

**MEMORANDUM
PLACER COUNTY HEALTH AND HUMAN SERVICES
ON BEHALF OF THE
Placer County Housing Authority**

TO: Placer County Housing Authority Board of Commissioners

FROM: Jeffrey S Brown, M.P.H., M.S.W., Director of Health & Human Services
Cheryl S. Davis, Human Services and Housing Authority Director

DATE: March 25, 2014

SUBJECT: Federally-funded housing assistance for low and very low-income, disabled, veteran or elderly Placer County residents

ACTION REQUESTED:

1. Approve the following items to secure \$2,179,877 in Federal funding (no net County cost) for FY 2014-15 for the Placer County Housing Choice Voucher Program to provide subsidized housing for 260 families and veterans:
 - a. Conduct a public hearing to receive public comment regarding the Placer County Housing Authority (PCHA) Annual Plan for FY 2014-15 and the updated PCHA Administrative Plan.
 - b. Adopt the updated PCHA Annual Plan for FY 2014-15 and updated PCHA Administrative Plan.
 - c. Adopt a resolution authorizing submission of the PCHA Annual Plan for FY 2014-15 and certification 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 low and very low-income families, seniors, veterans and the disabled to afford decent, safe, and sanitary housing in the private market. Participants are able to choose their own housing, provided it meets the housing quality standards of the program, thus also supporting private property owners in Placer County.

Housing Choice Vouchers are administered locally with funds received from HUD. Pursuant to the 1998 Federal Quality Housing and Work Responsibility Act, all housing authorities must submit an annual plan to HUD.

Changes to the annual and administrative plans include: 1) recognition that the PCHA has been determined a "High Performing" housing authority for a fourth year; 2) revision of two policies that determine income anticipated to be derived from assets in excess of \$5,000, this acknowledges that HUD no longer provides housing authorities with an interest rate, but gives housing authorities power to establish rates within 0.75 percent of a national average; and direction regarding the verification hierarchy of income that is excluded from the determination of annual income. The plans are in template format, as HUD requires and are submitted electronically.

The draft plans were noticed in newspapers in Auburn, Rocklin, and Lincoln, and made available for review at the libraries in Auburn, Rocklin and Kings Beach, 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 public hearing today will be included in the final plan document, which will then be submitted to HUD.

FISCAL IMPACT:

Compliance with the housing authority annual plan requirement is necessary to continue to receive Federal funding in the amount of \$2,179,877 for FY 2014-15. No County General Funds are required.

The draft PCHA Annual Plan for FY 2014-15 and updated PCHA Administrative Plan are on file with the Clerk of the Board for review.

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

The Placer County Housing Authority's (PCHA) Annual Agency Plan for Fiscal Year 2014-15 and certification of compliance with the PCHA plan and related regulations of the U.S. Department of Housing and Urban Development (HUD)

Resolution No: _____

Ord. No: _____

First Reading: _____

The following Resolution was duly passed by the Board of Supervisors 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, 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 PCHA, as a part of administering the Placer County 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 residents in need of affordable housing in Placer County, and

WHEREAS, the PCHA has complied with all requirements of the plan development and held a public hearing to receive comment,

NOW, THEREFORE, BE IT RESOLVED THAT the PCHA Board of Commissioners hereby authorizes the Chair of the Board of Supervisors of Placer County to sign the PCHA Certification of Compliance with PCHA plans and related regulations, and authorizes the submission of the final plan document to HUD.

NOTICE OF PUBLIC HEARING

16535340 NOTICE OF DOCUMENT AVAILABILITY & PUBLIC HEARING

The Placer County Housing Authority's Annual Plan and updated Administrative Plan are available for public review and comment.

The Plans are available for review at the Placer County Housing Authority Office during the hours of 8 a.m. to 5 p.m., Monday through Friday, located at: 11552 B Avenue, Auburn, CA 95603, and at the Auburn, Rocklin and Kings Beach public libraries during their business hours. The Plans can also be viewed online at www.placer.ca.gov.

The comment period for the Draft Plan will end March 24, 2014, and comments should be addressed: Attention: Nancy Rea, Placer County Housing Authority, PO BOX 5346, Auburn, CA 95604 or submitted via email to nrea@placer.ca.gov. All written comments received after March 24, 2014, will not be considered.

If you challenge the decision in court, you may be limited to raising only those issues which you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Placer County Housing Authority prior to the public hearing.

The Public Hearing will be held at 9:30 a.m. on the 25th of March, 2014 at the Board of Supervisors Chambers, 175 Fulweiler Street, Auburn, CA. All interested parties are invited to appear and be heard.

PUBLISHED IN AUBURN JOURNAL: FEBRUARY 6, 2014

The above space is reserved for Court/County Filed Date Stamp

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Placer**

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of **The Auburn Journal**, a newspaper of general circulation, in the **City of Auburn**, which is printed and published in the **County of Placer**. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the **County of Placer**, on the date of May 26, 1952 (Case Number 17407). The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

FEBRUARY 6

I certify, under penalty of perjury, that the foregoing is true and correct.



Terry Clark

Dated in Auburn, California

FEBRUARY 6, 2014

**PROOF OF PUBLICATION
THE AUBURN JOURNAL
1030 High Street
Auburn, CA 95604-5910**

NOTICE OF PUBLIC HEARING

16535336 NOTICE OF DOCUMENT AVAILABILITY & PUBLIC HEARING

The Placer County Housing Authority's Annual Plan and updated Administrative Plan are available for public review and comment.

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PUBLISHED IN LINCOLN NEWS MESSENGER: FEBRUARY 6, 2014

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**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Placer**

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of **The Lincoln News Messenger**, a newspaper of general circulation, in the **City of Lincoln**, which is printed and published in the **County of Placer**. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the **County of Placer**, on the date of April 3, 1952, Superior Court Order Number 89429. The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

FEBRUARY 6

I certify, under penalty of perjury, that the foregoing is true and correct.


Terry Clark

Dated in Lincoln, California

FEBRUARY 6, 2014

**PROOF OF PUBLICATION
THE LINCOLN NEWS MESSENGER
553 F Street
Lincoln, CA 95648**

NOTICE OF PUBLIC HEARING

16535338

NOTICE OF DOCUMENT AVAILABILITY & PUBLIC HEARING

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PUBLISHED IN PLACER HERALD: FEBRUARY 6, 2014

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PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Placer

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of The Placer Herald, a newspaper of general circulation, in the City of Rocklin, which is printed and published in the County of Placer. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of Placer, on the date of September 12, 1990 (Case Number 090199). The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

FEBRUARY 6

I certify, under penalty of perjury, that the foregoing is true and correct.

[Handwritten signature of Terry Clark]

Terry Clark

Dated in Rocklin, California

FEBRUARY 6, 2014

PROOF OF PUBLICATION THE PLACER HERALD 5055 Pacific Street Rocklin, CA 95677

