

**List of Proposed Discretionary Changes to the 21-22 Santa Monica Housing Authority (SMHA)**

**Administrative Plan**

**Chapter 17:**

Section	Solicitation and Selection of PBV Proposals
Add:	<u>PHA Policy</u> A proposal submitted for a unit occupied by an existing tenant must include documentation that the tenant has occupied the unit for a minimum of twelve consecutive months.
Reason	Adding language to ensure approval of project-based applications is consistent with prioritization of longer-term Santa Monica residents who have become rent burdened, and to ensure compliance with the use of the existing voucher waitlists.

**Chapter 19:**

Section	Part VI: Income and Subsidy Determinations (p.19-11)
Add	RENT AT LEASE UP: CoC voucher holders may rent units at or below the Fair Market Rent (FMR) for the area. Santa Monica is part of Los Angeles County and the Los Angeles County FMRs apply. However, since the SMHA has been approved by HUD for an exception payment standard, which is above the Los Angeles County FMRs, the Continuum of Care participants may rent apartments at or below the SMHA payment standard at lease up, as long as the rent amount meets the rent reasonableness requirement.
Reason	Adding language to clarify that CoC voucher holders may lease up at or below the Exception Payment Standard.

**Chapter 21:**

**Adding Chapter 21: Emergency Housing Vouchers (EHV) – Temporary Policy Supplement**

On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (ARP) (P.L. 117-2). Section 3202 of the ARP appropriated \$5 billion for the creation, administration, and renewal of new incremental emergency housing vouchers (EHVs) and other eligible expenses related to COVID-19. SMHA was allocated 104 EHV's. This chapter describes HUD regulations and PHA policies for administering EHV's. Except as addressed by this chapter and as required under federal statute and HUD requirements, the general requirements of the HCV program apply to EHV.