



**MEMORANDUM  
HEALTH AND HUMAN SERVICES  
HUMAN SERVICES  
County of Placer**

TO: Placer County Housing Authority Board of Commissioners      DATE: March 22, 2016  
FROM: Jeffrey S. Brown, M.P.H., M.S.W., Director of Health and Human Services  
SUBJECT: Housing Assistance for Very Low Income, Disabled, or Elderly Placer County Residents

---

**ACTION REQUESTED**

1. Consider the following items to secure \$2,138,001 in Federal funding for Placer County Section 8 Housing Choice Voucher Program to provide subsidized housing vouchers for up to 297 low income individuals, families and veterans in Placer County.
  - a. Conduct a Public Hearing to receive public comment regarding the updated Placer County Housing Authority Administrative Plan.
  - b. Adopt the updated Placer County Housing Authority Administrative Plan.
  - c. Adopt a Resolution authorizing acceptance of the updated Placer County Housing Authority Administrative Plan, and authorizing submission of the certifications of program compliance to the U.S. Department of Housing and Urban Development (HUD).

**BACKGROUND**

The Housing Choice Voucher Program is a Federal program for assisting very low-income families, the elderly, veterans and the disabled to afford decent, safe, and sanitary housing in the private market. This program provides subsidized housing assistance to approximately 556 Placer County residents. Since housing assistance is provided on behalf of the family or individual, participants are able to find and choose their own housing, including single family homes, townhouses, and apartments provided it meets the requirement of the program. The Housing Choice Voucher Program is not limited to units located in subsidized housing projects, thus also supporting the private property owner in Placer County.

Housing Choice Vouchers are administered locally through funds received from the U.S. Department of Housing and Urban Development (HUD). Pursuant to The Housing and Economic Recovery Act (HERA), Title VII, Small Public Housing Authorities Paperwork Reduction Act, qualified PHAs are now exempt from the requirement to prepare and submit an annual plan. The Placer County Housing Authority is a HUD designated qualified Housing Authority. Although HERA exempts qualified PHAs from the requirement to prepare and submit an annual plan, qualified PHAs must: Conduct a public hearing and for at least 45 days before the date of the public hearing, and make all information relevant to the hearing and any determination of the agency regarding changes to the goals, objectives, and policies of the agency to be considered at the hearing, available for inspection by the public. In addition, each qualified PHA is required to submit a civil rights certification to the local HUD office.

Changes to the Administrative Plan includes: 1) recognition that the PCHA has been determined a "High Performing" housing authority for a sixth year; 2) addition of a preference for veterans 3) addition of the ability for the PCHA to open its waiting list on an annual basis and 4) updated HUD regulations on program requirements which include minor modifications for clarification and wording.

The updated PCHA Administrative Plan was noticed in newspapers in Auburn, Rocklin, and Lincoln, and made available for review online at the PCHA office in Auburn, and the Placer County Human Services website, for a 45-day public comment period prior to the public hearing. No written comments have been received to date. Any comments from the hearing before your Board will be included in the final plan document.

**FISCAL IMPACT**

Compliance with the Public Housing Agency Plan requirement is necessary to continue to receive Federal funding in the amount of \$2,138,001 for FY 2016-17. No County General Funds are required.

**ATTACHMENTS**

Resolution  
Civil Rights Certification

A copy of the updated PCHA Administrative Plan is on file with Clerk of the Board for review.

Before the Board of Commissioners  
Placer County Housing Authority  
County of Placer, State of California

In the matter of:

The Placer County Housing Authority's Annual Plan for Fiscal Year 2016-17, and Civil Rights Certification of compliance with the Public Housing Agency plans and related regulations of the U.S. Department of Housing and Urban Development (HUD).

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Commissioners of the Placer County Housing Authority of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

---

**WHEREAS**, pursuant to the 1998 Quality Housing and Work Responsibility Act (QHWRA), all housing authorities must submit an Agency Plan to HUD which includes both a Five Year and an Annual Plan, and subsequent annual plan updates, and

**WHEREAS**, the Placer County Housing Authority, as a part of administering the Section 8 Housing Choice Voucher Program, intends to comply with any and all requirements to continue receiving annual HUD funding for housing vouchers to assist the very low and low-income families in need of affordable housing in Placer County, and

**WHEREAS**, the Placer County Housing Authority has complied with all requirements of the Plan development and held a public hearing to receive comment,

**BE IT RESOLVED**, by the Board of Commissioners Placer County Housing Authority, County of Placer, State of California, that the Placer County Housing Authority Board of Commissioners hereby authorizes the Chair to sign the Civil Rights Certification of Compliance with PHA Plans and Related Regulations, and authorizes the submission of the certification document to HUD.

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Placer County Housing Authority  
PHA Name

CA149 -  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official - <b>Robert Weygandt</b>	Title - <b>Chairman</b>
Signature	Date

