



Stanislaus Regional Housing Authority

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DATE: April 9, 2020

TO: Board of Commissioners

FROM: Barbara S. Kauss, Executive Director

Subject: **ACTION ITEM # 2** - Resolution approving the Housing Authority of the County of Stanislaus 2020-2025 5 Year and 2020 Annual Public Housing Authority (PHA) Plan Update, Housing Choice Voucher Administrative Plan, The Public Housing Admissions and Continued Occupancy Plan (ACCOP), and authorizing its submission to the Department of Housing and Urban Development.

Resolution No. 19-20-16

RECOMMENDATION

Following review and discussion, staff recommends approval of the proposed 2020-2025 5 Year and 2020 Annual PHA Plan and the 2020 HCV Administrative Plan and the Public Housing Admissions and Occupancy Plans for 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 Agency 5-Year Plan for 2020-2025 and a 2020 Annual Plan as provided by the Department of Housing and Urban Development's regulations. In addition, the Housing Authority is required to submit for review and approval any substantial changes to the Housing Authority Housing Choice Voucher Administrative Plan or the Public Housing Admissions and Occupancy Policies.

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, discussed with residents and provided opportunities to review the annual PHA plan updates, the HCV Administrative Plan, and the Public Housing Admissions and Occupancy Policy revisions.

FISCAL IMPACT

None

ATTACHMENTS

1. Proposed updates for 2020-2025 5-year Plan and the 2020 Annual plans
2. Resident Comments
3. Resolution



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May 11, 2020

Summary of the Housing Authority of the County of Stanislaus 2020 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.

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

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.



2020 Revisions to Admissions and Continued Occupancy Plan

Chapter	Page	Changes Made in ACOP				
Leasing, Chapter 8	8-IF. Payments under the lease: late fees and nonpayment	Change late fee of \$20.00 to \$25.00 Return NSF check fee of \$20.00 to \$25.00				
Pets, Chapter 10	10-III. B. Pet deposits in Elderly/Disabled Developments	Unit type	Cat	Dog	Aquarium	Other type of Pet
		Carpeted	\$200.00	\$200.00	\$25.00	Up to \$200.00
		No carpet	\$25.00	\$100.00	\$25.00	Up to \$100.00
		Proposed new changes in red-				
		Unit type	Cat	Dog	Aquarium	Other type of Pet
		Carpeted	\$200.00	\$200.00	\$200.00	Up to \$200.00
		No carpet	\$100.00	\$100.00	\$100.00	Up to \$100.00
Pets, Chapter 10	10-IV. B Pet deposits in general occupancy developments	Unit type	Cat	Dog	Aquarium	Other type of Pet
		Carpeted	\$200.00	\$200.00	\$25.00	Up to \$200.00
		No carpet	\$25.00	\$100.00	\$25.00	Up to \$100.00
		Proposed new changes in red-				
		Unit type	Cat	Dog	Aquarium	Other type of Pet
		Carpeted	\$200.00	\$200.00	\$200.00	Up to \$200.00
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Pets, chapter 10	10-1.A overview- [Section 504; Fair Housing Act (42 U.S.C.); 24 CFR 5.303; 24 CFR 960.705; Notice FHEO 2013-01]	Add info on Notice FHEO-2020-01 regarding assessing a person's request to have an animal as reasonable accommodation under fair housing act. (Need to add updated new FHEO-2020-01 issued on January 28, 2020).				

2020 revisions to the HCV Administrative Plan

Local Preferences [24 CFR 982.207; HCV p. 4-16]

Updating Local Preferences

HACS Policy

If there is a change to the local preferences, the HACS will issue a Public Notice/Announcement and update the agency website providing information on any changes in the local preference in order to allow existing applicants to claim such preference if eligible.

Order of Selection

HACS Policy

Families will be selected from the waiting list based on the targeted funding and/or any local selection preference(s) for which they qualify, and in accordance with the HACS's hierarchy of preferences as described below. Within each targeted funding or preference category, families will be selected according to the date and time their complete application is received by the HACS. Documentation will be maintained by the HACS as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that the HACS does not have to ask higher placed families each time targeted selections are made.

Absent any qualification for a HUD Targeted Program, the following identifies prioritization of applicants on the HACS HCV waiting list for the following County:

County of Stanislaus:

Within each priority, households with the Head or Spouse identified as a Veteran shall be given higher priority over non-veteran Households. Pursuant to the requirements of the California Health and Safety Code, Section 34322.2, HACS will give preference to veterans and current servicepersons, defined as follows:

- A current serviceperson is defined as an individual who is an active member of a branch of the United States military, including the reserves or National Guard, and has served for at least 180 days.
- A veteran is defined as an individual who has been honorably discharged from a branch of the United States military, including the reserves or National Guard. An honorable discharge must be evidenced by submission of a Department of Defense Form 214 (DD-214). Surviving spouses of an honorably discharged veteran are also eligible for the military service preference.

Such preference is in effect only to the extent that it is required by the above referenced Code.

First Priority: Applicants eligible for the following preferences shall be given equal weight in determination of wait list position. Applicants who qualify for the same preference shall be further ranked by date and time of application

- Applicant families that have been terminated from its HCV program due to insufficient program funding in the past 12 months.

- Applicant families who meet the definition of family/elderly/near-elderly/or disabled and who were required to leave their HCV subsidized rental unit in the past 12 months due to hospitalization in a care facility and are now able to live independently and/or with assistance
- Involuntary Displacement through Housing Authority Action

Applicant families currently residing in Authority units that are being or may be involuntarily displaced by needed actions of the HACS.

Involuntary displaced for the purposes of the Administrative Plan are targeted to involuntary displacement through no fault or actions of the current tenant. The tenant must be an applicant on the waiting list and meet the eligibility of the program in which they may be considered for this local preference. This local preference does not apply to rent increases or income changes.

Example of involuntary displacement includes households who are either over or under housed in the existing program in violation of program requirements and there are no other suitable units within that program available to house the participant or the participant must vacate or leave the program due to a HACS administrative error related to ineligible admission to the program for which the tenant must now vacate the program.

- Applicant families graduating from a Youth Transitional Program and or the Shelter plus Care Program and certified as “graduating” from the support service agencies –Child Welfare Agency, Aspiranet, Center for Human Services, Behavioral Health and Recovery Services, Community Impact Central Valley – 25 voucher limit.
- Applicant families who meet the definition of family/elderly/near-elderly/disabled and who are currently graduating from a Permanent Supportive Housing Program within the jurisdiction the HACS serves. The preference applies for use of up to four Housing Choice Vouchers at any given time. Applicants can claim the preference. However, they will not be assisted until such time as a voucher becomes available from the four vouchers available should both be in use when the applicant claims the preference – 4 voucher limit.
- Applicant families who are referred through the local Continuum of Care’s Coordinated Entry System and who are eligible for the Mainstream Voucher Program -this preference is limited to the current number of Mainstream Vouchers the HACS has been allocated by HUD.



Stanislaus Regional Housing Authority

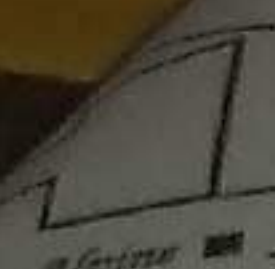
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April 1, 2020

Transcribed comments from 2020 Resident Advisory Board (RAB) meeting:

1. NANCY LANE (t0017124):
"Rent Direct Deposit." ~ Nancy Lane, April 1, 2020
2. SANDY FABROCINI (t0019358):
"Thank you – No Comment." ~ Sandy Fabrocini, 04/01/20
3. DA'MESHA HENDERSON (t0017877):
" - include a page dedicated to explain what each abbreviation means
- number each page for packet
- maybe try for a visual conference instead of a phone conference
- meeting felt a tad rushed, like the women who were talking about the different points & programs were in a rush to end the call.
- hand out packets earlier than the day before the conference call/people who work had less than 24 hours to scan through & check out packet.
- Most of the programs discussed seemed to only appeal to the veteran and elderly crowd, didn't appear to engage the younger crowd with benefits."
4. PATRICIA MORAN (t0015952):
"No comment." ~ Patricia Moran, 4/1/20





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2020 Resident Advisory Board

Recommendations & Comments

We, the members of the Resident Advisory Board for the Housing Authority of the County of Stanislaus, agree with and support the agency's goals and objectives for Fiscal Year 2019/2020 as identified in the Administrative Plan and the 5-Year Action Plan.

After review and discussion, we support the Housing Authority of the County of Stanislaus' revisions to the ACOP/HCV Administrative Plan and for the continued modernization included in the proposed Capital Fund Annual Statement and 5-Year Action Plan. Furthermore, we make the following recommendations:

Rent - Direct Deposit

We, as a committee, request that the Board of Commissions take into consideration all of the recommendations and comments provided.

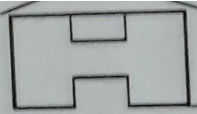
Respectfully Submitted,

Nancy Lany

Name

April 1, 2020

Date



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No Comment

We, as a committee, request that the Board of Commissions take into consideration all of the recommendations and comments provided.

Respectfully Submitted,

Patricia Moran

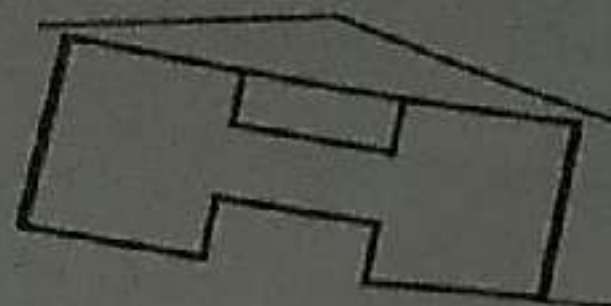
Name

4/1/20

Date

1701 Robertson Road ■ P.O. Box 581918 Modesto, CA 95358-0033
TDD 711 ■ www.stancoha.org ■ Phone: (209) 557-2000 ■ Fax: (209) 557-2011





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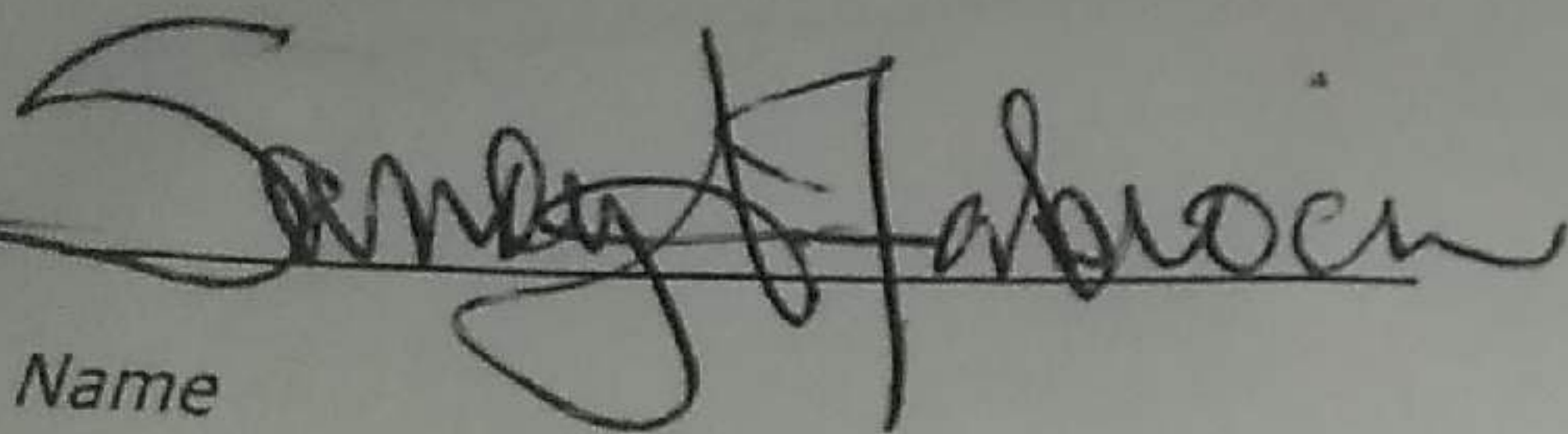
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I thank you -

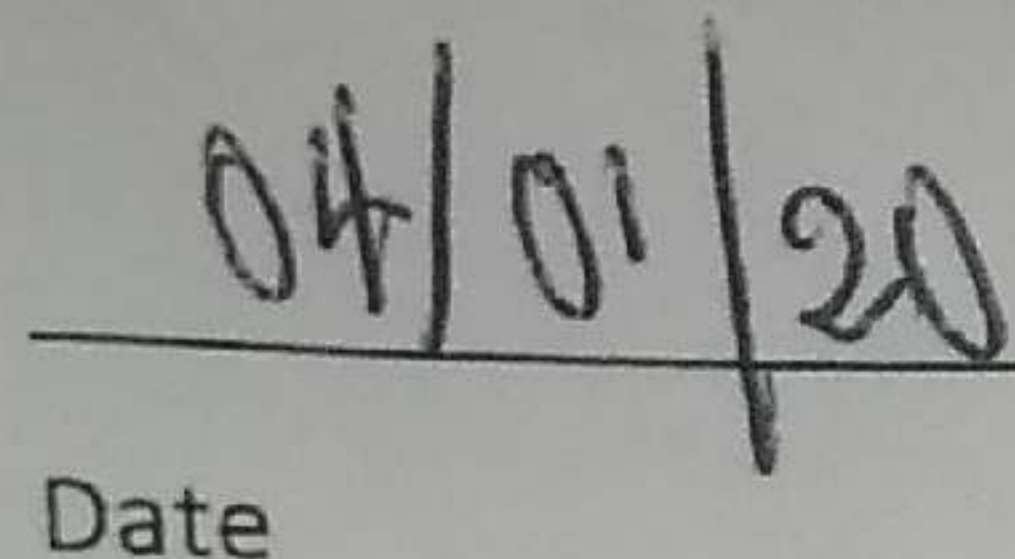
No comments

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Respectfully Submitted,

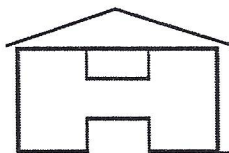


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Date

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- hand out packets earlier than the day before the conference call/people who work had less than 24 hours to scan through & check out packet.
- Most of the programs discussed seemed to only appeal to the veteran/elderly crowd, didn't appear to engage the ~~youth~~ younger crowd with benefits.

We, as a committee, request that the Board of Commissions take into consideration all of the recommendations and comments provided.

Respectfully Submitted,

D. Mesha Henderson

Name

March 18 2020 & April 1 2020

Date





Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
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RESOLUTION NO. 19-20-16

RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS 2020-2025 5 YEAR AND 2020 ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN UPDATE, HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP), AND AUTHORIZING ITS SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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 5-Year Public Housing Agency (PHA) Plan 2020-2025 be hereby approved, and
2. The Executive Director is authorized to submit the PHA Plans 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 Commissioner____seconded by Commissioner ____and on the following roll call vote:



AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary