

DRAFT
Yolo County Housing
Yolo County, California

August 9, 2012

MINUTES

The Yolo County Housing met on the 9th day of August, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Skip Davies; Mark Johannessen; Helen Thomson; Brett Lee

Absent: Rita Eisenstat; Evonne Chaney

Staff Present: Lisa Baker, Executive Director
Daniel Cederborg, Agency Counsel

ANNOUNCEMENTS

1. Oath of Office for New Commissioner Brett Lee

Davis City Representative (alternate) Brett Lee was sworn in by Kristine Mann from the Elections Department.

2:00 P.M. CALL TO ORDER

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

Minute Order No. 12-30: Approved agenda as submitted.

MOTION: Aguiar-Curry. SECOND: Johannessen. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson. ABSENT: Chaney, Eisenstat.

4. 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.

Bill Fagan, Executive Director of the Stanislaus County and former President of the Northern California Association presented Executive Director Lisa Baker, the new president, with the Mary Nenno Legislative Advocacy Award.

CONSENT AGENDA

Minute Order No. 12-31: Approved Consent Agenda Item Nos. 5-8.

MOTION: Johannessen. SECOND: Aguiar-Curry. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson. ABSENT: Chaney, Eisenstat.

5. Approval of Minutes from meeting of July 19, 2012.

Approved the minutes of July 19, 2012 on Consent.

6. Review, approve and adopt resolution recognizing the service of Artemio Pimentel to Yolo County Housing. (Holt)

Approved **Resolution No. 12-10** on Consent.

7. Review, approve and adopt resolution recognizing the service of Rochelle Swanson to Yolo County Housing. (Holt)

Approved **Resolution No. 12-11** on Consent.

8. Receive and file information from Executive Director regarding HUD proposed PHA Compensation Limits. (Baker)

Approved recommended action on Consent.

PRESENTATIONS

9. Presentation of Resolution to Artemio Pimentel for his service to Yolo

County Housing.

Art Pimentel was not present to receive his resolution.

10. Presentation of Resolution to Rochelle Swanson for her service to Yolo County Housing.

Chair Thomson presented Resolution to Rochelle Swanson.

11. Presentation of New Employee, Mary Garrett, P/T Resident Manager - Cottonwood Meadows.

Janis Holt, Resource Manager, presented new employee, Mary Garrett, P/T Resident Manager of Cottonwood Meadows.

12. Overview of Wellness Presentation done by YCH for Bickmore Risk Management. (Baker)

Executive Director Lisa Baker presented the Overview of Wellness.

13. Presentation of various YCH activities. (Baker and Holt)

Janis Holt, Resources Manager, presented various YCH activities.

REGULAR AGENDA

14. Review, approve and adopt resolution for Section 8 Management Assessment Program (SEMAP) Certification. (Krager and Jimenez-Perez)

Minute Order No. 12-32: Approved recommended action by **Resolution No. 12-12.**

MOTION: Joannessen. SECOND: Aguiar-Curry. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson. ABSENT: Chaney, Eisenstat

15. Receive oral report from Executive Director regarding HUD 2013 Budget. (Baker)

Received oral report from Executive Director regarding HUD-2013 budget.

16. Receive comments from Executive Director.

Executive Director Lisa Baker provided accomplishments over the past month. She thanked staff, including Janis Holt, for attending the Yolo Bus dedication. For Crosswoods, HUD multi-family property, CAL-AHA is taking up its inducement resolution, which allows YCH to move forward with their tax credit application for the development proposal. This will move this property from being owned by the Housing Authority to New Hope CDC, which will free up capital to allow energy saving upgrades. Project based Vouchers are being distributed for Terracina. Wi-fi infrared cameras were installed recently at the Administration Building to reduce the theft of fuel. Three additional camera systems were purchased for installation at Riverbend Manor in Winters, the Yolano Donnelly area around the boxing club and Childcare Center and playground for improved safety and security. Interviews were held for Housing Program Supervisor position. Recently attended NAHRO National, as she is the National Chair for Sustainable Policy and Legislation for NAHRO. Also met with the Deputy Secretary for HUD, along with other California housing authorities and non-profits, to discuss the future of Energy Initiatives. HUD is very interested in replicating Yolo County's Three Green Energy model across the country. Working with the City of Winters and Yolo County on creating an ag innovation hub. Met with the USDA for joint opportunities for funding, including the ag innovation hub idea. New Director for the State Department of Housing and Community Development recently toured the Davis Migrant Center as a sample of the migrant program housing stock. Will also be working with them in an advocacy role. Also addressed farm worker housing issues. Lastly YCH joined in with six housing authorities and SACOG on a regional HUD challenge sustainability planning grant and were one of two awardees in the State of California to receive a grant, and are currently working through the implementation and planning phase with those other five housing authorities and SACOG.

17. Receive comments from Commissioners.

Brett Lee acknowledged he was glad to be part of the Commission. Commissioner Aguiar-Curry commended the farm ag project and is excited on seeing it come to fruition. Commissioner Davies expressed interest in taking a tour of the county housing facilities, to which Executive Director Baker acknowledged they are in the planning stages of setting up a tour for the fall.

ADJOURNMENT

Next meeting scheduled for: September 20, 2012

Julie Dachtler

Julie Dachtler, Clerk
Yolo County Housing

Helen M. Thomson

Helen Thomson, Chair
Yolo County Housing

YOLO COUNTY HOUSING
AGENDA & SUPPORTING MATERIALS

August 9, 2012



YOLO COUNTY HOUSING
HOUSING COMMISSION

CECILIA AGUIAR-CURRY
EVONNE CHANEY
SKIP DAVIES
RITA EISENSTAT
MARK JOHANNESSEN
BRETT LEE (ALTERNATE)
HELEN M. THOMSON

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

LISA A. BAKER
EXECUTIVE DIRECTOR

SONIA CORTES
AGENCY COUNSEL

ANNOUNCEMENTS

1. Oath of Office for New Commissioner Brett Lee

2:00 P.M. CALL TO ORDER

2. Pledge of Allegiance.
3. Consider approval of the agenda.
4. 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

5. Approval of Minutes from meeting of July 19, 2012.
6. Review, approve and adopt resolution recognizing the service of Artemio Pimentel to Yolo County Housing. (Holt)
7. Review, approve and adopt resolution recognizing the service of Rochelle Swanson to Yolo County Housing. (Holt)
8. Receive and file information from Executive Director regarding HUD proposed PHA Compensation Limits. (Baker)

PRESENTATIONS

9. Presentation of Resolution to Artemio Pimentel for his service to Yolo County Housing.
10. Presentation of Resolution to Rochelle Swanson for her service to Yolo County Housing.
11. Presentation of New Employee, Mary Garrett, P/T Resident Manager - Cottonwood Meadows.
12. Overview of Wellness Presentation done by YCH for Bickmore Risk Management. (Baker)
13. Presentation of various YCH activities. (Baker and Holt)

REGULAR AGENDA

14. Review, approve and adopt resolution for Section 8 Management Assessment Program (SEMAP) Certification. (Krager and Jimenez-Perez)
15. Receive oral report from Executive Director regarding HUD 2013 Budget. (Baker)
16. Receive comments from Executive Director.
17. Receive comments from Commissioners.

ADJOURNMENT

Next meeting scheduled for: September 20, 2012

I declare under penalty of perjury that the foregoing agenda was posted August 3, 2012 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.

I declare under penalty of perjury that the foregoing agenda will be posted no later than August 6, 2012 by 2:00 p.m. as follows:

- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk
Yolo County Housing

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 24 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

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

Yolo County Housing
Yolo County, California

Meeting Date: August 9, 2012

To: County Counsel ✓
Yolo County Housing ✓

1. Oath of Office for New Commissioner Brett Lee

Davis City Representative (alternate) Brett Lee was sworn in by Kristine Mann from the Elections Department.

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.12-31 Item No. 5, of the Yolo County Housing meeting of August 9, 2012.

MOTION: Johannessen. SECOND: Aguiar-Curry. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson.
ABSENT: Chaney, Eisenstat.

5 Approval of Minutes from meeting of July 19, 2012.

Approved the minutes of July 19, 2012 on Consent.

Yolo County Housing
Yolo County, California

July 19, 2012

MINUTES

The Yolo County Housing met on the 19th day of July, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Skip Davies, City of Woodland; Mark Johannessen, City of West Sacramento;
Rita Eisenstat, Tenant Commissioner 62+; Evonne Chaney, Tenant
Commissioner

Absent: Cecilia Aguiar-Curry, City of Winters; Helen Thomson, At-large

Staff Present: Lisa Baker, Executive Director
Sonia Cortés, Agency Counsel

ANNOUNCEMENT

- 1 Oath of Office for New Commissioner Skip Davies

Woodland City Representative Skip Davies was sworn in by Kristine Mann from the Elections Department.

2:00 P.M. CALL TO ORDER

- 2 Pledge of Allegiance.
- 3 Consider approval of the agenda.

Minute Order No. 12-28: Approved agenda as submitted except for Agenda Item No. 11, which was removed to the August 9, 2012 meeting.

MOTION: Chaney. SECOND: Davies. AYES: Eisenstat, Davies, Chaney, Johannessen. ABSENT: Aguiar-Curry, Thomson.

- 4 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.

Minute Order No. 12-29: Approved Consent Item Nos. 5-8.

MOTION: Eisenstat. SECOND: Davies. AYES: Eisenstat, Davies, Chaney, Johannessen. ABSENT: Aguiar-Curry, Thomson.

- 5 Approval of Minutes from meeting of June 21, 2012.

Approved the minutes of June 21, 2012 on Consent.

- 6 Review and approve the Collective Bargaining Agreement with the General Unit. (Baker and Holt)

Approved **Agreement No. 12-02** on Consent.

- 7 Review and approve revisions to the YCH Uniform Policy. (Holt)

Approved recommended action on Consent.

- 8 Receive and file Financial Report for period ending March 31, 2012 and appropriate \$40,000 of COCC Reserves for unanticipated costs in excess of COCC budget. (Stern)

Approved recommended action on Consent.

PRESENTATIONS

- 9 Presentation of Senior Resource Coordinator Thomas Parker.

Resource Administrator Janis Holt introduced Senior Resource Coordinator Thomas Parker.

- 10 Presentation of Haig Shamsonian Intern Jonathan Duran serving as Special Assistant to the Executive Director.

Resource Administrator Janis Holt introduced Haig Shamsonian Intern Jonathan Duran.

- 11 Overview of Wellness Presentation done by YCH for Bickmore Risk Management.

Continued this item to August 9, 2012.

REGULAR AGENDA

- 12 Receive comments from Executive Director.

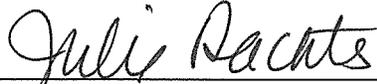
Executive Director Lisa Baker provided a little background on Agenda Item No. 11, the employee wellness program. She also reported they continue to work hard every day and at next month's meeting they should be bringing back the CEMAP Assessment for consideration before sending it off to the Federal Government for its annual rating. Also working on setting up the Board of Governors' quarterly 2x2 meetings between Yolo County Housing and the County.

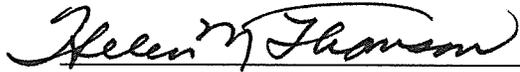
13 Receive comments from Commissioners.

Commissioner Davies commended Yolo County Housing for working with the Woodland Boxing Program in the upgrading of the facility that was done recently.

ADJOURNMENT

Next meeting scheduled for: August 9, 2012


Julie Dachtler, Clerk
Yolo County Housing


Helen Thomson, Chair
Yolo County Housing

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.12-31 Item No. 6, of the Yolo County Housing meeting of August 9, 2012.

MOTION: Johannessen. SECOND: Aguiar-Curry. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson.
ABSENT: Chaney, Eisenstat.

6. Review, approve and adopt resolution recognizing the service of Artemio Pimentel to Yolo County Housing. (Holt)

Approved **Resolution No. 12-10** 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: August 9, 2012
TO: YCH Housing Commission
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Janis Holt, Resource Administrator
SUBJECT: REVIEW, APPROVE AND ADOPT RESOLUTION RECOGNIZING
THE SERVICE OF MR. ARTEMIO PIMENTEL TO YOLO COUNTY
HOUSING

RECOMMENDED ACTION

That the Housing Commission adopts the Resolution recognizing Artemio Pimentel for his 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 Art Pimentel for his contributions to the agency serving as Commissioner representing the City of Woodland since February 2012.

Mr. Pimentel has served his community in a variety of ways in his roles on the City Council, Woodland Coalition for Youth, and with Woodland Community College, just to name a few. YCH appreciates his outstanding public service and wishes him continued success in his future endeavors.

FISCAL IMPACT

None.

CONCLUSION

Staff recommends that the Housing Commission approve the proposed Resolution.

Attachment: Resolution

**YOLO COUNTY HOUSING
RESOLUTION NO. 12- 10**

WHEREAS, Artemio "Art" Pimentel, was appointed as Commissioner to the Housing Commission of Yolo County Housing on February 23, 2012; and

WHEREAS, Commissioner Pimentel supported Yolo County Housing initiatives through his role on the Woodland City Council; and

WHEREAS, Commissioner Pimentel's family lived in seasonal migrant farm worker housing managed by Yolo County Housing and he understands the importance of the foundation and opportunities that YCH provides to families throughout the jurisdiction; and

WHEREAS, Commissioner Pimentel worked diligently with the University of California, Davis Chicano Studies Department, the County of Yolo, the City of Woodland, and Yolo County Housing to establish the TANA Art Center at the Yolano Village and Donnelly Circle housing complex; and

WHEREAS, Commissioner Pimentel serves low income, first generation students through the Woodland Community College TRIO program; and

WHEREAS, Commissioner Pimentel has worked diligently to improve our communities throughout his political career; and

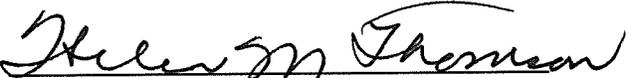
WHEREAS, Commissioner Pimentel has participated as a member of the Commission with a high level of professionalism, providing that connection between the Housing Commission and the City of Woodland; and

WHEREAS, Commissioner Pimentel 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 Artemio Pimentel for his outstanding public service and wishes him continued success in his 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 August 2012 by the following vote:

AYES: **Aguiar-Curry, Davies, Johannessen, Lee, Thomson.**
NOES: **None.**
ABSTAIN: **None.**
ABSENT: **Chaney, Eisenstat.**


Helen M. Thomson, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By *S. Cortes*
Sonia Cortes, 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.12-31 Item No. 7, of the Yolo County Housing meeting of August 9, 2012.

MOTION: Johannessen. SECOND: Aguiar-Curry. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson.
ABSENT: Chaney, Eisenstat.

7. Review, approve and adopt resolution recognizing the service of Rochelle Swanson to Yolo County Housing. (Holt)

Approved **Resolution No. 12-11** 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: August 9, 2012
TO: YCH Housing Commission
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Janis Holt, Resource Administrator
SUBJECT: **REVIEW, APPROVE AND ADOPT RESOLUTION RECOGNIZING THE SERVICE OF ROCHELLE SWANSON TO YOLO COUNTY HOUSING**

RECOMMENDED ACTION

That the Housing Commission adopts the Resolution recognizing Rochelle Swanson 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 Rochelle Swanson for her contributions to the agency serving as Commissioner representing the City of Davis since January 23, 2012.

Ms. Swanson has served her community in a variety of ways in her roles on the City Council, DHS Blue and White Foundation, and with the Rotary Club, just to name a few. YCH appreciates her outstanding public 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

**YOLO COUNTY HOUSING
RESOLUTION NO. 12- 11**

WHEREAS, Rochelle Swanson, was appointed as Commissioner to the Housing Commission of Yolo County Housing on January 23, 2012; and

WHEREAS, Commissioner Swanson supported Yolo County Housing initiatives through her role on the Davis City Council; and

WHEREAS, Commissioner Swanson's family has lived in Yolo County for the last three decades and she understands the importance of providing families with safe, affordable housing throughout the jurisdiction; and

WHEREAS, Commissioner Swanson worked diligently with her colleagues in Davis and throughout the County of Yolo to support the goals of the Housing Commission; and

WHEREAS, Commissioner Swanson past civic engagements include serving on the Yolo County Grand Jury, the Rotary Club of Davis, the Youth Education Commission, and as President of the Davis Senior High School Blue and White Foundation; and

WHEREAS, Commissioner Swanson and her husband Charlie own and operate their own businesses and are the proud parents of four children; and

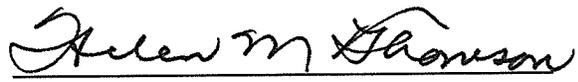
WHEREAS, Commissioner Swanson has participated as a member of the Commission with a high level of professionalism, providing that connection between the Housing Commission and the City of Davis; and

WHEREAS, Commissioner Swanson 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 Rochelle Swanson 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 August 2012 by the following vote:

AYES: **Aguiar-Curry, Davies, Johannessen, Lee, Thomson.**
NOES: **None.**
ABSTAIN: **None.**
ABSENT: **Chaney, Eisenstat.**


Helen M. Thomson, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By *Sonia Cortes*
Sonia Cortes, 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.12-31 Item No. 8, of the Yolo County Housing meeting of August 9, 2012.

MOTION: Johannessen. SECOND: Aguiar-Curry. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson.
ABSENT: Chaney, Eisenstat.

8. Receive and file information from Executive Director regarding HUD proposed PHA Compensation Limits. (Baker)

Approved recommended action on Consent.



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

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

DATE: August 9, 2012
TO: YCH Housing Commission
FROM: Lisa A. Baker, Executive Director
SUBJECT: **RECEIVE AND FILE INFORMATION FROM EXECUTIVE DIRECTOR REGARDING HUD PROPOSED PHA COMPENSATION LIMITS**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Receive and file the report.

BACKGROUND / DISCUSSION

Over the past few months, the U.S. Department of Housing and Urban Development (HUD) collected and analyzed data related to PHA executive compensation. This data was collected pursuant to PIH Notice 2011-48, which required housing authorities to submit information on the 2010 compensation packages of each agency's top five (5) earners.

In a report issued by the National Association of Housing and Redevelopment Officials (NAHRO) on June 15, 2011, HUD's data showed that 97% of PHA executive directors earned less than the \$155,500 threshold set by Congress that could be sourced from voucher or public housing funds in 2012. YCH compensation for the agency's top five earners is also below this threshold. In the article, NAHRO also reported that "HUD announced that only 21% of PHA executive directors earn more than the median for similarly sized non-profit organizations."

On June 5, 2012, HUD announced that, despite this data, it would propose caps for PHA compensation for FY 2013 regardless of oversight of local boards, infrastructure complexity or local jurisdiction. Housing Authorities are created under state law and are not federal entities, although they receive federal funds, as well as state and local funds.

At this time, details of the proposal are still unknown. According to NAHRO, it is unclear as to what constitutes the definition of "units", whether HUD will consider federal funding other than vouchers and public housing, which funds are covered or "what...statutory authority HUD has to impose such a policy change unilaterally." In a statement released by HUD, it is reported that HUD expressed a desire to "work with Congress to put in place this permanent solution," but stated it "will take executive action to put this cap in place in Fiscal Year 2013 under our own regulations if necessary," if Congress does not act.

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

According to NAHRO, HUD is proposing to “align these tiers with the federal government salary scale,” and is using “PHA size as a [replacement] for all factors considered by the federal government in its hiring practices.”

The proposed tiers are as follows:

Total Unit Size	Cap Range	Fed Pay Scale Equiv.
Less than 250	\$74,628 - \$88,349	GS 11/10
250 – 1,249	\$106,369 - \$125,926	GS 13/10
1,250+	\$147,857 - \$155,500	GS 15/10

As a result of this announcement, NAHRO issued a Freedom of Information Act (FOIA) request to HUD to determine salary levels for HUD officials. The results of that FOIA showed that, as of June 2011, there were more “HUD employees nationwide who earned more than \$100,000 in base salary (4,241)” than the total number of public housing authorities administering federal public housing and/or Housing Voucher programs (4,071). NAHRO’s analysis of HUD salary data showed that the “4,241 HUD employees who were earning more than \$100,000 in base salary as of June 2011 represented approximately 45% of the 9,384.5 full time equivalent employees on HUD’s payroll for the federal fiscal year ended September 30, 2011.”

According to HUD, there were only “seven percent of PHA executive directors earning \$125,000 or more” in compensation in 2010. At the same time, according to NAHRO, “1,640 HUD employees earned at least \$125,000 in base salary, a total that represented approximately 17% of HUD’s entire workforce at the time.”

Over the past five years, YCH has undertaken a regular salary survey of executive compensation. The results of that compensation show that average compensation, for this geographic area, as of 2010, was \$151,617. YCH executive director compensation as of July 2012 is \$150,308.

While the proposal has not yet been implemented and many details are still unknown, staff is bringing this to the Commission as educational information for any needed future informed discussion about potential impacts to YCH.

FISCAL IMPACT

None at this time. Unknown future impacts. Educational information only. Nationally, housing authorities provide 1.2 million public housing units serving approximately 2.1 million persons and provide another 1.9 million housing vouchers serving an additional 4.6 million persons, not including non-HUD federal, state and local programming. Generally, HUD employees do not manage units or infrastructure and, with the exception of the Secretary, do not serve as chief executive officer and authorized official.

CONCLUSION

Receive and file the report.

Yolo County Housing
Yolo County, California

Meeting Date: August 9, 2012

To: County Counsel ✓
Yolo County Housing ✓

14. Review, approve and adopt resolution for Section 8 Management Assessment Program (SEMAP) Certification. (Krager and Jimenez-Perez)

Minute Order No. 12-32: Approved recommended action by **Resolution No. 12-12.**

MOTION: Johannessen. SECOND: Aguiar-Curry. AYES: Aguiar-Curry, Davies, Johannessen, Lee, Thomson. ABSENT: Chaney, Eisenstat



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

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

BOARD OF COMMISSIONERS

Duane Chamberlain
Marlene Garnes
Michael H. McGowan
Jim Provenza
Matt Rexroad
Don Saylor
Bernita Toney

DATE: August 09, 2019
TO: YCH Housing Commission
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Marianne Krager, Director of Operations
SUBJECT: **REVIEW, APPROVE AND ADOPT RESOLUTION FOR SECTION 8
MANAGEMENT ASSESMENT PROGRAM (SEMAP) CERTIFICATION**

RECOMMENDED ACTIONS:

That the Housing Commission:

1. Adopt a resolution approving the Yolo County Housing (YCH) Self-Certification score for Section 8 Management Assessment Program (SEMAP) Certification and Analysis for Fiscal Year 2011-2012; and
2. Authorize the Executive Director to submit to the U.S. Department of Housing and Urban Development.

BACKGROUND / DISCUSSION

SEMAP is a program designed by the Department of Housing and Urban Development (HUD) to assess the operation and utilization of the Housing Choice Voucher Program and to measure the performance of individual public housing agencies (PHAs). There are fourteen indicators used to determine the performance ratings in the fourteen program areas. There is a maximum of 145 points (or 150 points with the addition of 5 bonus points). The Housing Choice Voucher program assists eligible families to rent decent units at an affordable cost. The self assessment is a standardized program and PHAs must follow strict protocols in selecting, measuring and documenting its sample and methodology for meeting requirements.

Staff found, after completion of the self-assessment, that it scores 143 out of the possible 145 points (98.6%). Based on this assessment, Yolo County Housing is once again a High Performing Agency for Voucher operations for the third year in a row. Additionally YCH HCV staff has shown an increase in performance every year for the past three years.

FISCAL IMPACT

PHA's with SEMAP scores of at least 90 percent shall be rated high performers under SEMAP. PHAs that achieve an overall performance rating of high performer may receive national recognition by the Department of Housing and Urban Development (HUD) and may receive a competitive advantage under notices of fund availability. PHAs that score as troubled are required to enter into a Corrective Action Plan (CAP) and are ineligible to apply for funding rounds until they obtain standard performance.

CONCLUSION

Staff has completed the self-assessment and has compiled the necessary documentation to successfully submit SEMAP information to HUD. HUD requires YCH to submit a self-certification of SEMAP indicators within 60 days after the end of the YCH fiscal year of June 30, 2012. Once approved by the Housing Commission, the attached certification will be submitted on or before the due date of August 30, 2012.

Attachment: Resolution
SEMAP Summary Table

**YOLO COUNTY HOUSING
RESOLUTION NO. 12-12**

**(Resolution regarding Public Housing Assessment System (SEMAP)
Certification for Fiscal Year Ending June 2012)**

WHEREAS, the Housing Authority of the County of Yolo ("YCH") must submit to the U.S. Department of Housing and Urban Development ("HUD") the Public Housing Assessment System (SEMAP) Certification on or before August 30, 2012; and

WHEREAS, the submittal of the SEMAP Certification requires the approval and authorization of the Housing Commission of YCH; and

WHEREAS, the SEMAP Certification will be submitted to HUD electronically through HUD'S website on or before August 30, 2012 after review by the Director of Operations and the Executive Director; and

WHEREAS, the Housing Commission of YCH has determined to the best of its knowledge that the SEMAP Certification for year ending June 30, 2012 is true and correct.

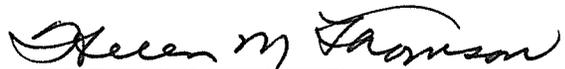
NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the Housing Commission of the Housing Authority of the County of Yolo, as follows:

1. Each of the foregoing recitals is true and correct.
2. The Housing Commission hereby confirms and approves the submittal of the SEMAP Certification for the year ending June 30, 2012, which will be submitted electronically through HUD'S website on or before August 30, 2012.

EFFECTIVE DATES: This Resolution shall take effect from and after the date of its adoption.

PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 9th day of August 2012 by the following vote:

AYES: **Aguiar-Curry, Davies, Johannessen, Lee, Thomson.**
NOES: **None.**
ABSTAIN: **None.**
ABSENT: **Chaney, Eisenstat.**



Helen Thomson, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By *Sonia Cortes*
Sonia Cortes, Agency Counsel

Attest:
Julie Dachtler, Clerk
Board of Commissioners of the
Housing Authority of the County of Yolo

By *Julie Dachtler*



SEMAP INDICATORS [24CFR 985.3 and form HUD-52648]

The table below lists each of the SEMAP indicators and contains a description of each indicator.

INDICATORS	SCORE
Indicator 1: Selection from the waiting list Maximum Score: 15 <ul style="list-style-type: none"> • Proper selection of applicants from the housing choice voucher waiting list 	15
Indicator 2: Rent reasonableness Maximum Score: 20 <ul style="list-style-type: none"> • Sound determination of reasonable rent for each unit leased 	20
Indicator 3: Determination of adjusted income Maximum Score: 20 <ul style="list-style-type: none"> • Accurate verification of family income 	20
Indicator 4: Utility Allowance Schedule Maximum Score: 5 <ul style="list-style-type: none"> • Maintenance of a current schedule of allowances for tenant utility costs 	5
Indicator 5: HQS Quality Control Inspections Maximum Score: 5 <ul style="list-style-type: none"> • Performing of quality control inspections to ensure housing quality 	5
Indicator 6: HQS Enforcement Maximum Score: 10 <ul style="list-style-type: none"> • Timely annual housing quality inspections 	10
Indicator 7: Expanding Housing Opportunities Maximum Score: 5 <ul style="list-style-type: none"> • Expand housing choice outside areas of poverty or minority concentration 	5
Indicator 8: FMR limit and Payment Standards Maximum Points: 5 <ul style="list-style-type: none"> • Establishment of payment standards within the required range of the HUD fair market rent 	5
Indicator 9: Annual Re-examinations Maximum Points: 10 <ul style="list-style-type: none"> • Timely annual reexaminations of family income 	10

Indicator 10: Correct tenant rent calculations Maximum Points: 5 <ul style="list-style-type: none"> • Correct calculation of the tenant share of the rent and the housing assistance payment 	5
Indicator 11: Pre-contract HQS Inspections Maximum Points: 5 <ul style="list-style-type: none"> • Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts 	5
Indicator 12: Annual HQS Inspections Maximum Points: 10 <ul style="list-style-type: none"> • Timely annual housing quality inspections 	10
Indicator 13: Lease-up Maximum Points: 20 <ul style="list-style-type: none"> • Ensure that all available housing choice vouchers are used 	20
Indicator 14: Family Self-Sufficiency (FSS) enrollment and escrow account balances Maximum Points: 10 <ul style="list-style-type: none"> • Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income. 	8

(a) High performer rating. PHAs with SEMAP scores of at least 90 percent shall be rated high performers under SEMAP. PHAs that achieve an overall performance rating of high performer may receive national recognition by the Department and may be given competitive advantage under notices of fund availability.

(b) Standard rating. PHAs with SEMAP scores of 60 to 89 percent shall be rated standard

(c) Troubled rating. PHAs with SEMAP scores of less than 60 percent shall be rated troubled.

Staff found, after completion of the self assessment, that it score 143 out of the possible 145 points (98.6%)

YCH scored maximum points on each indicator with the exception of;

Indicator 14: Family Self-Sufficiency (FSS) enrollment and escrow account balances, however our points increased by 5 since last year. YCH scored 8 out of 10.

Points are based on the percent of mandatory FSS slots that are filled and the percent of families with escrow account balances, according to data from PIC. Currently YCH has enrolled families and the goal of the Resident Initiatives Coordinator is to work towards filling the mandatory slots required.