



Stanislaus Regional Housing Authority

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MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: April 9, 2020

TO: Board of Commissioners

FROM: Barbara S. Kauss, Executive Director

Subject: ACTION ITEM #1 - Resolution approving the Housing Authority of the County of Stanislaus Significant Amendment to the 2019 Annual Public Housing Agency (PHA) Plan.

Resolution No. 19-20-15

RECOMMENDATION

Following review and discussion, staff recommends approval of the proposed significant amendment to the 2019 Annual PHA and submission of the documents to the U.S. Department of Housing & Urban Development as required.

BACKGROUND

The Housing Authority County of Stanislaus (Housing Authority) is required to submit to Housing and Urban Development (HUD) an Annual Public Housing Authority Plan. In addition, the Housing Authority is required to submit for review and approval any Significant Amendment(s) to any previously approved Plan that has a Significant Amendment. The 2019 approved Annual PHA Plan requires a Significant Amendment in order to properly provide public notice and comment periods as well as public hearing and subsequent Board of Commissioner approval.

HACS considers a “substantial deviation” or “significant amendment or modification” as a discretionary change in the plan or policy of the Housing Authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

- A material change in the policies regarding the manner in which tenant rent is calculated
- A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities not previously identified in the agency plan



2019 approved PHA Plan Significant Amendment is as follows in the italicized underlined language:

B.2 2 (a) New Activities

Mixed Finance Modernization or Development

Conversion of Public Housing to Project-Based Assistance Under RAD/Moving to Work/ Demolition and/or Disposition

The Housing Authority of the County of Stanislaus has adopted a strategic plan which includes obtaining development and consulting services to evaluate future options including conversion of Public Housing units under HUD's Rental Assistance Demonstration program, Moving to Work, Operating Fund Financing Program, Capital Fund Program, or CFFP, with possible demolition and/or disposition of Public Housing units, and mixed use development in conjunction with its non-profit affiliate, Great Valley Housing Development Corporation. Additionally, the Authority will be pursuing the viability of Energy Performance Contracts. *The repositioning of public housing units plan may include relocation of Administration offices through acquisition, rehabilitation and/or development to 1612 Sisk Rd Modesto CA or other sites that may be viable.*

Prior to submission to HUD, the Housing Authority must hold Resident Advisory Board meetings with program residents, post the document for public review, and receive Housing Authority Board of Commission approval. The Housing Authority held three meetings during the month of March, April and May 2020, and discussed with residents the 2019 Annual PHA Plan significant amendment.

FISCAL IMPACT

None

ATTACHMENTS

1. Proposed Significant Amendment to the 2019 PHA Annual Plan
2. Resolution



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May 11, 2020

Summary of the Housing Authority of the County of Stanislaus 2019 Annual Plan Revisions

The italicized change is listed as a non-significant amendment:

- B2. B1. 1. Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low-income families for the next five years.
See attached as Exhibit B.2

B.2 2 (a) New Activities

Mixed Finance Modernization or Development

Conversion of Public Housing to Project-Based Assistance Under RAD Demolition and/or Disposition

The Housing Authority of the County of Stanislaus has adopted a strategic plan which includes obtaining development and consulting services to evaluate future options including conversion of Public Housing units under HUD's Rental Assistance Demonstration program, Operating Fund Financing Program with possible demolition and/or disposition of Public Housing units, and mixed use development in conjunction with its non-profit affiliate, Great Valley Housing Development Corporation. Additionally, the Authority will be pursuing the viability of Energy Performance Contracts. The repositioning of public housing units plan may include relocation of Administration offices through acquisition, rehabilitation and/or development to 1612 Sisk Rd Modesto Ca or other sites that may be viable.

- *B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

The Housing Authority of the County of Stanislaus considers a "substantial deviation" or "significant amendment or modification" as a discretionary change in the plan or policy of the Housing Authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

- A material change in the policies regarding the manner in which tenant rent is calculated
- A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities not previously identified in the agency plan

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the five-year or annual plans.





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RESOLUTION NO. 19-20-15

RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS SIGNIFICANT AMMENDMENT TO THE 2019 ANNUAL PUBLIC HOUSING AGENCY(PHA) PLAN.

WHEREAS, the Housing Authority of the County of Stanislaus has prepared the required amended 2019 Annual Plan as provided in the Department of Housing and Urban Development's regulations, and

WHEREAS, the Plan contained a Significant Amendment for the purchase and rehabilitation of a property located at 1612 Sisk Rd Modesto CA with the use of Public Housing Operating Funds, Operating Reserve Funds, OFFP and/or CFFP financing or any other financing or funding mechanism as prescribed by HUD, and

WHEREAS, the Significant Amendment includes the relocation of the Public Housing Administrative Offices to the property located at 1612 Sisk Rd. Modesto, CA

WHEREAS, the Agency Plans were made available to the public for review and comment during the required 45-day period, and

WHEREAS, the Board of Commissioners did conduct a public hearing on the Plans in order to receive public input, and

WHEREAS, the Resident Advisory Committees did provide input into the Plans in the form of its own recommendations, and

WHEREAS, the Board of Commissioners did consider the recommendations of the resident Advisory Committee in its own review and discussion of the Plan,

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Housing Authority of the County of Stanislaus, that

1. The proposed amended 2019 Annual Public Housing Agency (PHA) Plan be hereby approved, and
2. The Executive Director is authorized to submit the PHA Plan along with all required documents and certifications to the Department of Housing and Urban Development as required, and
3. This resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 14th day of May 2020.



On Motion of _____ seconded by _____ and on the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary