

**FY2025 ANNUAL AGENCY PLAN AND
ATTACHMENTS**

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: <u>Yolo County Housing</u> PHA Code: <u>CA044</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: <u>431</u> Number of Housing Choice Vouchers (HCVs): <u>1,938</u> Total Combined Units/Vouchers: <u>2,416</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The FY2025 Agency Plan Annual Update will be available for review during the 45-day Public Hearing Notice period. Interested parties can review the FY2025 Agency Plan Annual Update and supporting documents as follows: </p> <ul style="list-style-type: none"> • On the Yolo County Housing's website at: ych.ca.gov • At the Yolo County Housing's main administration building at: 147 W. Main St., Woodland, CA 95695 • At the following Yolo County Housing Public Housing locations: <ul style="list-style-type: none"> -El Rio Villas – 62 Shams Way, Winters, CA 95694 -Las Casitas – 685 Lighthouse Drive, West Sacramento, CA 95605 -Yolano Donnelly – 1230 Lemen, Woodland, CA 95776 <p> Supporting documents to the FY2025 Agency Plan Annual Update are also available at YCH's Main Office. </p> <p> A copy of the FY2025 Agency Plan Annual Update and supporting documents will remain available for inspection during the entire fiscal year. </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | | | |
|-------------------------------------|-------------------------------------|--|
| Y | N | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Significant Amendment/Modification |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Please see pages 2 – 40 of the FY2024 Annual Plan for information regarding this section.

A revised Statement of Housing Needs and Strategy for Addressing Housing Needs is being submitted to streamline to process for assessing the needs and restate the focus for HCAAC. See Attached Statement of Housing Needs.

A revised Statement of Significant Amendment or Modification is provided and will replace the existing statement. See Attached Statement of Significant Amendment of Modification.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Current Deconcentration Policies are attached for reference. No changes are proposed.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Mixed Finance Modernization or Development

YCH is investigating the feasibility of redevelopment of several of the existing assets. These plans may include a mixed finance approach using a variety of funding sources. As a result, YCH retains the option to submit a mixed-finance development application as part of their overall redevelopment efforts.

Demolition and/or Disposition

YCH will be determining what properties, if any, in their public housing portfolio will meet Section 18 requirements and may be submitting Section 18 applications to HUD for consideration for at least one property in 2025. YCH will follow all resident engagement and public notification processes applicable during this process.

Designated Housing for Elderly and Disabled Families

YCH may consider the development and submission of a plan to designate certain public housing for occupancy by elderly and/or disabled families in the upcoming Fiscal Year.

Conversion of Public Housing to Project-Based Assistance using RAD

YCH is investigating the feasibility of the conversion of properties under HUD's Rental Assistance Demonstration (RAD) Program for one or more developments in the portfolio. YCH may consider either conversion to Project-Based Rental Assistance or conversion to Project-Based Vouchers or a combination of the two.

Project-Based Vouchers

YCH may increase the number of Project-Based Vouchers to add units under contract to individual owners as well as to utilize the project-basing authority as part of an overall redevelopment plan. YCH will follow all PBV requirements and regulations if increasing the PBV allocation, including seeking approval from HUD prior to issuance of additional PBVs.

Units with Approved Vacancies for Modernization

At certain times, a PHA may have a need to request the approval from HUD for vacancies in which units become inhabitable (i.e. due to natural disaster) or vacancy is required to complete significant modernization work. As a result, the YCH may request units be taken offline in accordance with HUD regulations.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

The Authority has established new goals and objectives in its FY2025 – FY2029 Five-Year Agency Plan. A progress report is provided to show the current status of each goal.

<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The most recent Capital Fund Five-Year Action Plan covering FY2024-FY2027 was submitted with the FY2024 Annual Update to the FY2020 – FY2024 Five-Year Agency Plan and was approved by HUD in October of 2022.</p> <p>The Capital Fund Five-Year Action Plan covering the years FY2025 – FY2029 will be discussed in the same Public Hearing as the FY2025 – FY2029 Five-Year Agency Plan and the FY2025 Agency Plan Annual Update. A copy of the FY2025 – FY2029 Capital Fund Five-Year Action Plan will be available for review during the 45-day Public Hearing notice period.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: There were no findings in the most recently completed Audit for FYE 6/30/2024. A copy of the FY2024 Audit Findings page is included as an attachment to the FY2025 Annual Plan. A full copy of the audit is available for review at the Authority’s Central Office.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>No comments were received at any of the resident meetings, the Public Hearing, or during the Board meeting approving the plan.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>C.5</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

YOLO COUNTY HOUSING

Statement of Housing Needs and Strategy for Addressing Housing Needs

OVERVIEW

The Yolo County Housing has a service jurisdiction of the County Limits of Yolo County, and all properties are located in this jurisdiction. The Statement of Housing Needs is based upon data provided through HUD’s Comprehensive Housing Affordability Strategy. There are no significant changes in housing need; however, the Commission updates and includes the information to ensure a full understanding of the affordable housing market.

STATEMENT OF HOUSING NEEDS

Housing needs are detailed in HUD’s Comprehensive Housing Affordability Strategy Report derived from the 2017 – 2021 American Community Survey. The survey assesses four housing problems: Insufficient kitchen facilities, insufficient plumbing facilities, more than one person per room, and cost burden. Housing problems are defined as any of the four along with a rent cost burden of 30% - 50% of monthly income and severe housing problems are defined as any of the four along with a rent cost burden in excess of 50% of monthly income. The following table outlines the number of renter households with housing problems and provides further breakdown by income level:

Renter Households with Housing Problems		
Description	Number	Percentage
Total Renter Households in Jurisdiction	36,430	N/A
Total Renter Households with Housing Problems	20,265	55.6
Total Renter Households with Severe Housing Problems	13,865	38.1

Households Cost Burden		
Description	Number	Percentage
Cost Burden <= 30% of Monthly Income	10,395	28.5
Cost Burden 30% - 50% of Monthly Income	5,610	15.4
Cost Burden > 50% of Monthly Income	7,200	19.8

Renter Households with Housing Problems by Income		
Description	Number	Percentage
Household Income <= 30% HAMFI	8,300	22.8
Household Income 30% - 50% HAMFI	4,630	12.7
Household Income 50% - 80% HAMFI	4,290	11.8

By definition, current residents of Public Housing and participants in the Housing Choice Voucher Program are not considered to have a cost burden since rent is calculated at 30% of Adjusted Monthly Income. Based on the data above, there is still a significant need for additional housing that is affordable to the lower income families. In addition, there is also a need for housing resources for persons at the upper end of the low-income spectrum (i.e. families at 40% - 80% of HAMFI. These needs are addressed in the strategies presented below.

WAITING LIST SNAPSHOT

In order to assess the immediate need for housing, an analysis of the persons on each waiting list was performed and summarized in the following tables.

Low-Income Public Housing Program – Knight’s Landing

Applicant Snapshot (as of 01/31/2025)		
Description	Number	Percentage
Total Applicants	3,515	N/A
0/1 Bedroom	406	11.5
2 Bedroom	1,821	51.8
3 Bedroom	1,151	32.7
4+ Bedroom	134	3.8
White	1,230	35.0
Black/African American	1,290	36.7
American Indian/Alaska Native	74	2.1
Asian	161	4.6
Native Hawaiian/Pacific Islander	53	1.5
Other Race/Multiple Races	707	20.1
Hispanic	751	21.4
Elderly	300	8.5
Disabled	114	3.2

Low-Income Public Housing Program – Winters

Applicant Snapshot (as of 01/31/2025)		
Description	Number	Percentage
Total Applicants	6,217	N/A
0/1 Bedroom	2,438	39.2
2 Bedroom	2,219	35.7
3 Bedroom	1,249	20.1
4+ Bedroom	311	5.0
White	2,458	39.5
Black/African American	2,033	32.7
American Indian/Alaska Native	147	2.4
Asian	253	4.1
Native Hawaiian/Pacific Islander	95	1.5
Other Race/Multiple Races	1,231	19.8
Hispanic	1,338	21.5

Elderly	912	14.7
Disabled	265	4.3

Low-Income Public Housing Program – Yolo City

Applicant Snapshot (as of 01/31/2025)		
Description	Number	Percentage
Total Applicants	6,944	N/A
0/1 Bedroom	978	14.1
2 Bedroom	3,638	52.4
3 Bedroom	2,089	30.1
4+ Bedroom	239	3.4
White	2,433	35.0
Black/African American	2,349	33.8
American Indian/Alaska Native	152	2.2
Asian	371	5.3
Native Hawaiian/Pacific Islander	114	1.6
Other Race/Multiple Races	1,625	23.4
Hispanic	1,611	23.2
Elderly	725	10.4
Disabled	262	3.8

Low-Income Public Housing Program – West Sacramento

Applicant Snapshot (as of 01/31/2025)		
Description	Number	Percentage
Total Applicants	10,066	N/A
0/1 Bedroom	3,523	35.0
2 Bedroom	3,812	37.9
3 Bedroom	2,197	21.8
4+ Bedroom	534	5.3
White	3,843	38.2
Black/African American	3,165	31.4
American Indian/Alaska Native	240	2.4
Asian	567	5.6
Native Hawaiian/Pacific Islander	151	1.5
Other Race/Multiple Races	2,100	20.9
Hispanic	2,135	21.2
Elderly	1,690	16.8
Disabled	673	6.7

Low-Income Public Housing Program – Esparto

Applicant Snapshot (as of 01/31/2025)		
Description	Number	Percentage
Total Applicants	4,577	N/A
0/1 Bedroom	553	12.1
2 Bedroom	2,424	53.0
3 Bedroom	1,444	31.5
4+ Bedroom	156	3.4
White	1,659	36.2
Black/African American	1,563	34.1
American Indian/Alaska Native	108	2.4
Asian	216	4.7
Native Hawaiian/Pacific Islander	70	1.5
Other Race/Multiple Races	961	21.0
Hispanic	1,070	23.4
Elderly	392	8.6
Disabled	169	3.7

Low-Income Public Housing Program – Woodland

Applicant Snapshot (as of 01/31/2025)		
Description	Number	Percentage
Total Applicants	10,230	N/A
0/1 Bedroom	3,993	39.0
2 Bedroom	3,683	36.0
3 Bedroom	2,093	20.5
4+ Bedroom	459	4.5
White	4,383	42.8
Black/African American	2,702	26.4
American Indian/Alaska Native	219	2.1
Asian	459	4.5
Native Hawaiian/Pacific Islander	139	1.4
Other Race/Multiple Races	2,328	22.8
Hispanic	2,773	27.1
Elderly	1,811	17.7
Disabled	656	6.4

Housing Choice Voucher Program

Applicant Snapshot (as of 01/31/2025)		
Description	Number	Percentage
Total Applicants	4,692	N/A
White	1,689	36.0
Black/African American	1,628	34.7
American Indian/Alaska Native	106	2.3

Asian	350	7.5
Native Hawaiian/Pacific Islander	52	1.1
Other Race/Multiple Races	867	18.5
Hispanic	954	20.3
Elderly	644	13.7
Disabled	46	1.0

The above housing needs data is consistent with the programs offered by the Yolo County Housing. Demand for units in all programs remains high with particular need for units of three bedrooms or less.

Community data indicates that there is particular need for affordable housing resources for families ranging from 40% to 80% of AMI (within the low-income housing spectrum) and also heightened need for resources for moderate income families ranging from 80% to 120% of AMI.

STRATEGY TO ADDRESS NEEDS

The Commission has outlined the following strategies to address the affordable housing need in the service area. These strategies have been incorporated into both the mission and the goals for the agency as prioritized by the Board and Executive Director. General strategies are:

Strategy #1: People: Provide support and growth opportunities for residents, participants, employees, and community partners.

Strategy #2: Housing: Expand housing accessibility and elevate the standard of living in our existing communities.

Strategy #3: Administration: Operate an efficient, effective, and fiscally responsible Agency.

These general strategies establish the strategic pillars that are the basis for the Commission mission, goals, and objectives. It should be noted that the above strategies allow the Commission to improve properties, redevelop assets, implement growth initiatives, and expand the scope of the agency and may involve participation in other programs or the utilization of various non-traditional approaches.

Yolo County Housing

Progress Report in Meeting Goals and Objectives

Report as of 01/31/2025

The Strategic Plan included in this Five-Year Agency Plan consists of three pillars outlining specific goals and objectives for the agency. All of the goals are new or significantly modified as this is a brand new plan for the agency. General progress on each pillar is outlined below.

Pillar	Description	Progress Report	Active?
1	People	YCH continues to realign functions and staff under new leadership in order to ensure the efficient and effective delivery of services. The management team has been streamlined and continues to identify ways to enhance operations. Specific focus will be placed on identifying resources associated with development and redevelopment in the future.	Yes
2	Housing	YCH continues its efforts to revitalize and redevelop existing units, fully utilize housing resources, and develop a variety of affordable properties; including some special occupancy properties. YCH will utilize all resources available through HUD as well as other federal, state, local, nonprofit, or private sources.	Yes
3	Administration	YCH continues to review its operational procedures and systems in order to identify inefficiencies and reduce associated labor costs. YCH will continue to employ technology and systems to enhance service delivery and increase the accessibility of programs and properties for residents, participants, applicants, and the general public.	Yes

YOLO COUNTY HOUSING
147 West Main Street
Woodland, California 95695-2914
Phone: 530-662-5428 FAX: 530-669-2241

Statement of Significant Amendment or Modification

A significant amendment to the annual plan is defined as a substantial change to policies that would affect applicants and residents with regard to waiting list order and organization, rent policies, changes in utility allowances outside of routine updates, or other provisions that would result in significant impact.

A significant amendment or modification also includes significant changes in the capital plan to add a new work item to any plan. Budget revisions in excess of 10% of any HUD line item may require HUD approval but are not considered a significant amendment if work items have been previously approved. Minor changes in scope or the shifting of work items from development to development are not considered significant amendments.

Specific changes in policies and/or procedures that are the result of a mandated change in federal regulation applicable to the Authority or its programs shall not be considered significant amendments to the annual plan. Such changes may be made in accordance with the mandate and with Board approval, as applicable.

Any change in plans related to demolition, disposition, home ownership, or conversion shall be considered a significant amendment to the annual plan.

The above definition was most recently approved by the Board of Commissioners in the FY2025 – FY2029 Five-Year Agency Plan on March 19, 2025.