

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

January 26, 2022

3:00 p.m.



YOLO COUNTY HOUSING HOUSING COMMISSION

RICHARD LANSBURGH, CITY OF WOODLAND
PIERRE NEU, CITY OF WINTERS
DAWNTÉ EARLY, CITY OF WEST SACRAMENTO
GLORIA PARTIDA, CITY OF DAVIS
GARY SANDY, COUNTY OF YOLO
KAREN VANDERFORD, YCH
JOE WALTERS, YCH

NOTE: This meeting is being agendized to allow Board Members, staff and the public to participate in the meeting via teleconference, pursuant to Government Code section 54953(e)(1) (as amended by Assembly Bill 361), available at the following [link](#):

**Teleconference Options to join Zoom meeting:
By PC: <https://yolocounty.zoom.us/j/98323929030>**

Meeting ID: 983 2392 9030

or

**By Phone: (408) 638-0968
Meeting ID: 983 2392 9030**

Government Code section 54953(e)(1) authorizes local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference.

Further instructions on how to electronically participate and submit your public comments can be found in the PUBLIC PARTICIPATION note at the end of this agenda.

SANDRA SIGRIST
INTERIM EXECUTIVE DIRECTOR

HOPE WELTON
AGENCY COUNSEL

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
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. Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) local officials continue to recommend measures to promote social distancing.
6. Review and Approve Minutes from December 15, 2021 meeting

TIME SET

7. Conduct Public Hearing and Approve a Resolution to Adopt the Agency's updated Conflict of Interest Code
8. Conduct Public Hearing and Approve a Resolution to Adopt the proposed amendment to the FY2020-2024 Agency Five -Year Plan and the proposed amendment to the FY2020-2021 Agency Annual Update

REGULAR AGENDA

9. Reports from members of the Commission, including announcements and questions to be referred to staff
10. Updates from YCH Interim Executive Director

CLOSED SESSION

11. Conference with Labor Negotiator
Pursuant to Government Code Section 54957.6
Bargaining Units: General and Management Units
12. Public Report of action taken in Closed Session.

ADJOURNMENT

Next meeting is February 23, 2022 at 3:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted by 5 p.m. on January 21, 2022 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

PUBLIC PARTICIPATION INSTRUCTIONS:

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, please do the following:

1. You are encouraged to participate in the Yolo County Housing meeting by going to <https://yolocounty.zoom.us/j/98323929030>, Meeting ID: 983 2392 9030 or phone in via 1-408-638-0968 Meeting ID: 983 2392 9030.
2. If you are joining the meeting via zoom and which to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.



County of Yolo

www.yolocounty.org

To: The Chair and Members of the Board of Supervisors

Yolo County Housing

5.

Meeting Date: 01/26/2022

Brief Title: AB 361 Renewal

From: Hope Welton, Agency Counsel

Staff Contact: Hope Welton, Agency Counsel

Information

Subject

Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) local officials continue to recommend measures to promote social distancing.

Recommended Action

Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) local officials continue to recommend measures to promote social distancing.

Strategic Plan Goal(s)

Not applicable, as this is an administrative action only.

Reason for Recommended Action/Background

The recommended action is required by Assembly Bill 361 to continue meeting remotely during a declared state of emergency. It includes a finding that social distancing measures continue to be recommended, consistent with the most recent memorandum from the County Health Officer (Attachment A). This finding (or a finding that meeting in person would present imminent health and safety risks) is required on a monthly basis.

Collaborations (including Board advisory groups and external partner agencies)

County Administrator, County Health Officer.

Fiscal Information

No Fiscal Impact

Fiscal Impact of this Expenditure

Total cost of recommended action

Amount budgeted for expenditure

Additional expenditure authority needed \$0

On-going commitment (annual cost)

Source of Funds for this Expenditure

General Fund \$0

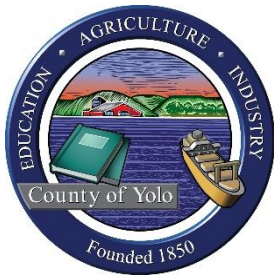
Attachments

Att. A. Memorandum

Form Review

Form Started By: Julie Dachtler
Final Approval Date: 01/19/2022

Started On: 01/19/2022 05:04 PM



COUNTY OF YOLO

Health and Human Services Agency

Karen Larsen, LMFT
Director

Aimee Sisson, MD, MPH
Health Officer

MAILING ADDRESS
137 N. Cottonwood Street • Woodland, CA 95695
www.yolocounty.org

Date: January 4, 2022

To: All Yolo County Boards and Commissions

From: Dr. Aimee Sisson, Health Officer

Subject: Remote Public Meetings

On September 22, October 20, and November 20, 2021, I issued memoranda recommending remote meetings. The case rate in Yolo County has increased significantly since the November 20 memorandum, and the current case rate represents high community transmission. In the context of high community transmission, I recommend meetings be held remotely whenever possible. I am re-issuing the earlier memorandum with updated COVID-19 case rate data.

In light of the ongoing public health emergency related to COVID-19 and the high level of community transmission of the virus that causes COVID-19, the Yolo County Public Health Officer recommends that public bodies continue to meet remotely to the extent possible. Board and Commissions can utilize the provisions of newly enacted AB 361 to maintain remote meetings under the Ralph M. Brown Act and similar laws.

Among other reasons, the grounds for the remote meeting recommendation include:

- The continued threat of COVID-19 to the community. As of January 4, 2022, the case rate is 32.3 cases per 100,000 residents per day. This case rate is considered “High” under the Centers for Disease Control and Prevention’s (CDC) framework for assessing community COVID-19 transmission; and
- The unique characteristics of public governmental meetings, including the increased mixing associated with bringing together people from across the community, the need to enable those who are immunocompromised or unvaccinated to be able to safely continue to fully participate in public governmental meetings, and the challenges of ensuring compliance with safety requirements and recommendations at such meetings.

Meetings that cannot feasibly be held virtually should be held outdoors when possible, or indoors only in small groups with face coverings, maximal physical distance between participants, use of a portable HEPA filter (unless comparable filtration is provided through facility HVAC systems), and shortened meeting times.

Davis

600 A Street
Davis, CA 95616
Mental Health (530) 757-5530

West Sacramento

500 Jefferson Boulevard
West Sacramento, CA 95605
Service Center (916) 375-6200
Mental Health (916) 375-6350
Public Health (916) 375-6380

Winters

111 East Grant Avenue
Winters, CA 95694
Service Center (530) 406-4444

Woodland

25 & 137 N. Cottonwood Street
Woodland, CA 95695
Service Center (530) 661-2750
Mental Health (530) 666-8630
Public Health (530) 666-8645

This recommendation is based upon current conditions and available protective measures. The Public Health Officer will continue to evaluate this recommendation on an ongoing basis and will communicate when there is no longer such a recommendation with respect to meetings for public bodies.

Information

SUBJECT

Review and Approve Minutes from December 15, 2021 meeting

Attachments

Att. A. December 15, 2021 Minutes

Form Review

Form Started By: Julie Dachtleir
Final Approval Date: 01/20/2022

Started On: 01/20/2022 04:09 PM

Yolo County Housing
Yolo County, California

December 15, 2021

MINUTES

The Yolo County Housing met on the 15th day of December, 2021, via [teleconference](#) at 3:00 p.m. pursuant to Government Code section 54953(e)(1) (as amended by Assembly Bill 361), available at the following [link](#).

Present: Richard Lansburgh; Pierre Neu; Dawnte Early; Gloria Partida; Karen Vanderford; Joe Walters

Absent: Gary Sandy

Staff Present: Sandra Sigrist, Interim Executive Director
Hope Welton, Agency Counsel
Jim Gillette, Chief Financial Officer
LaTasha Aje'Scott, Housing Programs Manager
Irma Jimenez-Perez, Program Supervisor
Julie Dachtler, Clerk

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Consider approval of the agenda

Minute Order No. 21-29: Approved agenda as submitted.

MOTION: Neu. SECOND: Walters. AYES: Lansburgh, Neu, Orozco, Partida, Vanderford, Walters. ABSENT: Sandy.

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.

CONSENT AGENDA

Minute Order No. 21-30: Approved Consent Agenda Item Nos. 5-10.

MOTION: Partida. SECOND: Neu. AYES: Lansburgh, Neu, Orozco, Partida, Vanderford, Walters. ABSENT: Sandy.

5. Authorize remote (teleconference/video conference) meetings by finding, pursuant to Assembly Bill 361, that local officials continue to recommend measures to promote social distancing as a result of the COVID-19 pandemic

Approved recommended action on Consent.

6. Review and Approve Minutes from October 27, 2021 meeting

Approved the minutes from October 27, 2021 meeting on Consent.

7. Review and Approve a Resolution to Set a new Flat Rent Schedule in Conventional Rental Housing

Approved **Resolution No. 21-13** on Consent.

8. Approval of two resolutions accepting funding from the Housing and Community Development Department to rehabilitate the Davis and Madison Migrant Centers

Approved **Resolution Nos. 21-14 and 21-15** on Consent.

9. Review and Approve closing of the Housing Choice Voucher Wait List by Direct Referral for Mainstream Vouchers

Approved recommended action on Consent.

10. Review and Approve salary and benefit increases for unrepresented employees

Approved recommended action on Consent.

TIME SET

11. Conduct Public Hearing and Approve a Resolution to Adopt the 2021 Housing Choice Voucher Administration Plan

- i. Presentation by Irma Jimenez-Perez, Housing Programs Supervisor and Sandra Sigrist, Interim Executive Director

Minute Order No. 21-31: Conducted public hearing with no public comment made and approved recommended action by **Resolution No. 21-16**.

MOTION: Partida. SECOND: Early. AYES: Lansburgh, Neu, Orozco, Partida, Vanderford, Walters. ABSENT: Sandy.

REGULAR AGENDA

12. Approve and conduct swearing-in of the new West Sacramento Commissioner

The Clerk swore in the new West Sacramento Commissioner Dawnte Early.

13. Reports from members of the Commission, including announcements and questions to be referred to staff

Commissioner Lansburgh expressed interest in having the Director of Housing and Community Development return to the Commission for further information regarding upcoming State migrant programs.

14. Updates from YCH Interim Executive Director

Interim ED Updates

New Housing Programs Manager

LaTasha Aje'Scott started today. She comes to YCH with prior PHA experience, and experience working for a national consulting firm assisting low-performing PHA's. She is excited to be joining YCH, a high-performing HCV PHA!

January Commission Agenda

It will include a hearing to approve a new amendment to the agency's 2021 Annual Plan Update and Five-Year Plan (currently posted). The amendment expands options/strategies for how the agency may redevelop public housing across the next several years.

"What Home Means to Me" calendars

These are a pending gift from me to Commissioners and Agency staff. These calendars are produced annually by the National Association of Redevelopment and Housing Organizations (NAHRO). This is an initiative of the Housing America public awareness campaign, which seeks to raise national awareness of the need for and importance of safe, quality, affordable housing through education, advocacy, and empowerment.

ADJOURNMENT

Next meeting is January 26, 2022 at 3:00 p.m.

Information

SUBJECT

Conduct Public Hearing and Approve a Resolution to Adopt the Agency's updated Conflict of Interest Code

Attachments

Staff Report
Att. A. COI Public Hearing Notice
Att. B. Resolution
Att. C. Presentation

Form Review

Form Started By: Julie Dachtleir
Final Approval Date: 01/20/2022

Started On: 01/20/2022 04:22 PM



Yolo County Housing Authority

147 W. Main Street
Woodland, CA 95695

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

Meeting Date: January 26, 2022

Brief Title: Adopt resolution amending the YCH Conflict of Interest Code

From: Sandra Sigrist, Interim Executive Director

Staff Contact: Mary Kirlin, Interim Director of Administrative Services

Subject: Adopt resolution amending the Yolo County Housing Conflict of Interest Code to update designated positions for filing Statements of Economic Interests. (No financial Impact) (Sigrist/Kirlin)

Recommended Action:

Adopt resolution amending the Yolo County Housing Conflict of Interest Code to update designated positions for filing Statements of Economic Interests

Strategic Plan Goals:

Strategic Priority 3: Investing in our People

Reason for Recommended Action/Background:

The Political Reform Act requires that Yolo County Housing periodically review and update its Conflict of Interest Code and make revisions based on changed circumstances. Since the date of the last revision, positions have been amended or deleted. The attached Resolution will make the necessary updates to address those changes. This revision will provide an accurate list of designated positions for the Yolo County Clerk to use in giving notice to persons in those designated positions required to file Statements of Economic Interests under Yolo County Housing's Conflict of Interest Code. Positions are reviewed annually to determine if there are any positions that have been amended, deleted or have modified responsibilities, including the need for any changes to the identified disclosure categories.

Fiscal Information:

This action will not result in any fiscal changes.

Attachment:

COI Public Hearing Notice
Resolution Approving Amendments to the Conflict of Interest Code

TO: MEMBERS OF THE PUBLIC

The Housing Authority of the County of Yolo ("Yolo County Housing") proposes to adopt an amended Conflict of Interest Code to comply with the requirements of Government Code §§87300 et seq., and 2 Cal. Code Reg. §§18730 et seq.

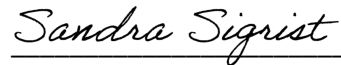
The proposed Code incorporates by reference the requirements the Fair Political Practices Commission has adopted to govern conflict of interest codes in the State of California. The Code requires officials of the District who occupy decision making positions to disclose any financial interests that may conceivably affect their decisions for the District and bars such officials from participating in decisions having a material effect on these individual's economic interests.

Interested persons may obtain a copy of the proposed Code by telephoning Yolo County Housing at 530.662.5428 or by writing to Human Resources at 147 W Main St., Woodland, CA 95695. Interested persons may also review Yolo County Housing's written explanation of the reasons for the designations and the disclosure responsibilities, together with other information upon which the proposed amendments to the Code are based, at Yolo County Housing located at 147 W Main St., Woodland, CA 95695 California, during normal business hours.

Written comments concerning the proposed Code may be submitted to Yolo County Housing at the address above from January 14, 2022 to January 26, 2022. The Yolo County Housing will hold a public hearing on the proposed Code at its regular meeting on January 26, 2022, beginning at 3:00pm.

Any inquiries concerning the proposed Code may be directed to the Human Resources at 530.662.5428

Dated: January 14, 2022



Sandra Sigrist, Interim Executive Director
Yolo County Housing

YOLO COUNTY HOUSING RESOLUTION NO. _____

(Resolution Approving Amendments to the Conflict of Interest Code)

WHEREAS, the Political Reform Act, Government Code Section 81000 et seq., requires that conforming amendments be made to conflict of interest codes adopted and promulgated pursuant to its provisions; and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regulations Section 18730, which contains the terms of a model conflict of interest code that can be incorporated by reference, and which the Fair Political Practices Commission periodically amends to conform to amendments to the Political Reform Act; and

WHEREAS, the Board of Commissioners ("Board") of the Housing Authority of the County of Yolo ("Yolo County Housing") previously adopted Resolutions No. 12-04 and 14-11 incorporating the Fair Political Practices Commission's model conflict of interest code; and

WHEREAS, Yolo County Housing is required to review its Conflict of Interest Code on a periodic basis as required by the Political Reform Act; and

WHEREAS, this Board now desires to restate the provisions of Yolo County Housing's Conflict of Interest Code, particularly to make changes necessitated by changed circumstances such as the creation or abolition of positions and reassignment of duties.

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

1. Yolo County Housing adopts and incorporates by reference the provisions of Section 18730 of Title 2 of the California Code of Regulations and any amendments to it duly adopted by the Fair Political Practices Commission.
2. The standard Conflict of Interest Code, together with the Appendix of Designated Positions (Appendix A) and the Appendix of Disclosure Categories (Appendix B) shall constitute the Conflict of Interest Code of Yolo County Housing.
3. This Resolution shall be retroactive to January 1, 2022. Persons holding designated positions who are brought under the coverage of the Conflict of Interest Code of Yolo County Housing shall file an annual statement of economic interests with the Yolo County Clerk on or before April 1, 2022, in accordance with the disclosure categories adopted by this Resolution.
4. Yolo County Housing's Conflict of Interest Code, including amendments made thereto, shall become effective upon the date of approval by the Yolo County Board of Supervisors, the code reviewing body.
5. All previously adopted resolutions establishing a Conflict of Interest Code for Yolo County Housing are hereby rescinded.

/ / /

PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 26th day of January, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gary Sandy, Chair
Board of Commissioners of the Housing
Authority of the County of Yolo

Attest:

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

By _____

Approved as to Form:



Hope P. Welton, Agency Counsel

APPENDIX A
DESIGNATED POSITIONS/EMPLOYEES

The positions listed below constitute the list of designated position required by Yolo County Housing's Conflict of Interest Code (2 Cal. Code of Regulations Section 18730). Individuals occupying the position as interim or as a retired annuitant are subject to the same disclosure requirements. The individual occupying each position is deemed to make, or participate in the making of, decisions which may foreseeably have a material effect on a financial interest of that individual. The individuals occupying the designated positions shall disclose their economic interests in accordance with the corresponding disclosure categories, defined in Appendix B (Disclosure Categories).

DESIGNATED POSITIONS	DISCLOSURE CATEGORY
Member, Housing Commission	1
Executive Director	1
Deputy Director of Finance and Administration	1
Housing Programs Manager	1
Facilities and Maintenance Manager	1
Grants Program Manager	2
Housing Program Supervisor	2

Human Resources shall furnish to each Designated Position upon his/her appointment, annually and upon termination, a Form 700 - Statement of Economic Interest. The Form is to be returned to Human Resources.

APPENDIX B
DISCLOSURE CATEGORIES FOR DESIGNATED POSITIONS

CATEGORY 1: Broad Responsibilities. Full Disclosure

Persons in this category shall disclose all applicable investments, business positions, and sources of income, including gifts, loans and travel payments. Persons in this category shall further disclose applicable interests in real property located in the County of Yolo.

CATEGORY 2: Purchasing Responsibilities

Persons in this category shall disclose all applicable investments, business positions, and income, including loans and gifts, from sources which provide services, supplies, materials, machinery, or equipment of the type used by Yolo County Housing.

CATEGORY 3 - Consultants

Consultants shall disclose pursuant to Category 1 subject to the following limitation:

The Executive Director and/or the Deputy Director of Finance and Administration of Yolo County Housing may determine in writing that a particular consultant, although a “designated position”, is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. Such determination shall be a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Yolo County Housing Commission

Conflict of Interest Code

Public Hearing

Sandra Sigrist, Interim Executive Director

JANUARY 26, 2022

Conflict of Interest Code Update

Purpose

Comply with requirements of Government Code Section 87300 et seq. and 2 Cal. Code Reg. Section 18730 et seq. addressing the creation or abolition of positions and reassignment of duties

Background

The Fair Political Practices Commission governs conflict of interest codes and requires officials who occupy decision making positions to disclose financial interests that may conceivably affect their decisions for the District and further bars such officials from participating in decisions having a material effect on these individual's economic interests.

Conflict of Interest Code Update

Actions

- Public Input

- Approve Resolution with Appendices

 - A: Designated Positions

 - B: Disclosure Categories

Information

SUBJECT

Conduct Public Hearing and Approve a Resolution to Adopt the proposed amendment to the FY2020-2024 Agency Five -Year Plan and the proposed amendment to the FY2020-2021 Agency Annual Update

Attachments

Staff Report
Att. A. Public Notice
Att. B. Resolution
Att. C. Presentation

Form Review

Form Started By: Julie Dachtleir
Final Approval Date: 01/20/2022

Started On: 01/20/2022 04:32 PM



Yolo County Housing Authority

147 W. Main Street
Woodland, CA 95695

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

Meeting Date: January 26, 2022

Brief Title: Five-Year Plan and Annual Plan Update Amendment

From: Sandra Sigrist, Interim Executive Director

Staff Contact: Jim Gillette, Deputy Director of Finance and Administration

Subject:

Adopt proposed amendment to Yolo County Housing's FY2020 – FY2024 Five-Year Agency Plan and to the FY2020 – FY2021 Annual Plan. (No financial Impact) (Sigrist/Gillette)

Recommended Action:

Adopt resolution amending the Yolo County Housing (YCH) FY2020 – FY2024 Five-Year Agency Plan and FY2020 – FY2021 Annual Plan and authorize the Interim Executive Director to submit all documents as approved to Housing and Urban Development (HUD).

Strategic Plan Goals:

Strategic Priority 2: Investing in Development

Reason for Recommended Action/Background:

As part of its federal funding mandates, YCH is required to have an adopted Five-Year Agency Plan for its Housing Choice Voucher and Low-Income Public Housing programs. In addition, every year YCH must adopt an Annual Update to the Five-Year Plan. The purpose of the Five-Year Plan and subsequent Annual Updates is to present a comprehensive guide to a Public Housing Agency's policies, programs, operations and strategies for meeting local affordable housing needs and goals. The Commission adopted the current Five-Year Agency Plan on April 15, 2020, and the most recent Annual Update on April 28, 2021. Subsequently, in September 2021, the Commission also adopted amendments to both plans. However, the amendments have not yet been approved by HUD, as ongoing conversations between YCH and HUD have led to the need for additional changes to both the current Five-Year Plan and the FY2020 – FY2021 Annual Update.

As previously presented to the Commission, Public Housing has been underfunded nationally for decades; this underfunding is reflected locally in extended deferral of maintenance needs



Yolo County Housing Authority

147 W. Main Street
Woodland, CA 95695

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

across the portfolio. Since 2018, YCH has worked with HUD on strategies for transitioning out of the under-funded public housing through available repositioning programs that are financially viable for YCH.

Today's presentation overviews additional modifications to the Plans to accurately reflect the wide range of strategies needed to meet the Agency's long-term repositioning goals.

In conformance with HUD requirements, the proposed amendments to the Five-Year Agency Plan and the Annual Plan Update were posted for the public and stakeholders to allow for a 45-day minimum comment period ahead of today's public hearing. A Public Notice was posted on the YCH website, at the YCH main administration building and at the Agency's three largest Public Housing locations. The comment period began on December 6, 2021 and ended January 20, 2022 with the public hearing.

As of the end of the comment period there were no public comments received.

Fiscal Information:

This action will not result in any fiscal changes.

Attachment:

Public Notice

Resolution Approving Amendments to the FY2020 – FY2024 Five-Year Agency Plan and the FY2020 – FY2021 Annual Update



Yolo County Housing Authority

147 W. Main Street
Woodland, CA 95695

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

December 6, 2021

PUBLIC NOTICE

NOTICE IS GIVEN HEREWITH that at the regularly scheduled January 26, 2022, meeting of the Housing Authority of the County of Yolo (CA 044), the Board of Commissioners will hold a public hearing for the purpose of accepting comments, holding discussion, and making a recommendation on adoption of a **PROPOSED AMENDMENT** to the Agency's FY2020-FY2024 Five-Year Agency Plan, and a **PROPOSED AMENDMENT** to the Agency's FY2020-2021 Annual Plan.

Introduction

It is the intent of the Housing Authority of the County of Yolo (Yolo County Housing, or YCH) to commence ongoing Public Housing repositioning activities using options available under Housing and Urban Development (HUD)'s authority. These activities may include, and are not limited to:

- Mixed Finance Modernization or Development
- Demolition and/or Disposition
- Designated Housing for Elderly and/or Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance
- Conversion of Public Housing to Project-Based Assistance using RAD (Rental Assistance Demonstration)
- Project Based Vouchers

Starting in 2022, the agency intends to implement various activities with the existing Public Housing which will likely result in Section 8 Project Based Voucher (PBV) projects, Tenant Based Voucher assistance options, and mixed-income projects. The activities will likely involve phased relocation of some tenants currently in Public Housing and will allow for substantial rehabilitation and/or new construction utilizing available funding such as bond financing, low-income tax credit funding, affordable housing loans, and/or other funding as available. Resulting projects may include mixed-income residential, community services and community-serving retail, which may include the phased replacement of the existing multifamily Public Housing owned and operated by YCH or other affiliated entities.

2022 Potential Applications for one or more activities include:

Yolano Village	60 units
Donnelly Circle	72 units
Yolito	10 units
Ridgecut Homes	10 units
El Rio Villa 1	30 units
El Rio Villa 2	26 units
El Rio Villa 3	50 units
El Rio Villa 4	18 units
Vista Montecito	16 units
Riverbend Sr. Manor I	39 units
Riverbend Sr. Manor II	24 units
Las Casitas	76 units

Mixed Finance Modernization or Development

Mixed finance modernization is under consideration, which could be accomplished in a partnership, which may include YCH and other yet-to-be-determined partners, and which could use Public Housing Capital funds, rental subsidy, Project Based Vouchers, Project Based Rental Assistance and/or other available Federal, State, local, grant, private and loan funding options.

Demolition and/or Disposition

The agency is considering potential demolition and/or disposition of select low-income Public Housing properties throughout the County of Yolo. This could allow the subject properties to be removed from Public Housing and could allow for substantial rehabilitation and/or new construction to preserve the unit's long-term affordability.

Designated Housing for Elderly and/or Disabled Families

This designated housing is under consideration and could include demolition or rehabilitation and/or new construction of residential units designed for elderly and/or disabled families.

Conversion of Public Housing to Tenant-Based Assistance and Conversion of Public Housing to Project-Based Assistance using RAD

These conversions may include demolition, rehabilitation, and new construction of residential units to preserve long-term affordability.

Project Based Vouchers

This consideration includes Yolo County Housing engaging in initiatives to improve, rehabilitate and/or build new construction and/or replace Public Housing buildings, properties or sites, and assigning Project Based Vouchers to the resulting units to preserve long-term affordability.

Recommendation

That the Board of Commissioners of the Housing Authority of the County of Yolo (CA 044) adopt the following two amendments as herein proposed:

- 1) an AMENDMENT to the Agency's FY2020-FY2024 Five-Year Agency Plan
- 2) an AMENDMENT to the Agency's FY2020-2021 Annual Plan.

Documents will be available for review and comment for 45 calendar days, from December 6, 2021, through January 20, 2022, and may be accessed at the following locations:

- On the Yolo County Housing's website at: ych.ca.gov
- At the Yolo County Housing's main administration building, 147 W. Main St., Woodland, CA 95695
- At the following Yolo County Housing Public Housing locations:
 - El Rio Villas – 62 Shams Way, Winters 95694
 - Las Casitas – 685 Lighthouse Drive, West Sacramento 95605
 - Yolano Donnelly – 1230 Lemen, Woodland 95776

Documents available for review:

- FY2020-FY2024 Five-Year Agency Plan
- FY2020-FY2021 Annual Plan
- Public Notice of PROPOSED AMENDMENTS

Hearing

By Zoom at the regularly scheduled meeting of the Board of Commissioners of the Housing Authority of the County of Yolo (CA 044), on January 26th, 2022, at 3:00pm.

Join the Zoom Meeting:

By PC: <https://yolocounty.zoom.us/j/98323929030>

Meeting ID: 983 2392 9030

or

By Phone: (408) 638-0968

Meeting ID: 983 2392 9030

YOLO COUNTY HOUSING RESOLUTION NO. _____
(Resolution Approving Amendments to the FY2020 – FY2024 Five-Year Agency Plan and
the FY2020 – FY2021 Agency Annual Plan Update)

WHEREAS, the Housing Authority of the County of Yolo (“YCH”) desires to amend its Fiscal Year (FY) 2020 – FY2024 Five-Year Agency Plan and FY2020 – FY2021 Annual Plan Update; and

WHEREAS, YCH has been working with Housing and Urban Development (“HUD”) on strategies for transitioning out of under-funded public housing utilizing HUD’s available repositioning programs that are financially viable; and

WHEREAS, the Board of Commissioners (“Board”) of YCH previously adopted Resolution No. 21-08 incorporating updates to the Plans; and

WHEREAS, amendments are now being made to reflect additional strategies necessary to meet YCH’s long-term repositioning goals; and

WHEREAS, YCH must hold a public hearing and take testimony prior to adopting any amendments to the Plans.

NOW, THEREFORE, BE IT RESOLVED by the Housing Commission of the Housing Authority of the County of Yolo that it:

1. Hereby approves the posted amendments to the FY2020 – FY2024 Five-Year Agency Plan and FY2020 – FY2021 Annual Plan Update.
2. Hereby authorizes the Interim Executive Director on behalf of the Housing Authority of the County of Yolo to incorporate approved amendments to both Plans and submit them to HUD.
3. Hereby rescinds the previously adopted Plans referenced herein, as associated specifically with repositioning.

PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 26th day of January, 2022, by the following vote:

AYES:

NOES:

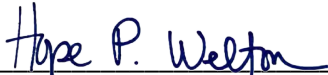
ABSENT:

ABSTAIN:

Gary Sandy, Chair
Board of Commissioners of the Housing
Authority of the County of Yolo

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

Approved as to Form:



Hope P. Welton, Agency Counsel

By _____

Yolo County Housing Commission

Amendments to the FY2020 - FY2024 Five-Year Agency Plan
and FY2020 – FY2021 Annual Update

Sandra Sigrist, Interim Executive Director

JANUARY 26, 2021

Public Housing Agency Five-Year Plan and Annual Update

Housing & Urban Development (HUD) requires that all Public Housing Agencies (PHA's) complete a Five-Year Plan and Annual Update

The PHA Plan is a comprehensive guide to PHA policies, programs, operations and strategies for meeting local affordable housing needs and goals.

Public Housing Agency Five-Year Plan and Annual Update

April 15, 2020 – Agency Five-Year Plan adopted

April 28, 2021 – Annual Update adopted

September 8, 2021 – Amendments to both documents adopted (these amendments, addressing public housing repositioning or modernization, have not yet been approved by HUD)

Additional changes are needed to increase flexibilities in the long-term modernization goals

Public Housing Agency Five-Year Plan and Annual Update

The new amendments allow for a comprehensive approach to repositioning, based upon the unique development needs of individual properties.

Strategies may include and are not limited to:

- Mixed Finance Modernization or Development
- Demolition and/or Disposition
- Designated Housing for Elderly and/or Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance, and
- Conversion of Public Housing to Project-Based Assistance using RAD
- Project Based Vouchers

Public Housing Agency Five-Year Plan and Annual Update

YCH Public Housing Conversion 2018 – 2021

Initial “Commitment to enter into Housing Assistance Payments” (CHAP) submitted to HUD; YCH engaged an engineering firm to review options.

At the time, “Rental Assistance Demonstration” (RAD) was feasible for YCH’s properties, but not financially realistic for the long-term.

HUD released other options, including Section 18 (properties meet set criteria to be obsolete) and RAD/Section 18 Blends.

Fall 2021 Plan amendments approved by the Commission focused on Section 18; subsequent review of the engineering reports demonstrated the properties will not meet the set Section 18 criteria.

Public Housing Agency Five-Year Plan and Annual Update

YCH Public Housing Conversion 2021 – 2022

YCH posted the amendments before the Commission today, focused on allowing a comprehensive set of strategies towards the long-term goal of modernization

An updated CHAP has been submitted to HUD

All YCH Public Housing properties are in minority concentration areas, triggering a Fair Housing and Equal Opportunities (FHEO) review ahead of any new construction

Current work underway includes the FHEO application, pre-development planning with the City of Woodland, and procurement of a new engineering review of the Woodland Yolano Donnelly property

Public Housing Agency Five-Year Plan and Annual Update

Questions?