-1 to align payment standard increases with its biennial and triennial re-examination schedule; and

WHEREAS, under the 1996 agreement between SCCHA and the City Housing Authority (the 1996 Agreement), SCCHA is required to consult with the City Housing Authority and obtain its approval for significant policy decisions regarding the administration of the City Housing Authority's program; and

WHEREAS, as MTW plans are considered major policy documents under the 1996 Agreement, the City Housing Authority must formally approve the FY2027 Draft MTW Annual Plan; and

WHEREAS, the City Housing Authority retains its Board of Commissioners and may implement other affordable housing programs not assigned to the SCCHA under the 1996 Agreement, and accordingly the City Housing Authority has its own Chair and an Executive Director separate from the SCCHA; and

WHEREAS, the 1996 Agreement does not designate the Chair of the SCCHA Board of Commissioners as the “Chair Board of Commissioners of the City Housing Authority” or confer on the Executive Director of the SCCHA the title of the “Executive Director of the City Housing Authority;” and

WHEREAS, in connection with the City Housing Authority MTW Annual Plan submittal, the Chair of the Board of Commissioners for the SCCHA continues to execute documents under the title of the Chair of the Board of Commissioners for the City Housing Authority and the Executive Director of SCCHA may also execute documents under the title of the Executive Director of the City Housing Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JOSE HOUSING AUTHORITY THAT:

- A. Certifying that the Santa Clara County Housing Authority’s Moving to Work Annual Plan for the federal Fiscal Year 2027 is, as drafted, consistent with the direction of the City of San José’s Consolidated Plan and compliant with Federal requirements; and
- B. Authorizing the Executive Director of the Santa Clara County Housing Authority Board of Commissioners and the Chair of the Santa Clara County Housing Authority Board of Commissioners to execute documents required in connection with the federal Fiscal Year 2027 Moving to Work Annual Plan submittal in the name of the City of San José Housing Authority.

ADOPTED this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Chair,
Board of Commissioners

ATTEST:

TONI J. TABER, MMC
Secretary,
Housing Authority of the City of San José