

**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 and Human Services
Linda Patterson, Director of Human Services Division

DATE: March 24, 2015

SUBJECT: Federally-Funded Housing Assistance for Very Low Income, Disabled, or Elderly Placer County Residents

ACTION REQUESTED:

1. Approve the following items to secure \$2,179,877 in Federal funding for Placer County Section 8 Housing Choice Voucher Program to provide subsidized housing for 287 low income individuals, families and veterans in Placer County.
 - a. Conduct a Public Hearing to receive public comment regarding the Placer County Housing Authority (PCHA) Public Housing Authority (PHA) Five-Year Plan for Fiscal Years 2015-16 through 2019-20 and the updated PCHA Administrative Plan.
 - b. Adopt the PCHA Public Housing Five-Year Plan for Fiscal Years 2015-16 through 2019-20 and the updated PCHA Administrative Plan.
 - c. Adopt the attached Resolution authorizing submission of Placer County's Public Housing Agency Annual Plan for FY 2015-16 including 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, and the disabled to afford decent, safe, and sanitary housing in the private market. This program provides subsidized housing assistance to approximately 516 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.

The Housing Choice Voucher Program opened its waiting list in October 2014, accepting new applications for participation in the program. Four thousand four hundred eighty one applications were received through the on-line system. Using an automated lottery selection process, five hundred applicants were chosen for placement on the current Housing Choice Voucher waiting list.

Housing Choice Vouchers are administered locally through funds received from the U.S. Department of Housing and Urban Development (HUD). Pursuant to the 1998 Federal Quality Housing and Work Responsibility Act, all housing authorities must submit an annual or a five-year Agency Plan to HUD. This is the five-year Agency Plan to HUD. The Agency Plan is in a template format, as required by HUD, and is submitted electronically.

Changes to the Five Year Plan and Administrative Plans include: 1) recognition that the PCHA has been determined a "High Performing" housing authority for a fifth year; 2) the addition of a "homeless preference" to allow applicants on the waiting list for housing choice vouchers who are in transitional housing, a shelter program or fleeing domestic violence the opportunity to receive waiting list preference; and 3) minor modifications for clarification and wording.

The draft Five-Year Plan and the updated PCHA Administrative Plans were 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, which will then be submitted to HUD.

FISCAL IMPACT:

Compliance with the Public Housing Agency Plan requirement is necessary to continue to receive Federal funding in the amount of \$2,179,877 for FY 2015-16. No County General Funds are required.

A copy of the draft PCHA 5-Year Plan and 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 Five Year Plan for Fiscal Years 2015-16 through 2019-20, and certifications of compliance with the Public Housing Agency plans 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 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 Commissioners

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,

NOW, THEREFORE, BE IT RESOLVED THAT the Placer County Housing Authority Board of Commissioners hereby authorizes the Chairman to sign the PHA Certifications of Compliance with PHA Plans and Related Regulations, and authorizes the submission of the final Plan document to HUD.



Placer County Housing Authority

NOTICE OF DOCUMENT AVAILABILITY & PUBLIC HEARING

The Placer County Housing Authority's 5 Year 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. The Plans can also be viewed online at www.placer.ca.gov.

The comment period for the Draft Plan will end March 23, 2015, 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 23, 2015, 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 24th of March, 2015 at the Board of Supervisors Chambers, 175 Fulweiler Street, Auburn, CA. All interested parties are invited to appear and be heard.