



Legislation Text

File #: 19-0797, **Version:** 1

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

1) Adopt and authorize the Chair to sign Resolution **086-2019** to acknowledge the El Dorado County PHA as a high performing agency exempt from the requirement to submit an annual Agency Plan update to the U.S. Department of Housing and Urban Development and approve the updates to the PHA Administrative Plan for continued administration of the Housing Choice Voucher Program; and 2) Authorize the Chair to sign certifications or documents, if any, related to submittal of the 2019 Annual Administrative Plan Update List of Revisions to the U.S. Department of Housing and Urban Development. (Est. Time: 10 Min.)

FUNDING: 93% Federal, 4.2% Public Housing Authority Fund Balance, 2.5% General Fund, .3% other revenue sources.

DISCUSSION / BACKGROUND:

The El Dorado County Public Housing Authority (PHA) provides eligible participants with rental assistance vouchers to offset housing costs through the HCV Program. This federally funded program provides eligible low-income individuals and families with safe housing. HUD requires all PHAs develop and maintain two plans for the operation and administration of the HCV Program: 1) the PHA Agency Plan addresses all aspects of the overall operation of the HCV Program; and 2) the PHA Administrative Plan establishes policies that conform to HUD regulations.

Public Housing Authority Agency Plan:

Historically, the County PHA develops and submits a five-year Public Housing Authority Agency Plan to HUD. Thereafter, the annual updated Agency Plan is submitted to the Board for approval. This annual update is required and provides residents of the jurisdiction over which the PHA presides with knowledge of the PHA's long-term and short-term goals and objectives. The Agency Plan identifies policies, rules, and standards that govern program participation and management. Title VII of the Housing and Economic Recovery Act of 2008, passed by the United States Congress on July 28, 2008, establishes certain exemptions to the annual submittal requirements under sections 2701 and 2702 of the Small Public Housing Authorities Paperwork Reduction Act. A PHA that is determined to be exempt from the required Annual Agency Plan update submission to HUD must have fewer than 550 vouchers or units, must not be designated in a HUD audit as a troubled PHA, and must not have a failing score under the Section 8 Management Assessment Program (SEMAP). SEMAP scores 90-100 as High Performer Rating; 60-89 as Standard Rating; and a score less than 60 is considered a Troubled Housing Authority.

The El Dorado County PHA meets the requirements for exemption as it currently has 379 vouchers/units, has not been designated by HUD as a troubled PHA, and has scored 100 on the 2018 SEMAP Assessment, thereby meeting the criteria of a High Performer.

Public Housing Authority Administrative Plan:

On September 12, 1995, the Board adopted a local Administrative Plan to establish policies for the

PHA. The Administrative Plan must be amended on an annual basis to keep it consistent with changes initiated at the federal level and to reflect any local policy changes and the public must be provided an opportunity to review and comment on the updated plan in a public hearing. The Administrative Plan was posted for public comment and the public notifications of this hearing were published in May 2019, in accordance with notice requirement. After review and approval by the Board, the PHA submits a list of revisions made to the Administrative Plan to HUD.

Upon receipt and approval of the PHA Agency Plan and PHA Administrative Plan annual updates, the Board adopts and approves a Resolution indicating the approvals, completes certain certifications and documents (such as the ones attached hereto), and HHSA submits said Resolution and Certifications/documents to HUD. The PHA Agency Plan and PHA Administrative Plan annual updates are not submitted to HUD.

ALTERNATIVES:

Disapproval of the Resolution and the updated 2019 Annual Administrative Plan Update List of Revisions will result in the El Dorado County PHA Administrative Plan being out of date with federal regulations and will not reflect any changes to local policies regarding the Administrative Plan.

PRIOR BOARD ACTION:

- 1) 06-05-2018, File ID 18-0691, 06/05/18 HHSA 2018 Public Housing Authority
- 2) 06-06-2017, File ID 17-0540, 06/06/17 HHSA 2017 PHA Reso/Update to Admn Plan
- 3) 04-05-2016, File ID 16-0242, 04/05/16 HHSA/CSD Public Housing Authority Admin
- 4) 04-14-2015, File ID 15-0418, 04/14/15 HHSA/CSD PHA 5-yr Agency Plan and Admin
- 5) 05-13-2014, File ID 14-0466, 05-13-14 HHSA/CS 2014PHA Admin Plan Update
- 6) 02-26-2013, File ID 13-0136, HHSA/CSD 2-26-13 EDC PHA FY 13/14 Admin Plan
- 7) 04-03-2012, File ID 12-0296, HHSA 04-03-12, EDC Pub Hsg Auth Fiscal Year
- 8) 04-12-2011, File ID 11-0341, DHS 04/12/11 EDC PHA Plan Updates
- 9) 04-13-2010, File ID 10-0308, DHS 4-13-10 EDC PHA Plan Updates
- 10) 04-21-2009, File ID 09-0451, DHS 04-21-096, EDC Public Housing Authority 2009/10
- 11) 04-01-2008, File ID 08-0373, DHS, CS 04-01-08, EDC Public Housing Authority
- 12) 04-17-2007, File ID 07-600, Hum. Srvs. Comm. Srvs.-Hearing Public Housing
- 13) 04-18-2006, File ID 06-0582, Public Hearing, Public Housing

OTHER DEPARTMENT / AGENCY INVOLVEMENT:

County Counsel

CAO RECOMMENDATION:

It is recommended that the Board approve this item.

FINANCIAL IMPACT:

The FY 2019-20 Recommended Budget for PHA includes \$90,000 in General Fund support due to insufficient federal funding to support the administrative activities required to operate PHA. Historically these activities were covered by PHA fund balance, however this has depleted over time and was exhausted in FY 2017-18. The PHA Program Management team is actively seeking opportunities to increase PHA administration funding through programs such as Housing Urban Development Veterans' Affairs Supporting Housing (HUD-VASH), which also provides PHA administrative revenues. Ongoing analysis of administrative revenues will continue in FY 2019-20.

CLERK OF THE BOARD FOLLOW UP ACTIONS

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

STRATEGIC PLAN COMPONENT:

N/A

CONTACT

Don Semon, Director