

POLICY TITLE RENTAL POLICY FOR CITY-OWNED HOUSING

POLICY STATEMENT:

The following is the housing policy for City-owned properties:

1. Make Section 8 eligible city-owned units available to Section 8 tenants. Section 8 eligible units are units that are in good condition and are self-contained. When such units are occupied, refer tenants to the Housing Authority to be qualified for the Section 8 program.
 - a. If tenants are qualified as low-income, they can be issued a Section 8 certificate or can be placed on a waiting list to receive a certificate when one becomes available.
 - 1) If certificate is available to city tenant, the unit should be rented through the Section 8 program.
 - 2) If a certificate is not available, the tenant should be placed on the waiting list and the unit should be rented at the current rental rate.
 - b. If tenants do not qualify as low-income households, the rents should be raised on an annual basis on July 1st by the same percentage as the median income increase for the County of Santa Cruz.
2. As units become vacant, they should be made available to Section 8 tenants.
3. Rents for all non-Section 8 eligible city-owned units should be increased every July 1st by the same percentage as the median income increases for the County of Santa Cruz.

AUTHORIZATION: Council Policy Manual Update of November 17, 1998

L:\POLICY\REVISED\17-03.DOC