



## Legislation Details (With Text)

**File #:** 24-0323      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 2/8/2024      **In control:** Board of Supervisors

**On agenda:** 4/9/2024      **Final action:** 4/9/2024

**Title:** HEARING - Health and Human Services Agency (HHS) recommending the Board, acting as the Board of Commissioners of the El Dorado County (EDC) Public Housing Authority (PHA):

- 1) Receive a presentation on the update of the EDC PHA 2024 Administrative Plan, which establishes policies for local operation of the Housing Choice Voucher Program;
- 2) Adopt and authorize the Chair to sign Resolution 051-2024 to acknowledge EDC PHA as a high performing agency exempt from the requirement to prepare and submit an Annual Plan to the United States Department of Housing and Urban Development (HUD); and
- 3) Authorize the Chair to sign the accompanying PHA Civil Rights and Compliance Certifications, as required by HUD.

**FUNDING:** 97.5% Federal HUD funding, 2.2% General Fund, 0.3% other revenue sources.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Annual Update EDC PHA 2024 Administrative Plan (Clean Copy).pdf, 2. B - Annual Update EDC PHA 2024 Administrative Plan (Redlined Copy) .pdf, 3. C - PHA Certifications.pdf, 4. D - Public Housing Authority 2024 Resolution.pdf, 5. E - Counsel Approval, 6. Executed Civil Rights Certification, 7. Executed Certifications of Compliance PHA Plan, 8. Executed Resolution 051-2024

Date	Ver.	Action By	Action	Result
4/9/2024	1	Board of Supervisors	Approved	Pass

**HEARING** - Health and Human Services Agency (HHS) recommending the Board, acting as the Board of Commissioners of the El Dorado County (EDC) Public Housing Authority (PHA):

- 1) Receive a presentation on the update of the EDC PHA 2024 Administrative Plan, which establishes policies for local operation of the Housing Choice Voucher Program;
- 2) Adopt and authorize the Chair to sign Resolution **051-2024** to acknowledge EDC PHA as a high performing agency exempt from the requirement to prepare and submit an Annual Plan to the United States Department of Housing and Urban Development (HUD); and
- 3) Authorize the Chair to sign the accompanying PHA Civil Rights and Compliance Certifications, as required by HUD.

**FUNDING:** 97.5% Federal HUD funding, 2.2% General Fund, 0.3% other revenue sources.

**DISCUSSION / BACKGROUND:**

The EDC PHA operates under federal guidelines from HUD to provide a rental subsidy assistance program called the HCV Program. The HCV Program is the federal government’s major program for assisting very low-income families, the elderly, and those with disabilities to afford decent, safe, and accessible housing in the private market. The HCV Program allows the EDC PHA to provide eligible participants with rental assistance through the administration of HUD allocated housing vouchers.

HUD requires all PHAs to develop and maintain two plans for the operation and administration of the

HCV Program which entails:

- 1) The PHA Agency Plan, which includes a Five-Year Plan that outlines program goals and objectives of operation and administration of the HCV Program; and
- 2) The PHA Administrative Plan that covers program administration, policies, and procedures in conformance with HUD regulations and local goals and objectives.

Beginning on September 12, 1995, the Board adopted a local PHA Administrative Plan to establish policies for the HHS PHA HCV Program. Thereafter and on an annual basis, the EDC PHA Administrative Plan is amended and brought before the Board, with the Plan's updates consistent with changes initiated at the federal level and to reflect any local policy changes.

On December 7, 2021, the EDC PHA's Five-Year Plan was last reviewed and approved by the Board of Supervisors (File ID 21-1625, Resolution 163-2021). On December 13, 2022, the EDC PHA's most recent Updated 2022 Administrative Plan was approved by the Board (File ID 22-2010) with the 2022 Plan revision filed and approved by the Board on August 18, 2023 (File ID 23-1085). Subsequently, on December 12, 2023, the Board signed the most recent Resolution 184-2023 acknowledging the EDC PHA as a high performing agency, exempt from the requirement to prepare and submit an Annual Plan to HUD (File ID: 23-1777).

HUD requires that the public is provided with an opportunity to review and comment on updated PHA Administrative Plans in a public hearing and that the local Governing Board adopt a Resolution approving the update of the PHA Administrative Plan. Accordingly, the EDC PHA posted the updated Administrative Plan to the EDC PHA website, displayed printed Administrative Plan copies at local PHA offices on both County slopes, and published an advance notice of the annual 2024 Administrative Plan presentation before the Board in the Mountain Democrat and Tahoe Tribune newspapers on February 23, 2024.

The Public Housing Authority participates in engagement with the Resident Advisory Board (Advisory Board) prior to the approval of the Annual Plan. The Advisory Board is comprised of individuals who reflect and represent the residents assisted by the PHA. Members of the Advisory Board participate in a forum to receive information and provide feedback on the change to the Agency's Annual Plan. The forum was scheduled for March 27, 2024, at 2:00 p.m., any feedback that is received will be presented with this item. This is in adherence with Section 511 of the United States Housing Act and the regulations in 24 CFR Part 903 that require PHAs to establish one or more Advisory Boards as part of the PHA Annual Plan process.

The EDC PHA is providing the updated 2024 PHA Administrative Plan (attachment A) along with the redlined Plan to reflect the changes made to the plan in this agenda item (attachment B). This year's changes reflect the implementation of the Housing Opportunity Through Modernization Act (HOTMA), signed into Law on July 26, 2016, which has undergone multiple revisions through the publication of the Final Rule released on January 9, 2023. HOTMA changes the way PHAs review income, streamlining the process for HCV and Project-Based Vouchers. HOTMA also sets maximum asset limits for eligibility in PHA programs. Additionally, in 2024 HUD is transitioning the inspection process used by PHA's in determining the housing quality for housing units. HUD is transitioning from Housing Quality Standards (HQS) to the National Standards for the Physical Inspection of Real Estate (NSPIRE) model which prioritizes health, safety, and functional deficits over unit appearance. All changes made to the 2024 PHA Administrative Plan reflect federal regulatory changes made during the past year and local policy changes.

HHSA recommends that the Board adopt the annual Resolution hereto, acknowledging the EDC PHA as a high performing agency and sign the required annual PHA certifications, to ensure compliance with HUD requirements of PHAs.

**ALTERNATIVES:**

Should the Board decline to approve this recommendation or disapprove the Resolution to adopt changes made to the 2024 PHA Administrative Plan, the EDC PHA will be out of compliance with federal regulations. The EDC PHA must stay in compliance to continue providing safe and affordable housing to eligible low-income individuals and families through the Housing Choice Voucher Program.

**PRIOR BOARD ACTION:**

- 1) 10/13/20, 20-1261, HHSA PHA 2020-2025 5-year Agency Plan and Administrative Plan Update
- 2) 12/7/21, 21-1625, HHSA Amended 2021 Public Housing Authority Administrative Plan
- 3) 12/13/22, 22-2010, HHSA Public Housing Authority Updated 2022 Administrative Plan and Resolution
- 4) 08/15/23, 23-1085, HHSA Public Housing Authority Updated 2022 Administrative Plan, Chapter 4 changes
- 5) 12/12/23, 23-1777, HHSA 2023 Public Housing Authority Resolution and Certifications

**OTHER DEPARTMENT / AGENCY INVOLVEMENT:**

County Counsel

**CAO RECOMMENDATION:**

Approve as recommended.

**FINANCIAL IMPACT:**

There is no financial impact to the adoption of the resolution and execution of the certifications.

**CLERK OF THE BOARD FOLLOW UP ACTIONS:**

- 1) Clerk of the Board to obtain signature of Chair on one resolution and three of the PHA certifications.
- 2) Clerk of the Board to return one certified resolution and one original of any signed certification/documents to the HHSA Contracts Unit at 3057 Briw Road.

**STRATEGIC PLAN COMPONENT:**

Healthy Communities

**CONTACT**

Olivia Byron-Cooper, MPH, Director