

Yolo County Housing Yolo County, California

May 9, 2018

MINUTES

The Yolo County Housing met on the 9th day of May, 2018, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 3:00 p.m.

Present: Will Arnold; Mark Johannessen; Pierre Neu; Karen Vanderford; Jennifer Wienecke-Friedman

Absent: Angel Barajas; Helen Thomson

Staff Present: Lisa Baker, CEO
Hope Welton, Agency Counsel
Julie Dachtler, Clerk
Absent, Janis Holt, General Director

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 18-17: Approved agenda as submitted.

MOTION: Johannessen. SECOND: Vanderford. AYES: Arnold, Johannessen, Neu, Vanderford, Wienecke-Friedman. ABSENT: Barajas, Thomson.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

CONSENT AGENDA

Minute Order No. 18-18: Approved Consent Agenda Item Nos. 4-7.

MOTION: Wienecke-Friedman. SECOND: Neu. AYES: Arnold, Johannessen, Neu, Vanderford, Wienecke-Friedman. ABSENT: Barajas, Thomson.

4. Review and Approve the Minutes of the Meeting of April 11, 2018

Approved the minutes of April 11, 2018 on Consent.

5. Receive and File Letter of Resignation from Commissioner Wienecke-Friedman (Baker)

Approved recommended action on Consent.

6. Review, Approve and Adopt Resolution Recognizing the Service of Ms. Jennifer Wienecke-Friedman to the Housing Commission of the Yolo County Housing (Baker)

Approved **Resolution No. 18-04** on Consent.

7. Review and Approve Rescission of Resolution 18-01 Amending the Housing Payments Standards in Accordance with the Small Area Fair Market Rents (SAFMR) and Approve Reinstatement of the Housing Payment Standard Schedule Implemented on March 1, 2016 (FMR) (Baker, Holt and Jimenez-Perez)

Approved recommended action on Consent.

PRESENTATIONS

8. Presentation of Certificate of Completion for FSS Graduate and Commissioner Jennifer Wienecke-Friedman

Isaac Blackstock presented the Certificate of Completion for FSS Graduate and Commissioner Jennifer Wienecke-Friedman.

9. Presentation of Resolution Recognizing the Service of Commissioner Jennifer Wienecke-Friedman

Chair Arnold presented the Resolution recognizing the service of Commissioner Jennifer Wienecke-Friedman.

REGULAR AGENDA

10. Receive Verbal Report from CEO on Proposed Benefit Cuts by the administration of the Department of Housing and Urban Development

CEO Lisa Baker provided an update to the Commissioners, noting that as of late last week, HUD put out a proposal for rent reform that is going to be problematic to folks in Yolo County. One piece was about raising rent \$150 a month and Lisa noted that 13% (56 families) would not meet the threshold and would have difficulty paying this increased rent. She went over the consequences should this go through. There is a good deal of concern associated with these proposals for rent reform. She'll be working with local congressional members to let them know of the impacts. They also proposed moving the minimum rent from 30 to 35% of median income towards rent. Lisa explained that one piece of rent reform does have one work component part, however, this impacts those that are disabled or elderly, as they cannot work. The rationale is that there is impetuous that folks shouldn't get too comfortable. Lisa encouraged city representatives to take this back to their cities and have them contact their congressmen. Lisa indicated that she would provide the Commissioners something in writing to share with their colleagues.

11. Receive Verbal Report on IGT House implementation

CEO Baker provided a verbal update on the IGT House implementation, noting it is up and running and it's full. So far they are being welcomed into the neighborhood, which is good news. Encouraging to see that these folks are making good progress. They are looking for things like outdoor furniture, extra chair in the living room and desk chairs.

12. Receive Verbal Report on Cyber Security Review by M&I Technology Consulting

CEO Baker provided a verbal overview of the Cyber Security Review by M&I Technology Consulting to the Commissioners. Jim Gillette commented that for security reasons, the report will not be coming to the board.

13. Receive Update on YCH Governance from CEO Baker

Agency Counsel Hope Welton provided an update to the Commissioners, noting that the Ordinance/Resolution is coming to the Board of Supervisors on May 22, 2018 for adoption. CEO Lisa Baker noted they hope to have this all in place beginning July 1, 2018, since this coincides with the start of their fiscal year.

14. Receive comments from CEO Baker

CEO Baker provided updates on the following items: 1) West Beamer Place, which is considered permanent housing, is doing well and ahead of completion schedule. Eligibility teams are working on filling the rooms and construction should be finished late summer to late fall; 2) Working with the City of W. Sacramento on a Master Lease in securing short term housing for CalWORKS eligible folks. This would place families in one bedroom apartments vs. motel rooms; 3) Grant applications: a) PG&E for ways to attack heat resilience for vulnerable populations. How to help families adapt to high heat, be resilient and survive. Excited about their role; b) Working with Global Green and other partners for cooling centers in West Sacramento; 4) Lisa provided a report about her recent trip to Washington DC and what's going on back there in regards to housing and the possibility of them taking funding back. Money that is being obligated for other projects is what they are referring to; 4) Immigration issues; 5) At HUD's invitation, she and Jim Gillette will be going to Washington DC next week regarding the RAD waitlist and whether it will be a good option for them, as well as the Demolition Disposition Rule; 6) Soccer Company was recently purchased; 6) Office of Emergency Services and preliminary hearing with other jurisdictions regarding homeless camps in the county. More info coming; and 7) UC Davis Robotics will be coming to Yolano Donnelly Circle.

15. Receive comments from Commissioners

Commissioner Wienecke-Friedman talked about a flyer she sent to Lisa regarding tenant credit rating, who said she will take a look at it. Commissioner Neu reported that he is working with Winters City Manager John Donlevy about housing issues in Winters and that he will update the Board in the future. Commissioner Wienecke-Friedman thanked everyone for the opportunity to serve with them.

CLOSED SESSION

16. Conference with Legal Counsel - Anticipated Litigation
Pursuant to Government Code Section 54956.9 (d) (2)
Significant exposure to litigation: 1 case

17. Public Employment, Employee Evaluation
Pursuant to Government Code Section 54954.5
Position Title: CEO

ADJOURNMENT

Next meeting is June 13, 2018

Will Arnold, Chair
Yolo County Housing

Julie Dachtler, Clerk
Yolo County Housing

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

May 9, 2018

PLEASE NOTE TIME CHANGE TO 3:00 p.m.



YOLO COUNTY HOUSING
HOUSING COMMISSION

WILL ARNOLD
ANGEL BARAJAS
MARK JOHANNESSEN
PIERRE NEU
HELEN MACLEOD THOMSON
KAREN VANDERFORD
JENNIFER WIENECKE-FRIEDMAN

BOARD OF SUPERVISORS CHAMBERS
625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

LISA A. BAKER
CHIEF EXECUTIVE OFFICER

HOPE WELTON
AGENCY COUNSEL

Reminder: Please turn off cell phones.

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.
3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

CONSENT AGENDA

4. Review and Approve the Minutes of the Meeting of April 11, 2018
5. Receive and File Letter of Resignation from Commissioner Wienecke-Friedman (Baker)
6. Review, Approve and Adopt Resolution Recognizing the Service of Ms. Jennifer Wienecke-Friedman to the Housing Commission of the Yolo County Housing (Baker)
7. Review and Approve Rescission of Resolution 18-01 Amending the Housing Payments Standards in Accordance with the Small Area Fair Market Rents (SAFMR) and Approve Reinstatement of the Housing Payment Standard Schedule Implemented on March 1, 2016 (FMR) (Baker, Holt and Jimenez-Perez)4444

PRESENTATIONS

8. Presentation of Certificate of Completion for FSS Graduate and Commissioner Jennifer Wienecke-Friedman
9. Presentation of Resolution Recognizing the Service of Commissioner Jennifer Wienecke-Friedman

REGULAR AGENDA

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11. Receive Verbal Report on IGT House implementation
12. Receive Verbal Report on Cyber Security Review by M&I Technology Consulting
13. Receive Update on YCH Governance from CEO Baker
14. Receive comments from CEO Baker
15. Receive comments from Commissioners

CLOSED SESSION

16. Conference with Legal Counsel - Anticipated Litigation
Pursuant to Government Code Section 54956.9 (d) (2)
Significant exposure to litigation: 1 case
17. Public Employment, Employee Evaluation
Pursuant to Government Code Section 54954.5
Position Title: CEO

ADJOURNMENT

Next meeting is June 13, 2018

I declare under penalty of perjury that the foregoing agenda was posted Friday, May 4, 2018 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.
- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk of the Board

By: _____
Clerk

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 72 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

Yolo County Housing
c/o Clerk of the Board of Supervisors
County of Yolo
625 Court Street, Room 204, Woodland, CA 95695

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 18-18 Item No. 4, of the Yolo County Housing meeting of May 9, 2018.

MOTION: Wienecke-Friedman. SECOND: Neu. AYES: Arnold, Johannessen, Neu, Vanderford, Wienecke-Friedman. ABSENT: Barajas, Thomson.

4.

Review and Approve the Minutes of the Meeting of April 11, 2018

Approved the minutes of April 11, 2018 on Consent.

Yolo County Housing Yolo County, California

April 11, 2018

MINUTES

The Yolo County Housing met on the 11th day of April, 2018, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 3:00 p.m.

Present: Will Arnold; Mark Johannessen; Pierre Neu; Helen Thomson; Karen Vanderford; Jennifer Wienecke-Friedman

Absent: Angel Barajas

Staff Present: Phil Pogledich , Agency Counsel subbing for Hope Welton
Janis Holt , General Director subbing for CEO Lisa Baker
Julie Dachtler, Clerk

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 18-11: Approved agenda as submitted.

MOTION: Neu. SECOND: Thomson. AYES: Arnold, Johannessen, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Barajas.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

PRESENTATIONS

4. Introduction: Temporary Lead Client Services Coordinator, Isaac Blackstock

General Manager Janis Holt introduced Temporary Lead Client Services Coordinator, Isaac Blackstock.

5. Introduction: Finance Specialist II, Carmen Quintero

General Manager Janis Holt introduced Finance Specialist II, Carmen Quintero, who could not be in attendance.

CONSENT AGENDA

Minute Order No. 18-12: Approved Consent Agenda Item Nos. 6 and 7.

MOTION: Wienecke-Friedman. SECOND: Neu. AYES: Arnold, Johannessen, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Barajas.

6. Review and Approve Minutes of the Meeting of March 14, 2018

Approved minutes of the meeting of March 14, 2018 on Consent.

7. Review, Approve and Authorize the Write Off of Quarterly Uncollectible Debt for the Period ending March 31, 2018, in Accordance with the Adopted Accounts Receivable Charge Off Policy (Dogias, Gillette, Holt)

Approved recommended action on Consent.

REGULAR AGENDA

8. Public Hearing to Consider Adoption of a Resolution Approving the Proposed FY 2018 Annual Plan Update and Authorizing the CEO to Submit to the U.S. Department of Housing and Urban Development (HUD) (Holt, Baker)

Minute Order No. 18-13: Held public hearing and approved recommended action by **Resolution No. 18-02**.

MOTION: Thomson. SECOND: Johannessen. AYES: Arnold, Johannessen, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Barajas.

9. Public Hearing to Consider Adoption of the FY 2018 Capital Fund Five Year Plan and Annual Statement and Authorize the CEO to Execute Required Documents and Submit to the U.S. Department of Housing and Urban Development (HUD) (Ichtertz, Holt and Baker)

Minute Order No. 18-14: Held public hearing and approved recommended action.

MOTION: Neu. SECOND: Wienecke-Friedman. AYES: Arnold, Johannessen, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Barajas.

10. Review, Approve and Adopt a Resolution Adopting the 2012 Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan (Holt, Castillo)

Minute Order No. 18-15: Approved recommended action by **Resolution No. 18-03**.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Arnold, Johannessen, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Barajas.

11. Review and Approve the Proposed FY 2017 - 2018 Mid-Year Budget Review and Revisions through December 31, 2017 (Gillette)

Minute Order No. 18-16: Approved recommended action.

MOTION: Johannessen. SECOND: Wienecke-Friedman. AYES: Arnold, Johannessen, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Barajas.

12. Receive Verbal Report from CEO Baker on AB 2887 Farmworker housing bill

General Director Janis Holt reported that CEO Lisa Baker was absent today because she was speaking at a hearing with Assembly Member Aguiar-Curry about the AB 2887 Farmworker housing bill, so no updates to report at this time.

13. Receive Verbal Report from CEO Baker on YCH Governance

Agency Counsel Phil Pogledich provided an update on the YCH Governance beginning with a brief history of the YCH Governance and steps moving forward. He explained about the change to the delegation of powers from the Board of Supervisors to the Housing Commission and the composition of the commissioners. There would be a total of seven seats with one from each City (total of 4), one from the County and two Tenant Commissioners, all appointed by the Board of Supervisors. He further indicated this would be coming to the Board of Supervisors as an introduction to an ordinance on May 8, 2018 and adoption on May 22, 2018 and would go into effect July 1, 2018. Each of the City's attorneys have been provided a timeline. Phil invited members to submit comments to him.

14. Receive comments from CEO Baker

General Director Janis Holt provided comments on behalf of CEO Lisa Baker. She shared they had their annual spring fling, their largest event yet, and noted that because they received a \$450 grant from First 5 Yolo for event funding, they were able to serve 243 children on the Easter Egg Hunt and 74 adults. She also provided an update on the 'Getting to Zero' program noting that eight folks are permanently housed as of now. Westucky water services project is on track and they had a very busy opening day at the Davis Migrant Center, April 4th. On the first day all units were filled so now there is a waitlist. The Dixon Migrant Center will be opening on April 17th. Lastly, she announced that May 8, 2018 will be the last meeting for Commissioner Jennifer Wienecke-Friedman, and offered congratulations as she has graduated from the Family Self Sufficiency Program.

15. Receive comments from Commissioners

No comments from the Commissioners.

CLOSED SESSION

16. Conference with Legal Counsel - Existing Litigation
Pursuant to Government Code Section 54956.9 (d) (1)
Name of case: Reyes V Yolo Housing Authority
Yolo Superior Court Case No. CV17-1347

ADJOURNMENT

Next meeting is May 9, 2018


Julie Dachtler, Clerk
Yolo County Housing


Will Arnold, Chair
Yolo County Housing

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 18-18 Item No. 5, of the Yolo County Housing meeting of May 9, 2018.

MOTION: Wienecke-Friedman. SECOND: Neu. AYES: Arnold, Johannessen, Neu, Vanderford, Wienecke-Friedman. ABSENT: Barajas, Thomson.

5.

Receive and File Letter of Resignation from Commissioner Wienecke-Friedman (Baker)

Approved recommended action on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: May 9, 2018
TO: YCH Housing Commission
FROM: Lisa A. Baker, CEO
SUBJECT: Receive and File Letter of Resignation of Commissioner Wienecke-Friedman

RECOMMENDED ACTION

That the Housing Commission:

1. Receive and File the Letter

BACKGROUND/DISCUSSION

Commissioner Wienecke-Friedman has successfully graduated from both the Family Self-Sufficiency Program and from the Housing Voucher program. May is her last meeting as a Commissioner. She has submitted her letter of resignation from the Commission.

FISCAL IMPACT:

None.

CONCLUSION:

Staff recommends that the Commission receive and file the correspondence.

Attachment: Correspondence from Commissioner Wienecke-Friedman

Jennifer Wienecke-Friedman
2444 Moore Blvd. Apt 105
Davis, CA 95895

5/1/18

To Whom It May Concern:

I am resigning as both Tenant Commissioner for Yolo County Housing and as a Board Member of New Hope Community Development Commission. My last meeting will be in May 2018. I have served on the commissions since 2013. Leaving the commission is a function of graduating from social programs that have supported me from community college through earning a graduate degree and advancing my career. It has been my pleasure to serve on the boards and be a part of the amazing organizations that have such great impact on the surrounding community. I wish all the best to Yolo County Housing and New Hope Community Development employees and commissioners in their continued efforts to provide affordable housing and support services to residents of Yolo County.

Thank you,

A handwritten signature in cursive script, appearing to read 'JW Friedman', written in black ink.

Jennifer Wienecke-Friedman

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 18-18 Item No. 6, of the Yolo County Housing meeting of May 9, 2018.

MOTION: Wienecke-Friedman. SECOND: Neu. AYES: Arnold, Johannessen, Neu, Vanderford, Wienecke-Friedman. ABSENT: Barajas, Thomson.

6. Review, Approve and Adopt Resolution Recognizing the Service of Ms. Jennifer Wienecke-Friedman to the Housing Commission of the Yolo County Housing (Baker)

Approved **Resolution No. 18-04** on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833

DATE: May 9, 2018
TO: YCH Housing Commission
FROM: Lisa A. Baker, Chief Executive Officer
PREPARED BY: Janis Holt, General Director
SUBJECT: **REVIEW, APPROVE AND ADOPT RESOLUTION RECOGNIZING THE SERVICE OF MS. JENNIFER WIENECKE-FRIEDMAN TO THE HOUSING COMMISSION OF YOLO COUNTY HOUSING**

RECOMMENDED ACTION

That the Housing Commission adopts the Resolution recognizing Jennifer Wienecke-Friedman for her service to the YCH Housing Commission.

BACKGROUND/DISCUSSION

YCH recognizes that in order to fulfill our mission, we require the service, guidance, and support of our Housing Commission. We would like to take this opportunity to recognize Jennifer Wienecke-Friedman for her contributions to the agency serving as Tenant Commissioner since April 9, 2013. Ms. Wienecke-Friedman has served her community and the families served by Yolo County Housing and New Hope Community Development Corporation through her leadership on the Commission. Through hard work, she completed her Master's degree at UC Davis, became a board certified lactation consultant, obtained a full-time position with Dignity Health where she can help others and successfully graduated from our Family Self-Sufficiency (FSS) Program. YCH recognizes her outstanding accomplishments, appreciates her service and wishes her continued success in her future endeavors.

FISCAL IMPACT

None.

CONCLUSION

Staff recommends that the Housing Commission approve the proposed Resolution.

Attachment: Resolution

Working together to provide quality affordable housing and community development services for all

FILED

MAY 22 2018

BY Julie Ricketts
DEPUTY CLERK OF THE BOARD

**YOLO COUNTY HOUSING
RESOLUTION NO. 18-04**

WHEREAS, Jennifer Wienecke-Friedman, was appointed as Tenant Commissioner to the Housing Commission of Yolo County Housing on April 9, 2013; *and*

WHEREAS, Commissioner Wienecke-Friedman supported Yolo County Housing initiatives through her role on the Housing Commission; *and*

WHEREAS, Commissioner Wienecke-Friedman completed her Master's Degree at UC Davis while participating in the Housing Choice Voucher program; *and*

WHEREAS, Commissioner Wienecke-Friedman obtained her International Board Certified Lactation Consultant Certificate on July 1, 2017; *and*

WHEREAS, Commissioner Wienecke-Friedman obtained full time employment with Dignity Health on August 7, 2017 as a full-time Lactation Consultant; *and*

WHEREAS, Commissioner Wienecke-Friedman successfully graduated from the Family Self-Sufficiency Program and is no longer receiving housing assistance payments through the Housing Choice Voucher program; *and*

WHEREAS, Commissioner Wienecke-Friedman is a loving and dedicated mother to her son Jacob; *and*

WHEREAS, Commissioner Wienecke-Friedman has participated as a member of the Board with a high level of professionalism, providing that connection between the Board, staff, and tenants; *and*

WHEREAS, Commissioner Wienecke-Friedman will be missed but not forgotten;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of Yolo County Housing extends its sincere appreciation to Commissioner Wienecke-Friedman for her outstanding public service and wishes her continued success in her future endeavors.

PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 9th day of May, 2018.

AYES: **Arnold, Johannessen, Neu, Vanderford, Wienecki-Friedman.**

NOES: **None.**

ABSTAIN: **None.**

ABSENT: **Barajas, Thomson.**



Will Arnold, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By Hope P. Welton
Hope Welton, Agency Counsel

Attest:
Julie Dachtler, Agency Clerk
Housing Commission of the
Housing Authority of the County of Yolo

By Julie Dachtler



Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 18-18 Item No. 7, of the Yolo County Housing meeting of May 9, 2018.

MOTION: Wienecke-Friedman. SECOND: Neu. AYES: Arnold, Johannessen, Neu, Vanderford, Wienecke-Friedman. ABSENT: Barajas, Thomson.

7.

Review and Approve Rescission of Resolution 18-01 Amending the Housing Payments Standards in Accordance with the Small Area Fair Market Rents (SAFMR) and Approve Reinstatement of the Housing Payment Standard Schedule Implemented on March 1, 2016 (FMR) (Baker, Holt and Jimenez-Perez)

Approved recommended action on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: May 9 , 2018
TO: YCH Housing Commission
FROM: Lisa A. Baker, CEO
PREPARED BY: Janis Holt, General Director
SUBJECT: Review and Approve the Rescission of Resolution 18-01 Amending the Payment Standards in Accordance with Small Area Fair Market Rents (SAFMR) and Approve Reinstatement of the Payment Standard Schedule Implemented on March 1, 2016.

RECOMMENDED ACTIONS:

1. Rescind Resolution 18-01 Amending the Payment Standards for the Housing Choice Voucher Program based on Small Area Fair Market Rent; and
2. Authorize the CEO to reinstate YCH March 1, 2016 Payments Standards effective April 1, 2018.

BACKGROUND / DISCUSSION:

Yolo County Housing (YCH) must establish a Payment Standard schedule to calculate the monthly housing assistance payment sent to landlords on behalf of families participating in the Housing Choice Voucher (HCV) program. HUD publishes the Fair Market Rents for each market area in the United States. Part 982.503 of Title 24 of the Code of Federal Regulations (24 CFR) requires housing agencies adopt a payment standard for each Fair Market Rent (FMR) area in the agency's jurisdiction for each unit size (the unit size is measured by the number of bedrooms). The payment standard amount must be established at any level between 90% and 110% of the published FMR for that unit size. A single payment standard may be established for the whole FMR area of YCH's jurisdiction or a separate payment standard may be established for each designated part of the FMR area. YCH created two separate payment standards in October 2007, with approval from the Board of Commissioners: one payment standard was created for the area covered by the City of Davis, and one for the rest of the cities and unincorporated areas of Yolo County.

Working together to provide quality affordable housing and community development services for all

On December 23, 2017, the United States District Court for the District of Columbia ordered HUD to implement the mandatory components of the SAFMR rule on January 1, 2018. At the time of the ruling, Yolo County was listed as part of the Sacramento-Roseville-Arden-Arcade SAFMR. Due to the proposed impacts of implementing SAFMR, staff engaged in advocacy by writing a letter to HUD requesting consideration to remove Yolo as part of the mandatory Sacramento-Roseville-Arden-Arcade SAFMR based on the unique rental market of Yolo and the inconsistency of fair market rents across the metro area.

On March 14, 2018, staff recommended the Housing Commission adopt payment standards in accordance with HUD's final rule for Small Area Fair Market Rent (SAFMR) to make sure the agency maintained compliance with the requirement to implement by April 1, 2018. Due to YCH's proactive policy of its two-tier payment standard, the implementation of SAFMR's had very little impact on current leased families. However, implementation did have challenges:

- Complicated explanations to customers of the program pertaining to twenty-three (23) fair market rents, one for each zip code in Yolo County;
- Confusion to voucher holders attempting to lease up or transfer to another unit;
- Burdensome implementation within the agency software systems.

On April 27, 2018, the HUD field office notified staff that Yolo had been extracted from Sacramento-Roseville-Arden-Arcade SAFMR and was not required to implement the rule in Yolo County. HUD staff explained that if YCH wanted to "opt-in" with the implementation of the SAFMR, it would require several additional steps including in-depth analysis of the proposed impacts of implementation and request for approval from HUD. Upon analysis, there is not significant evidence that opting-in would result in increased benefits to voucher families, but would increase the administrative burden to the agency.

Staff recommends rescinding the adopted resolution 18-01.

The local market continues to change and rents continue to increase significantly. YCH must evaluate the impacts of increased rents, the ability of voucher families to effectively lease up **and** maximize the number of extremely and very low income families served with limited funds. YCH follows each cohort of families selected from the waitlist. Current data shows that approximately 48% of those receiving a voucher can find a qualifying rental unit within the 30 - 120 day timeframe¹.

HUD sets the Fair Market Rent (FMR) based on the 40th percentile of available rental units. The current federal FMR, by bedroom size, is shown below and staff's proposed Payment Standard (PS) rates are listed in the following paragraphs and charts.

¹ It should be noted that many factors contribute to non-leasing by individual households, including prior rental and credit history. However, when lease rates fall, it is generally a market function.

FY 2018 Yolo, CA HUD Metro FMR Area by Unit Bedrooms

Bedroom Size	0	1	2	3	4	5	6
FMR	\$848	\$905	\$1203	\$1709	\$2,119	\$2437	\$2802

When setting Payment Standards, it is important for YCH to consider the following factors:

1. The ability of families to lease a unit at the price point;
2. The amount of Housing Assistance Payment (HAP) to be paid on behalf of a family as a relation to the total number of families that can be served with the existing contract funds²; and
3. The amount of HAP funds available in reserves

Payment standards must be set between 90% and 110% of the current Fair Market Rent. YCH payment standards adopted by the Housing Commission on December 17, 2015 and implemented on March 1, 2016 fall within this range, with the exception of zero-bedroom units in the city of Davis. The FY 2018 Fair Market Rent for zero-bedroom units decreased slightly from the FY 2017 FMR. On September 14, 2017 YCH requested an Exception Payment Standard for zero-bedroom units in the City of Davis. This request was made in accordance with HUD regulations in order to expand housing opportunities for voucher holders searching for units in the Davis high-cost rental market. HUD San Francisco field office approved the request of the Exception Payment Standard to be set at 112% of the 2018 FMR for zero-bedroom units. Staff recommends the reinstatement of the following payment standards implemented in March 2016, effective April 1, 2018.

Payment Standards effective 3/1/2016

Bedroom Size	0	1	2	3	4	5	6
City of Davis	\$950	\$957	\$1280	\$1839	\$2235	\$2570	\$2906
All Other Areas	\$864	\$870	\$1164	\$1672	\$2032	\$2337	\$2642

To ensure that participants do not pay more rent than the market, YCH is required to perform a rent reasonable test on each unit. YCH engages in negotiation of the rent amount with the landlord and can work with the household and landlord to reduce rents to reasonable amounts when rent has been determined to be higher than market rate

² YCH can lease to either the number of families in the contract or to the amount of funding available without exceeding the total contract number of families. Housing Authorities can choose to house fewer families at greater cost or to try to maximize the total number of units leased at a managed cost. The Housing Authority's Board has always chosen to maximize leasing of the greatest number of families possible with funding in order to meet need.

for similar unassisted units. The Payment Standards schedule will be revised in the future if the lease-up success rate falls below 30%, if there is sufficient funding and if there is sufficient FMR authority to raise standards.

FISCAL IMPACT:

YCH has an Annual Contribution Contract (ACC) with HUD to lease up to 1,747 vouchers; the current funding supports assistance for approximately 1,408 housing assistance payment contracts. Housing Assistance Payments (HAP) are pass throughs that can only be used to make rental assistance payments on behalf of qualifying families.

RECOMMENDATION

Staff recommends the Housing Commission Rescind Adopted Resolution 18-01 and reinstate the March 1, 2016 YCH Payment Standards Effective April 1, 2018 and Authorize the CEO to Implement.