



Legislation Text

File #: 20-1261, **Version:** 1

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

- 1) Adopt and authorize the Chair to sign Resolution **153-2020** to acknowledge the El Dorado County Public Housing Authority (PHA) as a high performing agency exempt from the requirement to annually submit an updated Agency Plan;
- 2) Approve and authorize Items A through B.7 of the Public Housing Authority Five-Year Agency Plan (HUD-50075-FY) due to the U.S. Department of Housing and Urban Development by October 18, 2020;
- 3) Approve the 2020 update to the Public Housing Authority Administrative Plan for continued administration of the Housing Choice Voucher Program;
- 4) Authorize the Chair to sign the accompanying PHA Certifications of Compliance with PHA Plans and Related Regulations HUD-50077, Civil Rights Certification HUD-50077-CR, and any other documents related to submittal of the Five-Year Agency Plan and the 2020 update to the Administrative Plan; and
- 5) Recognize the contribution of the Public Housing Authority Participant Advisory Board in assisting with development of the Five-Year Agency Plan and 2020 update to the Administrative Plan.

FUNDING: 93% Federal, 4.2% Public Housing Authority Fund Balance, 2.5% General Fund, 0.3% 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 Housing Choice Voucher (HCV) Program. This federally funded program provides eligible low-income individuals and families with safe housing. The United States Department of Housing and Urban Development (HUD) requires all PHAs to 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 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 417 vouchers/units, has not been designated by HUD as a troubled PHA, and scored 100 on the 2019 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 August 2020, 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, and HHSA submits said Resolution and Certifications/documents to HUD.

The El Dorado County Public Housing Authority (PHA) is required to submit the Five-Year Agency Plan to HUD by October 18, 2020, to remain in compliance with Federal regulations. Current changes to the Administrative Plan reflect minor federal regulatory changes made during the past year and local policy changes. Submittal of the Five-Year Agency Plan, HUD Certifications, and Board Resolution to HUD by the deadline will bring the El Dorado County PHA up to date in all aspects of administering the HCV Program.

ALTERNATIVES:

Should the Board decline to approve this recommendation and disapprove the resolution, the HHSA Public Housing Authority will out of compliance with Federal regulations. It must stay in compliance in order to continue providing safe housing to eligible low-income individuals and families.

PRIOR BOARD ACTION:

- 1) 05-05-2020, File ID 20-0457, HHSA PHA Further Amended PHA 2019 Administrative Plan
- 2) 10-22-2019, File ID 19-1289, HHSA Amended 2019 Public Housing Authority Administrative Plan
- 3) 08-13-2019, File ID 19-1136, HHSA Mainstream Voucher Program Application
- 4) 06-04-2019, File ID 19-0797, HHSA 2019 Public Housing Authority
- 5) 06-05-2018, File ID 18-0691, HHSA 2018 Public Housing Authority Resolution and Certifications
- 6) 06-06-2017, File ID 17-0540, HHSA 2017 PHA Reso/Update to Admn Plan
- 7) 04-05-2016, File ID 16-0242, HHSA/CSD Public Housing Authority Admin Plan Update
- 8) 04-14-2015, File ID 15-0418, HHSA/CSD PHA 5-yr Agency Plan and Admin Plan Update

OTHER DEPARTMENT / AGENCY INVOLVEMENT:

Approved by County Counsel.

CAO RECOMMENDATION:

Approve as recommended.

FINANCIAL IMPACT:

There is no net cost associated with this Agenda item.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on one (1) original of the Resolution.
- 2) Clerk of the Board to obtain the Chair's signature on each certification/document.
- 3) Clerk of the Board to return one (1) certified Resolution and one of each of signed certification/document to Health and Human Services Agency, Contracts Unit, 3057 Briw Road.

STRATEGIC PLAN COMPONENT:

County Strategic Goal: "Healthy Communities - Improved health, well-being and self-sufficiency of El Dorado County communities, residents, and visitors."

CONTACT

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