

Yolo County Housing Yolo County, California

February 20, 2019

MINUTES

The Yolo County Housing met on the 20th day of February, 2019, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 3:00 p.m.

Present: Will Arnold; Richard Lansburgh; Pierre Neu; Babs Sandeen; Gary Sandy; Karen Vanderford; Joe Walters

Staff Present: Lisa Baker, CEO
Hope Welton, Agency Counsel
Janis Holt, General Director
Lupita Ramirez, Clerk

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 19-12: Approved agenda as submitted.

MOTION: Neu. SECOND: Sandeen. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

ANNOUNCEMENT

4. Swearing in of New Commissioner

The Clerk swore in Tenant Commissioner Joe Walters.

5. Determination of Terms as required by Yolo County Code Sec. 2-2.3704

Terms were determined as follows:

City of Woodland: 1 year

City of Davis: 2 years

City of Winters: 3 years

City of West Sac: 4 years

County of Yolo: 4 years

PRESENTATIONS

6. Presentation of Certificate of Completion for Family Self-Sufficiency Specialist to Isaac Blackstock, Lead Client Services Coordinator

General Director Janis Holt presented the Certificate of Completion for Family Self-Sufficiency Specialist to Isaac Blackstock, Lead Client Services Coordinator.

7. Presentation of Certificate of Completion to Family Self-Sufficiency Graduate, La Toiche "Tasha" Adams

Lead Client Services Coordinator Isaac Blackstock presented the Certificate of Family Self-Sufficiency Graduate to La Toiche "Tasha" Adams, along with an escrow check.

8. Presentation of Certificate of Recognition - YCH Voucher HUD High Performer, 2019

General Director Janis Holt presented the Certificate of Recognition - YCH Voucher HUD High Performer, 2019 to Irma Jimenez-Perez, Housing Assistance Supervisor.

9. Presentation - YCH Year in Review, 2018

CEO Lisa Baker presented YCH Year in Review, 2018.

10. Presentation of 2019 Annual Report (and Calendar)

CEO Lisa Baker presented the 2019 Annual Report and Calendar.

CONSENT AGENDA

Minute Order No. 19-13: Approved Consent Agenda items 11 and 12.

MOTION: Sandy. SECOND: Lansburgh. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

11. Review and Approve the Minutes of January 23, 2019

Approved the minutes of January 23, 2019 on Consent.

12. Review, Approve and Adopt Resolution of Proposed Changes to California Housing Workers Compensation Authority (CHWCA) Joint Powers Agreement (Holt, Jimenez-Perez)

Approved **Resolution No. 19-01** on Consent.

REGULAR AGENDA

13. Provide Guidance on Conceptual Direction for New Member Orientation and future Strategic Planning (Baker)

Provided Guidance on Conceptual Direction for New Member Orientation and future Strategic Planning.

14. Receive Verbal Update on Status of Federal Government and Impacts, if any, on Programming

Received verbal update on status of Federal Governments and impacts on programming.

15. Receive Comments from CEO

Received the following comments from CEO Lisa Baker:

- Permanent housing found for Camp Fire family
- Update on the Pacifico Project in Davis

16. Receive Comments from Commissioners

There were no comments from Commissioners.

CLOSED SESSION

17. Conference with Legal Counsel - Existing Litigation
Pursuant to Government Code Section 54956.9 (d)(1)
Name of case: Reyes V Yolo Housing Authority
Yolo Superior Court Case No. CV17-1347

ADJOURNMENT

Next meeting is March 20, 2019 at 3:00 p.m.

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

February 20, 2019

PLEASE NOTE TIME 3:00 p.m.



YOLO COUNTY HOUSING
HOUSING COMMISSION

WILL ARNOLD
RICHARD LANSBURGH
PIERRE NEU
BABS SANDEEN
GARY SANDY
KAREN VANDERFORD

BOARD OF SUPERVISORS CHAMBERS
625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

LISA A. BAKER
CHIEF EXECUTIVE OFFICER

HOPE WELTON
AGENCY COUNSEL

Reminder: Please turn off cell phones.

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.
3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

ANNOUNCEMENT

4. Swearing in of New Commissioner
5. Determination of Terms as required by Yolo County Code Sec. 2-2.3704

PRESENTATIONS

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7. Presentation of Certificate of Completion to Family Self-Sufficiency Graduate, La Toiche "Tasha" Adams
8. Presentation of Certificate of Recognition - YCH Voucher HUD High Performer, 2019
9. Presentation - YCH Year in Review, 2018
10. Presentation of 2019 Annual Report (and Calendar)

CONSENT AGENDA

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REGULAR AGENDA

13. Provide Guidance on Conceptual Direction for New Member Orientation and future Strategic Planning (Baker)
14. Receive Verbal Update on Status of Federal Government and Impacts, if any, on Programming
15. Receive Comments from CEO
16. Receive Comments from Commissioners

CLOSED SESSION

17. Conference with Legal Counsel - Existing Litigation
Pursuant to Government Code Section 54956.9 (d)(1)
Name of case: Reyes V Yolo Housing Authority
Yolo Superior Court Case No. CV17-1347

ADJOURNMENT

Next meeting is March 20, 2019 at 3:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted by Friday, February 15, 2019 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.
- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk of the Board

By: _____
Clerk

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 72 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

Yolo County Housing
c/o Clerk of the Board of Supervisors
County of Yolo
625 Court Street, Room 204, Woodland, CA 95695

Yolo County Housing
Yolo County, California

Meeting Date: February 20, 2019

To: County Counsel ✓
Yolo County Housing ✓

4.

Swearing in of New Commissioner

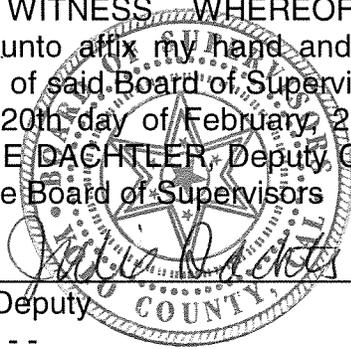
The Clerk swore in Tenant Commissioner Joe Walters.

STATE OF CALIFORNIA
COUNTY OF YOLO

I, JULIE DACHTLER, Deputy Clerk to the Board of Supervisors of said County of Yolo, hereby certify that at a regular meeting of said Board of Supervisors, held in the Erwin Meier Administration Center, in said County on the 19th day of February 2019, Joe Walters, was appointed to serve on the Yolo County Housing Board of Commissioners, as it appears in the records of said Board of Supervisors now in my custody.

IN WITNESS WHEREOF, I
hereunto affix my hand and the
Seal of said Board of Supervisors
this 20th day of February, 2019.
JULIE DACHTLER, Deputy Clerk
of the Board of Supervisors

By: *Julie Dachtler*
Deputy



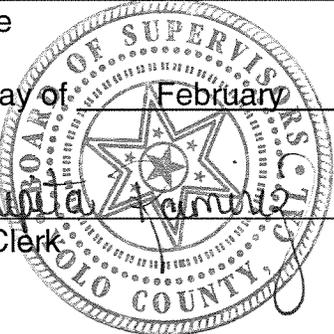
STATE OF CALIFORNIA
COUNTY OF YOLO

I, Joe Walters, solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

Joe Walters
Signature

Subscribed and sworn to before me, this 20th day of February, 2019.

By: *Kimberly Korman*
Deputy Clerk



Yolo County Housing
Yolo County, California

Meeting Date: February 20, 2019

To: County Counsel ✓
Yolo County Housing ✓

5.

Determination of Terms as required by Yolo County Code Sec. 2-2.3704

Terms were determined as follows:

City of Woodland: 1 year
City of Davis: 2 years
City of Winters: 3 years
City of West Sac: 4 years
County of Yolo: 4 years

Yolo County Housing
Yolo County, California

Meeting Date: February 20, 2019

To: County Counsel ✓
Yolo County Housing ✓

9.

Presentation - YCH Year in Review, 2018

CEO Lisa Baker presented YCH Year in Review, 2018.



2018 YEAR IN REVIEW



2018 AWARDS

- ★ HUD High Performer - Housing Choice Voucher Program
- ★ HUD High Performer - Low Rent Public Housing Program
- ★ Risk Management Award - HAI Group
- ★ Special Recognition Environmental Award - City of Davis
- ★ CA State Leg Certificate of Recognition - Outstanding Service to the Community of Davis
- ★ HAI Group National Poster Award Winner
 - Bennie Moses, Las Casitas



YCH BY THE NUMBERS

- Impact in our Local Economy

	FY 2018	FY 2017	FY 2016
Total Value Paid Locally to Contractors and Vendors	\$6,038,696	\$4,685,533	\$5,004,825
# of Payments Issued to Contractors and Vendors	1,758	1,505	1,783
Total Value of Housing Assistance Payments to Private Landlords	\$12,204,297	\$11,924,625	\$11,891,028
# of Payments Issued Annually to Private Landlords	5,711	6,195	6,873

YCH BY THE NUMBERS

Housing Choice Vouchers - Private Market, Public Subsidy

	CY 2018	CY 2017	CY 2016
Annual Family Reexaminations of Income & Family	1,424	1,504	1,591
Resolved Changes or Disputes	48	48	60
Interim Changes to Income or Family Changes	911	878	837
New Contracts Processed	121	182	133
HQS Inspections Throughout County and Cities	1,355	1,271	1,362
Quality Control Inspections	52	44	41
# of Homeless Families Housed with Vouchers (2018 25% of new contracts)	30	9	6

YCH BY THE NUMBERS

Real Estate Services

	CY 2018	CY 2017	CY 2016
Annual Reexaminations	418	426	428
Interim Changes	127	169	142
New Leases and Move Ins (includes Migrant Centers)	307	326	317
Move Outs (includes Migrant Centers)	302	308	322
# of Homeless Families Housed (2018 = 10% of all new move-ins)	3	15	11

YCH BY THE NUMBERS

Case Management and Self-Sufficiency Programs

<i>FSS (Family Self Sufficiency/HCV)</i>	CY 2018	CY 2017	CY 2016
Total Families Enrolled	16	20	20
Families with Escrow Accounts (2 graduates)	11	14	15
Total Value of Escrows (<i>excluding escrow disbursements</i>)	\$30,328	\$18,957	\$56,112
<i>ROSS (Resident Opportunities Self-Sufficiency-LRPH)</i>	CY 2018	CY 2017	CY 2016
Total Individual/Family Referrals to Partner Agencies	302	219	305
Total Under Intensive Case Management	39	31	40
Partners on the Program Coordinating Committee	32	31	33
<i>Client Services (Crosswood, Cottonwood and Pacifico)</i>	CY 2018		
Case Management and Referrals	100		

YCH BY THE NUMBERS

Facilities

	CY 2018	CY 2017	CY 2016
Routine Work Orders	1,711	2,057	4,260
Urgent Orders <i>(Complete Same Day)</i>	977	906	143
Emergency Work Orders <i>(Immediate)</i>	13	30	108
Unit Turnovers	36	49	45

YCH BY THE NUMBERS

Resource Administration

	CY 2018	CY 2017	CY 2016
Workers Compensation, Liability, Property or Auto Claims	2	3	5
Partner Agreements, MOU's and Contracts	119	139	109
Events, Meetings and Classes Held On-Site	1,067	1,014	973
Resident Engagement Meetings	32	32	29
CAST Members	5	8	14

YCH BY THE NUMBERS

Staffing

	CY 2018	CY 2017	CY 2016
Average # of YCH Staff	45	40	40
# of Staff Hours Worked	80,855	76,626	74,863
# of Volunteers and Work Experience	38	27	21

1. Average staff numbers based on 2018 Workers Compensation Reporting
2. Volunteers do not include volunteers through service/partnership agreements.

Accomplishing the Mission Every Day - Housing Benchmarks

Housing Operations

- ★ Public Housing Public & Indian Housing Center (PIC) Score Average - **100%**
- ★ Public Housing Occupancy Rate - **98%**
- ★ Public Housing Rent Collection Rate - **99%**
- ★ Cottonwood Meadows - **100%** Leased & **99%** Rent Collection
- ★ Pacifico - achieved **100%** Occupied & **97%** Rent Collection
- ★ Migrant Centers - achieved **100%** Occupied & **100%** Collection
- ★ Davis Solar - **100%** Occupied & **100%** Rent Collection
- ★ HCV PIC Score Average - **100.33%**
- ★ HCV Lease Up - **98%** (includes new award of Mainstream)
- ★ HUD VASH Vouchers - **90%** (includes leasing award of new vouchers)

Homeless Programs - Getting to Zero

- Davis Sutter Pathways project partnership with YCH managing **Getting to Zero Vouchers (GTZ)** and providing wrap around case management and support to participants.
 - **20** placed in Permanent Supportive Housing
 - *10 placed in January/February 2019*
 - **100%** remaining housed
 - **100%** receiving case management and have obtained health insurance coverage
 - **\$6,209** in Housing Assistance Payments through GTZ
 - **\$7,812** grant funds used for move-in assistance
 - **\$77,866** YCH housing assistance/subsidy to GTZ participants



Facilities Projects Completed in 2018



Facilities Projects Completed, cont

- Cottonwood Meadows - City of Woodland CDBG Funding - Staircase and Dry Rot Repairs - Phase I



Facilities Projects Completed, cont

- Crosswood Roof and Gutter Replacement



Facilities Projects

- OMS ADA site and building improvements at Davis - **Completed 2018**
- OMS ADA site and building improvements at Madison - **Completed 2018**
- Cottonwood Staircase - Dry Rot repairs Phase I - **Completed 2018**
- Siemens EPC upgrades - **Completed 2018**
- Siemens Solar Arrays - **Completed 2018**
- Capital Fund Phase II - ADA site and road improvements at AMP II - **Bidding - March 2019**
- Capital Fund Improvements at Yolito (Yolo) Sewer Lift Station Upgrades - **In preliminary design phase with anticipated bid date of July 2019**
- Update HUD Environmental Assessment for FY 2017-2022 - **In Progress - anticipated completion April 2019**
- UCD Energy Cooling Study - Davis Solar - **Installation work completed - December 2018 - Study in Progress**

Energy Improvements: Installation 2017 - 2018

MASH Grant

- Four separate arrays designed to produce 1,101,384 kWh of electricity
- Estimated to generate \$218,960 in value per year
- Cost of project is \$2,899,675 with \$587,801 from MASH grant through PG&E and loan through PNC Bank.

EPC

- \$1,624,815 of water and energy improvements to public housing properties financed through PNC Bank.
- Repayment of loan is funded through HUD EPC through energy savings

Non-HUD Energy Improvements

- \$251,523 of water and energy efficiency improvements to Cottonwood, Admin Building, Davis Solar, and Helen M. Thomson Homes.
- Partially funded through First Northern Bank

Davis Solar Homes - Energy retrofit to two duplex homes through UC Davis Partnership and CA Energy Commission funding



Grants Management

YCH Emergency Operations Center Generator Project

- Awarded from FEMA through Cal OES
- Project Total = \$133,000
- Grant Award = \$99,750
- Backup power for YCH's facility when needed for emergency operations for YCH or for allied Jurisdictions, such as Yolo County OES or other OA members



City of Davis

- Providing Affordable Housing Services to the City
 - CDBG and HOME Grants Management
 - Monitoring and Contract Compliance
 - Financial Services - loan portfolio
 - Housing Review and Recommendations



Grants Management

City of Winters

- Technical assistance to the City of Winters Affordable Housing Steering Committee
- Provide HOME and CDBG grant services under Memorandum of Agreement
- Infrastructure project partners (water, sewer, transit) betw City, YCH and/or County and YCTD



County of Yolo

- CDBG and HOME Grants Management
- Monitoring and Contract Compliance
- Financial Services - loan portfolio
- Westucky Water and Sewer Project
- Partner with Rural Initiatives to prioritize County projects, meet with USDA Representatives and pair projects with grant opportunities



HOUSING CHOICE VOUCHERS

New Vouchers 2006 - 2018

Enhanced Vouchers:

- 21 at El Macero in Davis
- 240 at Anderson Place in Davis

VASH Awards:

- 10 Project-Based Vouchers in Woodland
- 15 Tenant-Based

Mainstream Vouchers:

- 22

Family Unification Vouchers:

- 26

Total new vouchers - 334 - 16% of total added in 2018

New Hope Community Development Corporation

Development partner in 10 North Cottonwood - 80 new apartment homes

- Includes funding from County Mental Health Services Act, land lease from YCH and an award of 20 Project Based Vouchers from YCH. **Completed 2019**

Non-profit subsidiary owner of:

- Cottonwood Meadows - 47 units Senior/Disabled Housing in Woodland
- Crosswood Apartments - 48 units Multi-Family Housing in Woodland

And partner in:

- Cesar Chavez Plaza - 52 units with 35% set aside for disabled
- Rochdale Grange - 44 low income tax credit units

Total NHCDC Units: 271. Completed 2006 - 2018: 224



TOTAL NEW YCH/NHCDC Owned, Managed, Subsidized Units - 2006 -2018 (Real Estate Services and Housing Assistance)

- New Vouchers - 334
- Transitional Housing (HT A and B, IGT) 3 homes - 15 beds
- Tax Credits YCH - 60
- Tax Credits NHCDC - 224
- PBV units: 230

See Table of Total New Units 2006 - 2018 (YCH, NHCDC, Leveraged) unduplicated totals

Project (PBV, New Vouchers, Dev)	PBV or HUD Awarded	Units Total Under Contract	Total New/Rehabilitated Affordable Units	Total in Planning/Roll Out/Construction
Blue Mountain Terrace	22	0	0	63
Cesar Chavez Plaza, Crosswood, Eleanor Roosevelt, Rochdale Grange, Transitional Housing, West Beamer Place, West Capitol Project (NPLH) <u>and</u> New Vouchers (non-PBV)	439	326	568	138
East Beamer Micro Neighborhood	15	0	0	60
Esperanza Crossing I & II	20	20	80	0
Fair Plaza	27	27	68	0
Homestead Apts increased affordability	4	4	0	0
New Harmony	17	17	69	0
Walnut Terrace	5	0		5
Terracina	15	15	156	0
TOTALS (1,207 complete/pipeline)	564	409	941	266

First Quarter Highlights

Spring Fling Health & Education Fairs



Hermanos Macehual Event at El Rio Villas



Woodland Sunrise Rotary, Woodland Tree Foundation, YCH Staff and Residents Partner on Yolano/Donnelly Tree Planting



Second Quarter Highlights

IGT House



Star Gazing Event



Migrant Centers Open



Third Quarter Highlights

National Night Out



Smoke Free Policy Implemented



Backpacks for Kids, Sutter Health and New Hope CDC Donation Distributes **145 Backpacks**



Fourth Quarter Highlights

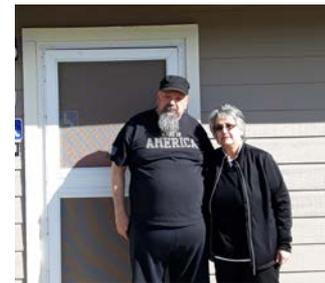
**West Beamer Place
Dedication**



**CHiPs for Kids Toy Drive and
Distribution
468 Toys Distributed**



**Davis Migrant Center Open
for Camp Fire Families**



Looking Forward to 2019

Highlights of Upcoming and Continuing Projects:

- **IGT House** - partnership with County Probation and Public Defender. Working with partners to expand opportunities.
- **Davis New Pathways** - Continuing partnership with Sutter Health, City of Davis and Davis Community Meals.
- **Inter-governmental Agreement for Housing/CD Services** - continuing to provide technical programming and grants management to Davis, County of Yolo, Winters.
- Working through details on reuse plan and rehabilitation for **Pacifico**.
- **Phase II ADA Improvements to El Rio Villas** - bidding anticipated March 2019
- Development of **6 home buyer opportunities for low income farmworkers** in Esparto
- Expanding additional housing opportunities to homeless through No Place Like Home collaboration through **Project Based Vouchers**
- **Partnership with Mercy Housing** to develop permanent supportive housing project in West Sacramento
- Continuing to work through feasibility and details of potential **Rental Assistance Demonstration (RAD)** program for Low Rent Public Housing program units.

YCH - Building Community



Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 19-13 Item No. 11, of the Yolo County Housing meeting of February 20, 2019.

MOTION: Sandy. SECOND: Lansburgh. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

11. Review and Approve the Minutes of January 23, 2019

Approved the minutes of January 23, 2019 on Consent.

Yolo County Housing Yolo County, California

January 23, 2019

MINUTES

The Yolo County Housing met on the 23rd day of January, 2019, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 3:00 p.m.

Present: Will Arnold; Richard Lansburgh; Pierre Neu; Babs Sandeen; Gary Sandy; Karen Vanderford

Staff Present: Lisa Baker, CEO
Hope Welton, Agency Counsel
Janis Holt, General Director
Julie Dachtler, Clerk

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 19-01: Approved agenda as submitted with the removal of Agenda Item No. 13, which was moved to the February meeting.

MOTION: Sandeen. SECOND: Sandy. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

ANNOUNCEMENT

4. Swearing in of New Commissioners

The Clerk swore in new Commissioners Richard Lansburgh, Babs Sandeen and Gary Sandy.

REGULAR AGENDA

5. Election of Officers

Minute Order No. 19-02: Elected Will Arnold as Chair for 2019.

MOTION: Neu. SECOND: Lansburgh. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

Minute Order No. 19-03: Elected Gary Sandy as Vice-Chair for 2019.

MOTION: Lansburgh. SECOND: Sandeen. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

6. Review and Approve By-Laws for the Housing Authority of the County of Yolo (Baker, Welton)

Minute Order No. 19-04: Approved recommended action noting that terms for commissioners will be determined at the next meeting of February 20, 2019.

MOTION: Neu. SECOND: Lansburgh. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

CONSENT AGENDA

Minute Order No. 19-05: Approved Consent Agenda Item Nos. 7-12, except for Agenda Item No. 12, which was moved to the Regular Agenda.

MOTION: Sandy. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

7. Review and Approve the Minutes of December 12, 2018

Approved the minutes of December 12, 2018 on Consent.

8. Review and Approve Administrative Plan Policy Revisions for the Administration of HUD Awarded Targeted 811 Mainstream Vouchers (Holt, Jimenez-Perez)

Approved recommended action on Consent.

9. Review and Approve Proposed Administrative Plan Policy Revisions for the Administration of HUD Awarded Family Unification Vouchers (Holt, Jimenez-Perez)

Approved recommended action on Consent.

10. Review and Ratify the Selection and Dedication of a Total of Eighty (80) Project Based Vouchers to Two New Construction and One Rehabilitation Project (Holt, Jimenez-Perez)

Approved recommended action on Consent.

11. Review, Approve and Authorize the Write-Off of Quarterly Uncollectible Debt in Accordance with the Adopted Accounts Receivable Charge Off Policy (Holt, Dogias, Gillette)

Approved recommended action on Consent.

12. Receive and File Correspondence from NAMI Yolo Regarding Recent Davis Community Meeting

Received and filed correspondence from NAMI Yolo regarding recent Davis Community Meeting.

PRESENTATIONS

13. Presentation: YCH Year in Review, 2018

Agenda Item No. 13 was continued to the next meeting in February.

REGULAR AGENDA

14. Review and Approve Proposed Meeting Calendar for 2019 (Baker)

Minute Order No. 19-06: Approved the following Meeting Schedule for 2019, the third Wednesday of the month at 3:00 p.m.:

February 20, 2019

March 20, 2019

April 17, 2019

May 22, 2019

June 19, 2019

July 24, 2019

August 14, 2019

September 18, 2019

October 23, 2019

November - No Meeting

December 18, 2019

MOTION: Sandeen. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

15. Receive Information on Potential Impacts from the Current Federal Government Shutdown (Gillette, Baker)

Received information on potential impacts from the current Federal Government Shutdown from CEO Lisa Baker.

16. Receive and File the Financial Report for the Quarter Ended September 30, 2018 and Consider Creation of an Ad-Hoc Subcommittee to Address Future PERS Pension Obligations (Gillette, Baker)

Minute Order No. 19-07: Approved recommended action and appointed Commissioners Arnold and Neu to serve on the ad hoc subcommittee to address future PERS Pension Obligations.

MOTION: Vanderford. SECOND: Sandy. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

17. Review Rental Assistance Demonstration (RAD) Status Update, Review and Approve RAD Consultant Selection and Consider the Creation of an Ad-Hoc Subcommittee to Work with CEO to Develop and Negotiate Feasible RAD Plan with the Department of Housing and Urban Development (HUD) (Baker, Gillette)

Minute Order No. 19-08: Approved recommended actions 1 and 2.

MOTION: Lansburgh. SECOND: Sandy. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

Minute Order No. 19-09: Approved recommended action 3 with appointments of Commissioners Lansburgh and Sandy to the Ad-Hoc Subcommittee RAD Plan.

MOTION: Sandeen. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

18. Review Current Status of IT Support Structure and Provide Guidance on Conceptual Direction for IT Services (Baker, Gillette)

Reviewed current status of IT Support Structure and provided guidance on conceptual direction for IT Services.

19. Review and Approve Proposed Development Agreement with Mercy Housing California for Development of Permanent Supportive Housing in the City of West Sacramento (Baker)

Minute Order No. 19-10: Approved recommended action by **Agreement No. 19-01**.

MOTION: Neu. SECOND: Sandy. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

20. Review, Approve and Authorize the Opening of the Housing Choice Voucher Wait List by Direct Referral Only for Family Unification Program (FUP) and Mainstream Voucher Program

Minute Order No. 19-11: Approved recommended action.

MOTION: Sandeen. SECOND: Neu. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

21. Receive Verbal Report from CEO on Yolo County input on County's 2020 Strategic Plan

Received verbal report from CEO on Yolo County input on County's 2020 Strategic Plan.

22. Receive Comments from CEO

Received the following comments from CEO Lisa Baker:

- Internal operations theme this year is "The Year of Doing Differently"
- Orientation for new members at the next YCH meeting, including ideas for Strategic Planning
- Lack of housing/homelessness issues
- Climate change and what that means to residents and employees
- Campfire evacuee update and thanks to the Davis Community Partners and YIIN for their assistance to a Davis resident who lost everything in the fire
- Future of the Planning Committee Meetings, which involves services grants

- with the Federal Government
- Recent Madison flooding
- Winters water system citation

23. Receive Comments from Commissioners

Commissioner Arnold thanked his fellow Commissioners for electing him Chair this year and he is ready to serve.

CLOSED SESSION

Minute Order No. 19-12: Continued the Closed Session item to a future meeting.

MOTION: Neu. SECOND: Lansburgh. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford.

24. Conference with Legal Counsel - Existing Litigation
Pursuant to Government Code Section 54956.9 (d) (1)
Name of case: Reyes V Yolo Housing Authority
Yolo Superior Court Case No. CV17-1347

ADJOURNMENT

In memory of:

- Officer Natalie Corona of the Davis Police Department
- June Forbes, President of NAMI Yolo

Adjourned in memory of Officer Natalie Corona and June Forbes.

Next meeting is Wednesday, February 20, 2019 at 3:00 p.m.

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 19-13 Item No. 12, of the Yolo County Housing meeting of February 20, 2019.

MOTION: Sandy. SECOND: Lansburgh. AYES: Arnold, Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters.

12.

Review, Approve and Adopt Resolution of Proposed Changes to California Housing Workers Compensation Authority (CHWCA) Joint Powers Agreement (Holt, Jimenez-Perez)

Approved **Resolution No. 19-01** on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: February 20, 2019
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, CEO
PREPARED BY: Janis Holt, General Director

SUBJECT: REVIEW, APPROVE AND ADOPT THE AMENDED CALIFORNIA HOUSING WORKERS' COMPENSATION AUTHORITY (CHWCA) JOINT POWERS AGREEMENT.

RECOMMENDED ACTION:

That the Board of Commissioners:

- a) Review, approve and adopt the resolution amending the CHWCA Joint Powers Agreement, and;
- b) Authorize the CEO to execute.

BACKGROUND / DISCUSSION

On September 11, 1990, the YCH Board of Commissioners authorized the Executive Director to execute a Joint Powers Authority Agreement, relative to the California Housing Workers' Compensation Authority (CHWCA), to participate in a pooled Workers' Compensation insurance program. CHWCA came into existence when three housing authorities obtained their Board approval in August 1990 to become the first statewide Workers' Compensation self-insurance pool for Public Housing Authorities (PHA) in the United States. CHWCA established self-insurance reserve funds, and jointly purchased excess insurance, risk management and administrative services. YCH officially started in CHWCA on January 1, 1991. Since the original adoption of the Joint Powers Agreement, there have been two revisions approved for adoption by the Housing Commission in 1999 and again in 2005.

At the CHWCA Executive Committee meeting held November 15, 2018, proposed changes were reviewed to CHWCA's governing documents, including the Bylaws, the Financial Stability Plan, the Underwriting Guidelines and the Joint Powers Agreement. Changes recommended to the JPA requires approval of two-thirds of the CHWCA Members, acting through their governing bodies.

The proposed changes to the Agreement are as follows:

- Article 1: Update language to capture the technical differences in the terms “reinsurance” and “excess insurance”; and
- Article 6: Clarify intent as to discontinuing business if a meeting quorum is lost; and;
- Article 9: Replace the self-insurance term “contribution” for the insurance term “premium”; and
- Article 13: Clarify intent in the liability and indemnification article and update a stale reference to a Government Code section.

For reference, staff has attached the CHWCA Executive Committee Meeting staff report and Joint Powers Agreement with track changes.

FISCAL IMPACT

No financial impact.

CONCLUSION

Staff recommends that the Board of Commissioners adopt the resolution and authorize the CEO to execute.

Attachments: Resolution
CHWCA Executive Committee Meeting Staff Report, 11/15/2018

FILED

FEB 28 2019

YOLO COUNTY HOUSING
RESOLUTION NO. 19- 01

BY Julie Racht
DEPUTY CLERK OF THE BOARD

RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF YOLO APPROVING AMENDED JOINT POWERS AGREEMENT CREATING THE CALIFORNIA HOUSING WORKERS' COMPENSATION AUTHORITY (CHWCA)

WHEREAS, the Housing Authority of the County of Yolo ("YCH") is a member of the California Housing Workers' Compensation Authority (CHWCA), a joint powers authority created pursuant to California Government Code Section 6500 et seq. for the purposes of providing workers compensation insurance for its members through joint pooling of self-insured claims or losses as permitted pursuant to California Government Code Section 990.4 and 990.8;

WHEREAS, pursuant to Article 16 of the Joint Powers Agreement (Agreement), the Agreement may be amended by a vote of two-thirds of the Members, acting through their governing bodies;

WHEREAS, at a regular meeting of the CHWCA Executive Committee on November 15, 2018, the Executive Committee approved the circulation to the CHWCA members of certain clarifying revisions to the Agreement;

WHEREAS, if two thirds of the CHWCA members, through their governing bodies approve the Amended Agreement, the CHWCA Board will confirm approval of the Amended Agreement at its annual meeting held in May 2019; and

WHEREAS, YCH has reviewed the proposed Amended Joint Powers Agreement and confirms that the revisions are appropriate;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND DECLARED by the Board of Commissioners of the Housing Authority of the County of Yolo, as follows:

The Board of Commissioners hereby approves the Amended Joint Powers Agreement Creating the California Housing Workers' Compensation Authority (CHWCA), attached hereto as Exhibit "A."

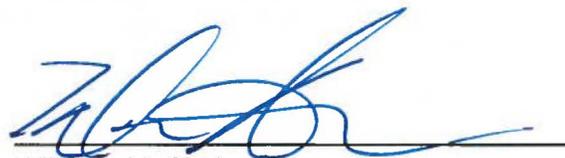
PASSED, ADOPTED AND APPROVED this 20th day of February 2019 by the following vote:

AYES: **Lansburgh, Neu, Sandeen, Sandy, Vanderford, Walters, Arnold.**

NOES: **None.**

ABSTAIN: **None.**

ABSENT: **None.**



Will Arnold, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By Hope P. Welton
Hope Welton, Agency Counsel

Attest:

Julie Dachtler, Agency Clerk
Housing Commission of the
Housing Authority of the County of Yolo

By Julie Dachtler



**CALIFORNIA HOUSING WORKERS' COMPENSATION AUTHORITY
EXECUTIVE COMMITTEE MEETING**

November 15, 2018

Agenda Item 9.A.

JPA ADMINISTRATION

SUBJECT: Review of the CHWCA JPA Agreement – Ric Burwell, Executive Director

ISSUE:

At its August 2018 meeting, the Executive Committee approved updated Underwriting Guidelines. While this action was initiated largely to meet a requirement for triennial *Accreditation with Excellence* by California Association of Joint Powers Authorities (CAJPA), the Committee agreed with staff's suggested undertaking of a more comprehensive review of the JPA's governing documents. Accordingly, staff and counsel reviewed CHWCA's Joint Powers Agreement, Bylaws, Financial Stability Plan and Underwriting Guidelines and jointly bring forward proposed updates at this time.

Since the governing body's approval process varies throughout the documents, they are being brought forward as separate action items in this agenda.

EXECUTIVE DIRECTOR'S COMMENTS AND OBSERVATIONS:

A thorough review of an agency's governing documents is not a glamorous job, but I strongly believe in its importance. Documents can become stale and sometimes even noncompliant with current laws and regulations. More commonly, amendments or updates to one document do not automatically get replicated in its companions.

Occasionally, the tone and temperament of the agency itself can change over time. Its governing documents, while seeking to preserve its core values, should also reflect the evolution of those values.

With that in mind, below are the objectives staff sought to achieve in this review:

The documents should define, shape and uphold over time the core values and strategic goals of the organization. Simultaneously, they should allow for institutional changes to come about in a reasonable and intentional manner.

The documents should allow and encourage effective, timely and responsive operations of the organization's business, in CHWCA's case, by clear and broad delegation to its Executive Committee.

The documents should be kept congruent with one another.

Language should be clear, concise and direct. Language should be contemporary, inclusive and gender-neutral. As much as possible, language should be unburdened by jargon or overly bureaucratic usage.

**CALIFORNIA HOUSING WORKERS' COMPENSATION AUTHORITY
EXECUTIVE COMMITTEE MEETING**

November 15, 2018

Agenda Item 9.A.

Page 2

In particular, language should reflect that CHWCA is not an insurer, but rather a shared-risk pooling of resources and efforts. CHWCA's member agencies are just that: members. They are not just customers; they are also owners and are jointly responsible and accountable to one another. In that sense, the member agencies do not pay *premiums* to a for-profit company; they make *contributions* to their own mutual protection and welfare. This specific distinction in usage – which generated many of the proposed edits – is practical as well as philosophical or symbolic. Many risk-sharing pools seek to remove terminology that closely mirrors insurance, favoring instead language based on the JPA's legal status as a government agency. Under many circumstances, it is more favorable to the JPA that its Memoranda of Coverage and other key documents be interpreted as contracts among equals, not as insurance policies.

I am pleased to report back to the EC that I found CHWCA's governing documents to be robust, well-crafted and closely aligned to the objectives outlined above.

BACKGROUND AND HISTORY:

CHWCA's Joint Powers Agreement was most recently updated in 2005.

The proposed changes to the Agreement are shown in redline format. One proposed change is a revision of the requirement to maintain a quorum throughout the course of a meeting. The other substantive change is to update replace "premium(s)" with "contributions(s)" throughout the document.

Amendment of the JPA Agreement requires a two-thirds approval by the member agencies, acting through their governing bodies.

STAFF RECOMMENDATION:

Staff recommends the Executive Committee recommend to the Board approval of attached updates to the Joint Powers Authority Agreement.

REFERENCE MATERIALS ATTACHED:

A. Draft JPA Agreement Draft (In redline)

**JOINT POWERS AGREEMENT CREATING THE
CALIFORNIA HOUSING WORKERS' COMPENSATION AUTHORITY
(CHWCA)**

This Agreement is executed in the State of California by and among those public housing authorities, housing authorities and redevelopment agencies, or housing commissions, organized and existing under the Constitution of the State of California, which are parties signatory to this Agreement. All such agencies hereinafter called Members, shall be listed in Exhibit A, which shall be attached hereto and made a part hereof.

RECITALS

WHEREAS, Article 1, Chapter 5, Division 7, Title 1 of the California Government Code (§ 6500 et seq.) permits two or more public agencies by Agreement to exercise jointly powers common to the contracting parties; and

WHEREAS, Article 16, § 6 of the California Constitution provides that insurance pooling arrangements under joint exercise of power agreements shall not be considered the giving or lending of credit as prohibited therein; and

WHEREAS, California Government Code § 990.4 provides that a local public entity may self-insure, purchase insurance through an authorized carrier, or purchase insurance through a broker, or any combination of these; and

—WHEREAS, pursuant to California Government Code § 990.6, the cost of insurance provided by a local public entity is a proper charge against the local public entity; and

WHEREAS, California Government Code § 990.8 provides that two or more local entities may, by a joint powers Agreement, provide insurance for any purpose by any one or more of the methods specified in Government Code § 990.4 and such joint pooling of self-insured claims or losses is not considered insurance nor subject to regulation under the Insurance Code; and

WHEREAS, the Member executing this Agreement desires to join with other Members for the purpose of jointly funding a program of workers' compensation coverage;

NOW THEREFORE, the parties agree as follows:

ARTICLE I
PURPOSES

This Agreement is entered into by the Members in order that they may jointly develop and fund a self-insurance program for workers' compensation and employers' liability, which provides for the pooling of self-insured claims or losses among the members. Such program may include, but shall not be limited to: the creation of a joint self-insurance fund, the purchase of reinsurance, and/or excess insurance coverage, and the provision of necessary administrative services. Such administrative services may include, but shall not be limited to: risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjusting, and legal defense services.

ARTICLE 2
PARTIES TO AGREEMENT

A. Each Member as a party to this Agreement, certifies that it intends to and does contract with all other Members as parties to this Agreement and with such other public housing authorities as may later be added as parties to this Agreement pursuant to provisions in the Bylaws. Each Member also certifies that the removal of any party from this Agreement pursuant to Section P of the Bylaws shall not affect this Agreement or the Member's obligations hereunder.

B. A Member may contract on behalf of and provide coverage to any additional entity from the time that the Member provides the Authority written notice of the named inclusion of such entity and the additional entity is approved by a majority of the Executive Committee. Such additional entities shall not be considered a separate party to this Agreement, shall not affect the Member's representation on the Board of Directors, and shall be part of and represented by the Member for all purposes under this Agreement.

ARTICLE 3
TERM

This Agreement shall become effective when executed and returned to this Authority by at least three Members. The Authority shall promptly notify all Members in writing of such effective date. This Agreement shall continue in effect until terminated as provided herein and in the Bylaws.

ARTICLE 4
CREATION OF THE AUTHORITY

Pursuant to the joint powers law, there is hereby created a public entity separate and apart from the parties hereto, to be known as the California Housing Workers' Compensation Authority, with such powers as are hereinafter set forth.

ARTICLE 5
POWERS OF THE AUTHORITY

The Authority shall have all of the powers common to public housing authorities in California and all additional powers set forth in the joint powers law, and is hereby authorized to do all acts necessary for the exercise of said powers. Such powers include, but are not limited to, the following:

- (a) To make and enter into contracts.
- (b) To incur debts, liabilities, and obligations.
- (c) To acquire, hold, or dispose of property, contributions and donations of property, funds, services, and other forms of assistance from persons, firms, corporations, and government entities.
- (d) To sue and be sued in its own name, and to settle any claim against it.
- (e) To receive and use contributions and advances from Members as provided in Government Code § 6504, including contributions or advances of personnel, equipment, or property.
- (f) To invest any money in its treasury that is not required for its immediate necessities, pursuant to Government Code § 6509.5
- (g) To carry out all provisions of this Agreement.

Said powers shall be exercised pursuant to the terms hereof and in the manner provided by law.

ARTICLE 6
BOARD OF DIRECTORS

The Authority shall be governed by the Board of Directors, composed of one representative from each Member. The Board representative shall be the Executive Director or his or her designee. Each Member Executive Director shall also appoint an alternate representative who shall have the authority to attend, participate in, and vote at any meeting of the Board when the representative is absent. The representative and alternate shall be an official or staff person of the Member, and upon termination of

office or employment with the Member, shall automatically terminate membership or alternate membership on the Board.

Any vacancy in a representative or alternate representative position shall be filled by the appointing Member's Executive Director, subject to the provisions of this Section.

A majority of the membership of the Board shall constitute a quorum for the transaction of business. Each member of the Board shall have one vote. Except as otherwise provided in the Bylaws or any other duly executed agreement of the Members, action of the Board shall require the affirmative vote of a majority of the Members present and voting.

~~At any meeting at which a quorum no longer present, the Board may not continue to transact business take action on any item of business, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that each action is approved by at least a majority of the number required to constitute a quorum.~~

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ARTICLE 7 POWERS OF BOARD OF DIRECTORS

The Board of Directors shall have the following powers and functions:

1. The Board shall exercise all powers and conduct all business of the Authority, either directly or by delegation to other bodies or persons unless otherwise prohibited by these Bylaws, or any other duly executed agreement of the Members or by law.
2. The Board shall elect an Executive Committee, as provided in Section D of the Bylaws. The Board may delegate to the Executive Committee and the Executive Committee may discharge any powers or duties of the Board.
3. The Board shall have such other powers and duties as are reasonably necessary to carry out the purposes of the Authority.

ARTICLE 8 MINIMUM PARTICIPATION PERIOD

The Member shall participate in the Authority's coverage program for a minimum period of three years. During the initial three year period, this Agreement may be terminated only by the Authority in accordance with the provisions of Section Q of the Bylaws. The minimum three year period shall begin the first date of coverage and expire at the end of three consecutive years.

ARTICLE 9

PREMIUM CONTRIBUTION ASSESSMENTS

If aggregate premium contributions are insufficient to pay losses and administrative expenses for a fiscal year, the Executive Committee may assess and collect premium contribution assessments, in addition to premium contributions, pursuant to Bylaw sections ~~I.2.e (1) and/or (2)~~J. 2. c and in accordance with ~~Resolution 2003-03~~ the Financial Stability Plan.

The Member's share of any premium contribution assessment shall bear the same relation to the total premium contribution assessments charged all members as the Member's premium contribution bears to the aggregate premium contributions collected from all Members during that fiscal year.

Any premium contribution assessment shall be due and payable at such time and in such manner as the Executive Committee determines.

The voluntary withdrawal or involuntary expulsion of the Member from the Authority shall not discharge or affect the Member's obligation to pay premium contribution assessments for all coverage periods in which the Member participated.

ARTICLE 10

BYLAWS

A. The Authority shall be governed pursuant to the Bylaws, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference, and by such amendments to the Bylaws as may from time to time be adopted. Wherever in this Agreement "Bylaws" are referred to, said Bylaws shall be those set forth in Exhibit B, as may be amended. Each party to this agreement agrees to comply with and be bound by the provisions of said Bylaws and further agrees that the Authority shall be operated pursuant to the Agreement and said Bylaws.

B. The Bylaws may be amended by two-thirds (2/3) vote of the members of the Executive Committee.

ARTICLE 11

DISPOSITION OF PROPERTY AND FUNDS

A. In the event of the dissolution of the Authority, the complete recession, or other final termination of this Agreement by all public housing authorities then parties hereto, any property interest or surplus that is remaining in the Authority following a discharge of all obligations shall be disposed of as provided for by the Bylaws.

B. "Obligations", as referred to herein, shall include, but are not limited to, all payments required by law, together with all reserves established for the purpose of paying workers' compensation claims and related claim costs, together with any other legal obligations incurred by the Authority pursuant to this Agreement.

C. In the event a Member withdraws from or terminates membership in this Agreement, that Members' interest in the property and funds of the Authority shall be determined as set forth in the Bylaws.

ARTICLE 12 SEVERABILITY

Should any portion, term, condition or provision of this Agreement be decided by a court of competent jurisdiction to be illegal or in conflict with any laws of the State of California, or be otherwise rendered unenforceable or ineffectual, the validity of the remaining portions, terms, conditions and provisions shall not be affected thereby.

ARTICLE 13 LIABILITY AND INDEMNIFICATION

A. Pursuant to the provisions of Section 895, et seq. of the California Government Code, each member (the indemnitor) hereto agrees to defend, indemnify, and hold harmless each other member (the indemnitees) from any liability, claim, or judgment for injury or damages caused by a negligent or wrongful act or omission of an agent, officer and/or employee of a member—the indemnitor—which occurs or arises out of performance of this Agreement, provided that, pursuant to Government Code Section 6512.2, Section 895.2 is specifically not applicable to the Members for purposes of this Agreement.

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Comment section.

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B. The tort liability of the Authority, all members of the Board of Directors or Executive Committee appointed thereby, and all officers and employees of the Authority, shall be controlled by the provisions of Division 3.6 of Title I of the California Government Code.

C. The Authority may insure itself to the extent deemed necessary by the Board of Directors against loss, liability, and claims arising out of or connected with this Agreement.

D. The debts, liabilities, and obligations of the Authority do not constitute the debts, liabilities, and/or obligations of any Member.

ARTICLE 14 ENFORCEMENT

The Authority is hereby given the power to enforce this Agreement. In the event suit is brought under this Agreement, the prevailing party shall pay all costs incurred in bringing such action, including reasonable attorney's fees as fixed by the court.

ARTICLE 15

NOTICES

The Authority shall address notices, billings, and other communications to a Member as directed by the Member. Each Member shall provide the Authority with the address to which communications are to be sent. Members shall address notices and other communications to the Authority to the Program Administrator of the Authority at the office address of the Authority as set forth in the Bylaws.

ARTICLE 16

AMENDMENT

This Agreement may be amended at any time by vote of two-thirds of the Members, acting through their governing bodies.

ARTICLE 17

EFFECTIVE DATE OF AMENDMENTS

Any amendment of this Agreement shall become effective upon the Authority receiving notice of the approval of any Amended Agreement by the governing bodies of two-thirds of the Members.

ARTICLE 18

PROHIBITION AGAINST ASSIGNMENT

No Member may assign any right, claim, or interest it may have under this Agreement, and no creditor, assignee, or third party beneficiary of any public housing authorities shall have any right, claim or title to any part, share, interest, fund, premium contribution, or asset of the Authority.

ARTICLE 19

FILING WITH SECRETARY OF STATE

The Program Administrator of the Authority shall file a notice of this Agreement with the office of California Secretary of State within 30 days of its effective date, as required by Government Code § 6503.5 and within 70 days of its effective date as required as required by Government Code § 54051 53051.

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Comment
reference

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IN WITNESS WHEREOF, the undersigned party hereto has executed this Agreement on the date indicated below:

Dated: _____

PUBLIC HOUSING AUTHORITY

By: _____

(Type Name)

(Housing Authority)

EXHIBIT A

CHWCA MEMBERS

**ALAMEDA CITY HOUSING AUTHORITY
ALAMEDA COUNTY HOUSING AUTHORITY
BENICIA CITY HOUSING AUTHORITY
BUTTE COUNTY HOUSING AUTHORITY
CONTRA COSTA COUNTY HOUSING AUTHORITY
EUREKA CITY/HUMBOLDT COUNTY HOUSING AUTHORITY
FRESNO HOUSING AUTHORITY
KERN COUNTY HOUSING AUTHORITY
KINGS COUNTY HOUSING AUTHORITY
MADERA CITY HOUSING AUTHORITY
MARIN COUNTY HOUSING AUTHORITY
MENDOCINO COUNTY COMMUNITY DEVELOPMENT COMMISSION
MERCED COUNTY HOUSING AUTHORITY
MONTEREY COUNTY HOUSING AUTHORITY
PASO ROBLES CITY HOUSING AUTHORITY
PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
RIVERBANK CITY HOUSING AUTHORITY
RIVERSIDE COUNTY HOUSING AUTHORITY
SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
SAN BERNARDINO COUNTY HOUSING AUTHORITY
SAN DIEGO HOUSING COMMISSION
SAN JOAQUIN COUNTY HOUSING AUTHORITY
SAN LUIS OBISPO CITY HOUSING AUTHORITY
SAN MATEO COUNTY HOUSING AUTHORITY
SANTA BARBARA CITY HOUSING AUTHORITY
SANTA CLARA COUNTY HOUSING AUTHORITY
STANISLAUS COUNTY HOUSING AUTHORITY
SUTTER COUNTY HOUSING AUTHORITY
TULARE COUNTY HOUSING AUTHORITY
UPLAND CITY HOUSING AUTHORITY
VENTURA AREA HOUSING AUTHORITY
WASCO CITY HOUSING AUTHORITY
YOLO COUNTY HOUSING AUTHORITY**

Yolo County Housing
Yolo County, California

Meeting Date: February 20, 2019

To: County Counsel ✓
Yolo County Housing ✓

13.

Provide Guidance on Conceptual Direction for New Member Orientation and future Strategic Planning (Baker)

Provided Guidance on Conceptual Direction for New Member Orientation and future Strategic Planning.



Yolo County Housing

147 W. Main Street Woodland: (530) 662-5428
WOODLAND, CA 95695 Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: February 20, 2019

TO: YCH Board of Commissioners

FROM: Lisa A. Baker, CEO

SUBJECT: Provide Guidance on Conceptual Direction for New Member Orientation and future Strategic Planning

RECOMMENDED ACTION:

That the Board of Commissioners provide guidance to staff on direction for New Member Orientation and on future strategic planning session

BACKGROUND/DISCUSSION:

INTRODUCTION

Given that the Board has transitioned to independent status, and the agency has several new board members, it is a good time to consider providing orientation to the Board including a high level discussion of the mission, structure and operations of YCH. That can then be followed with more strategic discussion of opportunities and threats facing Yolo County Housing (YCH) and priorities for the coming years.

ORIENTATION

As part of its standard orientation, YCH provides a short informational and enrollment package to Commissioners, including an overview of investment and operations of the agency, partners, funders, existing boards and commissions that it serves on. You will also receive a dropbox upload of existing policies of the organization, as well as an Annual Year in Review and a mid-year look at accomplishments presentation.

Because we have a new Board, we have a unique opportunity to craft our approach to Board orientation. Staff is seeking guidance on what would be most useful to new and to returning members:

- Was the **initial overview packet** effective? What did you like best? What else could we have included?
- Is a USB drive with **policies** and including policy citations in staff reports to ensure that things are being done in conformance with Board adopted policies sufficient, or would Commissioners also want to receive an overview of those policies or another form of presentation?
- Would Commissioners prefer to have **program orientation** embedded in staff reports, at least for the first year, or would it be good to have a short (!) presentation on programs - either 1 or 2 at each meeting over time or all at once? - this could be done in conjunction with the Budget and the Mid-Year Budget Reallocation, for example, which would tie an understanding of programs to the funding decisions the Board would be making.
- Are there other orientation items that need to be considered?

STRATEGIC PLANNING

YCH's last long term strategic plan was done in 2008. As of 2018, YCH has completed the work items within that Plan. With the transition of governance, it is time to develop a new strategic plan. Prior to longer term strategic planning, the following short term planning and regular operations planning opportunities include:

- Agency Annual Plan adoption in March pertaining to the Voucher and Public Housing programs
- Mid Year Budget Reallocation process in March or April
- 2019 - 2020 Budget Adoption process in June

Staff suggests that these planning and budget items can be integrated with orientation sessions where possible. For example, a high level overview of Agency financing and program operations can be presented prior to item consideration.

If moving forward with this approach, the Board could consider moving into longer term strategic planning with the beginning of the new fiscal year.

Some items for consideration:

- How does the Board envision working on strategic planning? Options could include setting a special meeting, holding it at the time of a regular meeting or working on one (1) item at a time through the course of regular meetings.
- Are there other strategic planning concerns, such as logistical items, that need to be considered?

FISCAL IMPACT:

There is no fiscal impact at this time.

CONCLUSION:

That the Board of Commissioners provide guidance to staff on orientation and strategic planning needs.

Yolo County Housing
Yolo County, California

Meeting Date: February 20, 2019

To: County Counsel ✓
Yolo County Housing ✓

15.

Receive Comments from CEO

Received the following comments from CEO Lisa Baker:

- Permanent housing found for Camp Fire family
- Update on the Pacifico Project in Davis

enterprise

YOLO COUNTY NEWS

Local News

City Council pledges to make changes at Pacifico

By Anne Ternus-Bellamy

Oak Shade residents turned out en masse to Tuesday's City Council meeting to plead with the council to do something about issues related to the city-owned Pacifico affordable housing complex in South Davis.

One after another, neighbors of the complex at 1752 Drew Circle described drug use, property crime and both verbal and physical harassment of passersby on the Putah Creek bike path by Pacifico residents, and criticized management of the site by Yolo County Housing.

The complaints echoed those that have been made during previous City Council meetings, Yolo County Board of Supervisors meetings and a contentious community meeting in South Davis last month. But this time, following a lengthy public hearing, South Davis residents received the response they were seeking: assurances from the City Council that things will change.

"All of us realize there is a problem to address," said City Councilman Dan Carson.

He and council colleagues reported visiting the site in recent days and seeing for themselves many of the issues they've been hearing about.

"I went out there to visit yesterday afternoon," Carson said. "I saw a resident clearly high as a kite marching up and down the bike path... I can absolutely understand a family going through there with their kid being alarmed."

Mayor Brett Lee apologized to Pacifico neighbors for what they've been dealing with and said, "in fairness to the neighbors, we do need to hit reset and start with a clean slate."

What that reset and clean slate will look like remains to be seen, though Lee suggested limiting Pacifico to low-income seniors only and issuing a request for proposals for new management.

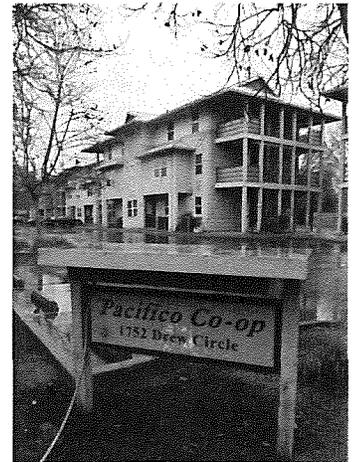
Also up in the air are future uses for the site proposed by Yolo County Housing.

Originally designed as a 112-bed cooperative housing development for students, Pacifico went into foreclosure and became public housing eight years ago. The complex has four buildings, only two of which are currently occupied by tenants; the other two are unoccupied due to the need for significant renovation and rehabilitation.

Yolo County Housing has submitted a conditional use permit application related to those two unoccupied buildings, proposing a 40-hour per week navigation center where local residents can be triaged, assessed and connected to mental health services, as well as a 16-bed residential treatment facility for adults with mental illness.

The need for such services in Davis became clear in an assessment conducted by the county in 2016 in order to secure state funds through the Mental Health Services Act.

Identified in that needs assessment was a desire for community-based navigation centers throughout the county where individuals can drop in to receive assistance for a variety of behavioral health services. In addition to providing connections to services, the centers would also serve as alternatives to urgent care for first responders who encounter individuals who may be in crisis but not considered a danger to themselves or others.



Yolo County Housing aims to use unoccupied buildings in the Pacifico Housing Cooperativew for a navigation center where local residents assessed for mental health services, and a 16-bed residential treatment facility for adults with mental illness. Fred Gladdis/Enterprise photo

The city of Davis was seen as particularly in need, as many residents here have to travel to Woodland or elsewhere for such help. The center would likely serve about a dozen people per week.

Residential treatment beds, meanwhile, have long been in short supply locally, with Davis residents who need them often having to travel to other counties or even other states, according to county officials. Such facilities serve adults with mental illness at risk for being placed in institutional settings or who are transitioning from institutional settings back into the community. In residential treatment they receive life skills training, help stabilizing medications and other services.

Under the proposal put forward by Yolo County Housing, the navigation center would be operated by CommuniCare Health Centers while the residential treatment program would be run by North Valley Behavioral Health.

That conditional use permit application was not up for discussion at Tuesday's council meeting, but what the council decides to do with Pacifico now could impact any future uses.

Lee, for one, said Tuesday he was excited by the prospect of Davis having within its city limits an inpatient facility with around-the-clock care for individuals in mental health crisis.

Councilman Will Arnold also referenced the CUP application, noting the city could take its time deciding how to move forward with that to ensure the city takes into account the needs of everybody, adding that the key question is, "How do we help folks escape the horrors that they may have been experiencing in their lives, how do we ensure that this is an actual escape from that, and how do we do so in a way that honors all of the folks that live in the area and are neighbors?"

"I really appreciate all of the concerns the neighbors have brought forward," said Mayor Pro Tem Gloria Partida. "I realize it is a very difficult situation people have been living in."

However, she added, "it's really important to provide a safe place to people who would otherwise be unhoused."

She suggested that rather than just limit Pacifico to low-income seniors, families also be allowed to stay.

"I also think it's unfortunate that we don't have spaces for single individuals who might be dislocated," Partida added, suggesting better management at Pacifico might alleviate some issues, "but the concerns presented here are so severe."

Just who will remain in Pacifico's 48 units and who will go, and what restrictions for occupants will be put in place, remains to be seen.

Staff will return to council with a report on improvements that have been made and could be made in the future as well as options for restricting placements there.

— *Reach Anne Ternus-Bellamy at aternus@davisenterprise.net. Follow her on Twitter at [@ATernusBellamy](https://twitter.com/ATernusBellamy).*

Read more:

Plans for Pacifico housing — and current issues — draw criticism from neighbors

As the deadly shooting of Davis police officer Natalie Corona unfolded in downtown Davis on Thursday evening, a handful of city and county officials were in the library at Montgomery Elementary School for a crowded, contentious community meeting about a mental-health treatment facility proposed for the Pacifico housing site in South Davis. Formerly a student ... Continue reading



More from Tuesday's meeting:

STAFF REPORT

DATE: February 19, 2019

TO: City Council

FROM: Lisa A. Baker, Yolo County Housing
Kelly Stachowicz, Assistant City Manager

SUBJECT: Pacifico Affordable Housing Property – 1752 Drew Circle

This report provides background information, as per Council request, on the Pacifico affordable housing development. The report does not address the Conditional Use Permit application that Yolo County has submitted for a residential treatment facility and a navigation center at the property. The Conditional Use Permit process is a separate and specific legislative process, and will come before the Planning Commission and City Council for public hearings and deliberation once the application review is complete.

Recommendation

Receive historical and background information on the Pacifico affordable property located at 1752 Drew Circle in south Davis.

Fiscal Impact

There is no impact to this staff report, other than staff time to prepare it.

Council Goal(s)

Ensure a safe, healthy and equitable community.

Background

Pacifico, located at 1752 Drew Circle, is currently owned by the City of Davis and operated by Yolo County Housing (YCH). The City and YCH have an agreement for management services and an agreement for the ultimate acquisition and rehabilitation of the property. This report serves as a general overview of the property and its history, given recent interest in the property. This report does not address Yolo County's recent Conditional Use Permit application for the property.

Pacifico was originally designed as a 112-bed cooperative housing development for students, and was the required affordable portion of the surrounding subdivision. The property has four buildings (A, B, C, and D) with both single and double rooms. All restroom facilities, kitchen facilities, and living room areas are shared. The restrooms are co-ed and are located on each floor, next to a small living room. The bottom floor of each building has a larger kitchen with multiple refrigerators and stoves. Currently, only two of the buildings house residents; the remaining two are unoccupied due to the need for significant renovation and rehabilitation.

The City of Davis has long had inclusionary housing policies that require developers to reserve a certain number or percentage of units as affordable for different income levels below the area median income. Developers can include units within the project they are building, set aside land within their larger subdivision for an all-affordable project, or some combination of both. The units built through this process count toward the City's required Regional Housing Needs Allocation (RHNA) numbers, a set number of units, including affordable units, that the State of California assigns to each city in the region via the Sacramento Area Council of Governments (SACOG). Because Pacifico's affordable beds have already been counted in the City's RHNA numbers, any change in the number or units or affordability of the project would require the City to replace those units elsewhere. A "covenant" is recorded as a deed restriction on the property to ensure the property remains affordable to low and very low incomes in perpetuity, as is standard with all affordable housing properties throughout the City.

Due to a variety of issues at that time (lack of interest by students in a cooperative set up, the physical layout of the property, etc.), the property experienced ongoing operational issues and increasing vacancies until it ultimately defaulted on its mortgage. The City, in order to retain the property's affordability, foreclosed on its note and acquired the property by buying out the first mortgage with First Northern Bank in 2010. The property closed escrow in early 2011, with the City as owner, thus ensuring that the property could keep its affordability requirements. At the time of foreclosure, the City reported continuing deterioration of the property, including: increased trash and debris in the project common area, areas of overgrown landscaping, broken windows, mildew, broken interior doors, fixtures and appliances dismantled for parts, a broken water pump system, and leaking pumps.

Post-acquisition, the City entered into a property management agreement with the California Center for Cooperative Development (CCCD) and a sub agreement with Yolo County Housing (YCH) for property maintenance. As part of the process, YCH assessed the property and found conditions necessary to address to improve housing quality. YCH made property improvements to the interior and to overall systems, including repair of the leaking water pump, floors and doors, as well as to the fire sprinkler and fire alarm system in order to bring building C and D into compliance with safety and habitability requirements. Buildings A and B, which still require repairs, were prepped for planned shutdown pending the acquisition and rehabilitation of the property by YCH in the future. YCH subsequently took over management operations from CCCD; at the time of asset management transfer, there were only 14 residents in the property (29% of 48 units in the two open buildings). Of those 14, only one resident claimed student status based on enrollment in an internet study course.

Since the foreclosure, vacancies have continued to decline. Pacifico achieved 83% occupancy of the 48 units in 2012 and full occupancy in 2015. The property has been performing at consistent occupancy since that date. Currently, there are four (4) vacancies at the site. YCH maintains a wait list for the units, with the exception of five (5) units that are master-leased to Yolo Community Care Continuum (YCCC) for their full service clients. YCCC provides support and case management to their clients, including any required drug testing and social supports. The property is currently self-sustaining and YCH maintains a reserve to address capital needs.

Because of City affordability requirements, property rents are affordable without subsidy to households of up to 60% of median income. In addition, the property pays all utilities, not by the tenant. Management also provides free internet access to residents, as well as providing cleaning and paper supplies to residents and regular common area cleaning done by a cleaning service. This makes living at Pacifico even more affordable to residents than just through affordable rent alone. As an example, a single person on Supplemental Security Income (SSI) can afford the small single rent at Pacifico without outside subsidy.

Pacifico is designated as a cooperative community. YCH works with residents on resident input and on shared light cleaning/maintenance, and residents also work to provide labor coordination. Once a quarter there are resident meetings designed to gain input from residents regarding ongoing operations, update residents on special events and services and engage in discussion around rules and chore issues that may need community resolution.

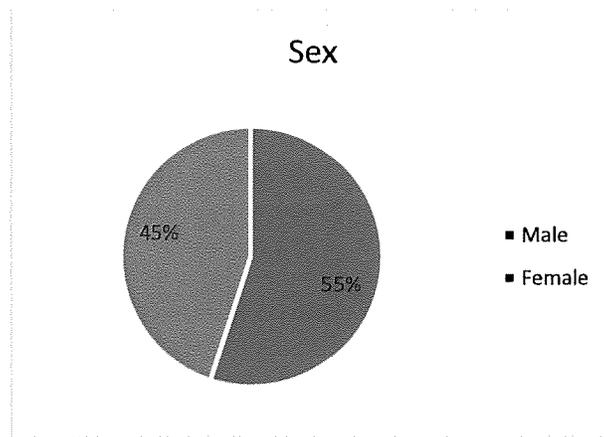
The property is managed by a part time property manager within the Real Estate Services division of YCH. A real estate services supervisor from YCH also provides management support to the property manager. In addition to the property manager and labor coordinators, YCH also has a live-in resident caretaker for after-hours issues. YCH provides full service maintenance to the site. Residents can call for emergency maintenance needs 24 hours a day, 7 days a week. Routine maintenance is available 5 days a week, 10 hours a day on an as-needed basis, based on priority in the Agency’s work order system. As noted earlier, a contracted cleaning agent also services the common areas on a regular schedule.

In addition to property management, cleaning, and maintenance, staff also coordinate with the City on joint items and has a good working relationship with the Davis Police Department. Davis Police Department officers have been out to Pacifico on several occasions to attend resident meetings and to provide presentations to residents on issues of interest - these have included how and when to call police, as well as meet and greet with local officers. Staff, in particular the real estate services supervisor, has worked to build a relationship around shared issues with the manager at the neighboring property, Sharps and Flats. Finally, YCH has installed a surveillance camera system at buildings C and D, which has drastically reduced vandalism coming from outside the property.

Resident Demographics and Requirements

Pacifico is a diverse community of residents. Demographics for the 44 current residents are as follows:

<u>Age (years)</u>	<u>Percent</u>	<u>Age Group</u>
18-34	31%	Millennials
35-50	26%	Gen X
51-69	39%	Baby Boomers
70-87	4%	Silent Generation

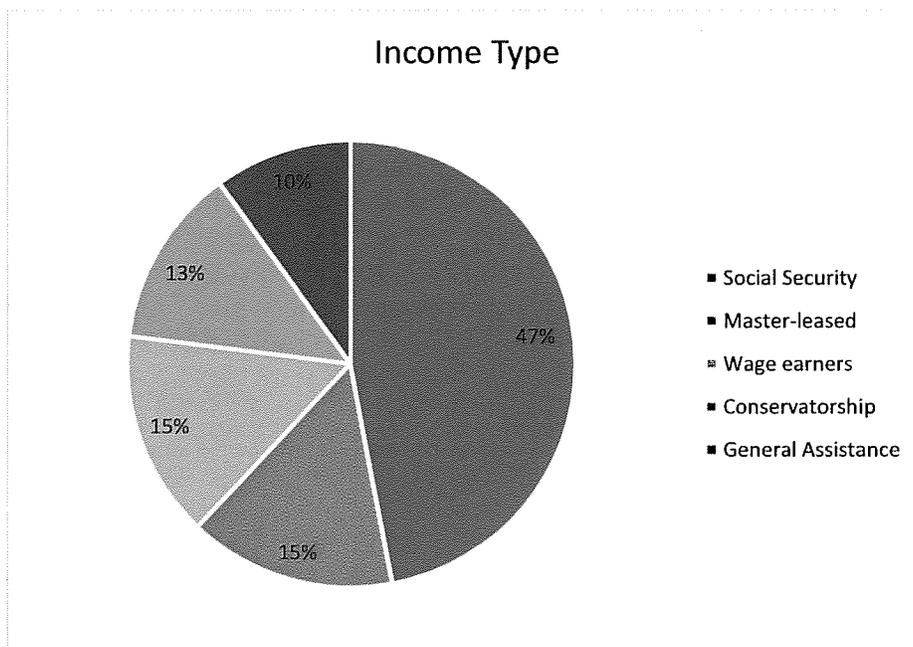


Additional Demographics:

Disabled residents: 34%

Students: 6%

The property is provided a high level of affordability. The average annual income is \$8,480. (30% of median income is \$17,500. Pacifico’s average tenant income averages just 15% of median income.)



Application, Income and Background Requirements

Although it is an affordable rental property, Pacifico is still residential rental property. As such, YCH requires that prospective tenants meet its suitability criteria, as well as affordability criteria. YCH abides by fair housing laws and obligations to ensure equal access to housing.

Below is a summary of major requirements and obligations associated with residency at the property - focusing on income, resident tenant history and credit/criminal history.

- Income Verification - Verification of income is required. Acceptable forms of verification are recent pay stubs, a recent bank statement or a W2 form if self-employed. If a student, a copy of the financial aid award letter, if the letter verifies income. One may also present tax returns (1st page of 1040) or, if the student was claimed on their parent's taxes and the student did not file a tax return last year, they must provide a written statement with explanation along with an additional form of verification of income. A household is not allowed to pay more 40% of its gross income towards rent. If an applicant is denied based on income, they will have the opportunity to acquire a guarantor for rent before a final denial is issued.
- Rental History - Pacifico requires rental verification for the prior three (3) years. Landlord references from previous and present landlords are required. Pacifico will take into consideration the following issues: evictions, number of lease violations, late payments and any monies due at time of move-out.
- Credit History - Management will run a credit check and check all available credit references (including any applicant who wishes to join an existing household within the cooperative community).
- Criminal/Illegal Activity - Management screens on the basis of convictions for violent criminal and/or drug related activity. Those applicants (household members age 18 years or older) who have been convicted for violent and/or drug related activity within three years of the application date will not be eligible. The applicant does have the opportunity to contest the denial on the following grounds: if the applicant is voluntarily and successfully participating in, or has successfully graduated from, a bona fide rehabilitation program and can provide proof of completion or successful participation from a caseworker, social worker, restorative justice program or similar representative. The property does not accept registered sex offenders regardless of time passed since conviction.

Comparison of Recent Calls for Service

Management works closely with Davis Police Department. All staff and residents at Pacifico are trained to call police to report incidents and staff routinely work with the police to use reporting as a way to either assist the clients to resolve issues or to use the information for lease violations and/or termination and eviction. Management relies on police reports, reports from residents or neighbors, and security footage in addressing resident issues.

With regard to complaints from neighbors, and excluding issues raised only recently at YCH and County initiated community meetings, YCH has received only two (2) complaints from neighbors between 2015 and 2018. Both complaints originated with management of Sharps and Flats. These complaints include 1 unauthorized pool use by a Pacifico tenant (tenant was counseled and behavior ended) and complaints about vandalism and broken windows allegedly caused by possible Pacifico residents. (Pacifico was also affected. YCH installed exterior security cameras to deter non-resident vandals - see section on Summary of Major Incidents below).

For comparison purposes, below is a point-in-time (December 2018) comparison of calls for three complexes with elderly and/or disabled and non-disabled residents in other locations within the City of Davis:

Pacifico (48 units): 5 calls: 1 possible warrant service, 1 lock-out, 1 subject stop, 1 police information, 1 extra patrol request

Cesar Chavez Plaza (53 units): 9 calls: 1 noise complaint, 1 mental evaluation request, 1 burglary, 1 welfare check, 1 extra patrol, 1 medical aid, 2 public contact, 1 suspicious person.

Eleanor Roosevelt Circle: (60 units): 15 calls: 2 harassment, 7 medical aid, 2 suspicious circumstance, 1 follow up, 2 police information, 1 public contact

Review of Calls for Service - All complexes 2017 - 2018

Below is an overview of calls for service over the period of October 2017 to October 2018 compared to other complexes in the area. It is important to note that not all calls result in arrest or warrant further investigation. Calls for incidents such as towing, vehicle repossession, audible alarms, suspicious persons, wellness check, extra patrol and medical aid are counted in total calls, but not in call details presented below. Most of the calls for service below represent situations that could be illegal, dangerous or destructive to property.

In summary, there were 560 calls for service within the time period at complexes in the vicinity of Pacifico and 101 calls at Pacifico for a total of 661 calls. In the analysis, we included the following developments:

- Allegre/Octave
- Avalon
- DaVinci
- Fox Glen
- Pacifico
- Sharps and Flats
- Sorrento
- Tanglewood I
- Tanglewood II

After excluding types of calls listed in the first paragraph in this section, here are the following statistics:

Incident Type	Total Number Non Pacifico	Total Pacifico	Totals
Noise/Party	43	2	45
Burglary	38	1	39
Petty Theft	24	-	24
Grand Theft	3	-	3
Vandalism	12	1	13

Fraud	6	-	6
Animal related	7	1	8
Family Disturbance	5	-	5
Auto Theft	4	-	4
Verbal Disturbance	9	6	15
Physical Disturbance	-	3	3
Battery	3	-	3
Mental Evaluation	3	1	4
Domestic Violence	2	1	3
Identity Theft	4	-	4
Non Injury Accident	3	-	3
Health and Safety - Drug or Drunk in Public	3	1	4
Assault or Great Bodily Harm	2	2	4
Suicide Attempt	1	-	1
Robbery	1	-	1
Rape	1	-	1
Child Abuse	2	-	2
Hit/Run (non-injury)	1	1	2
Small Fire	2	-	2
Structure Fire	2	-	2
Peeping	1	-	1
Dead Body	1	-	1
Harassment	1	3	4
Shots Fired	1	-	1
Totals:	185 (89%)	24 (11%)	209

Detailed Breakdown by Development

As with the chart, the more detailed breakdown below shows calls for service for situations that are potentially illegal, dangerous, or destructive to property. The percentage of calls that fall into this category, along with the total number of calls related to the size of the development, provide background on the environment at each location.

Avalon (52 units). Total calls 37. 56% of all calls to the property are represented by the call types listed below.

- 4 calls for vandalism
- 6 calls for noise/party
- 5 calls for burglary (residential or auto)
- 3 calls for petty theft
- 1 call for grand theft
- 1 call for verbal disturbance
- 1 auto theft

Fox Glen (36 units). Total calls 78. 26% of all calls are represented by the call types listed below.

- 5 calls for family disturbance
- 2 calls for auto theft
- 2 calls for vandalism
- 1 call for threat of great bodily harm
- 1 call for dead body
- 1 call for robbery
- 1 call for noise/party
- 1 call for child abuse - mandated reporter
- 1 call for Health and Safety/Drug
- 1 call for petty theft
- 1 mental health evaluation
- 1 call for burglary (auto or residential)

Sorrento (109 units). Total calls 47. 47% of all calls are represented by the call types below.

- 15 calls for noise/party
- 3 calls for burglary (auto or residential)
- 2 calls for fraud
- 1 for verbal disturbance
- 1 call regarding restraining order

Tanglewood I (Total for I and II is 216). Total calls 104. 21% of all calls are represented by call type below.

- 6 calls for petty theft
- 4 calls for burglary (auto or residential)
- 2 calls for noise/party
- 2 animal related calls
- 1 call for domestic violence
- 1 call for vandalism
- 1 call for assault
- 1 call for non-injury hit/run
- 1 call for non-injury accident
- 1 call for fraud
- 1 call for drunk in public
- 1 call for Health and Safety/Drug

Tanglewood II (see above). Total calls 36. 68% of all calls are represented by call type below

- 13 calls for burglary (auto or residential)
- 6 calls for noise/party

- 3 calls for petty theft
- 2 calls for non-injury accident
- 1 fraud

Allegre/Octave (152 units). Total calls 80. 54% of all calls are represented by call types below

- 16 calls for noise/party
- 6 calls for burglary (auto or residential)
- 4 calls for petty theft
- 3 calls for battery
- 3 animal related calls
- 2 calls for identity theft
- 2 calls for verbal disturbance
- 1 call for vandalism
- 1 call for domestic violence
- 1 for grand theft
- 1 for “peeping”
- 1 call for fraud
- 1 mental evaluation
- 1 for restraining order

DaVinci (51 units). Total calls 70. 27% of all calls are represented by call type below

- 7 calls for noise/party
- 4 for petty theft
- 2 burglary (auto or residential)
- 1 for harassment
- 1 for violation of court order
- 1 call for rape
- 1 auto theft
- 1 mental health evaluation
- 1 call for fraud

Sharps and Flats (132 units). Total calls 106. 32% of all calls are represented by call type below

- 8 for noise/party
- 4 for vandalism
- 4 for burglary (auto or residential)
- 3 for petty theft
- 3 for verbal disturbance
- 2 for structure fires
- 2 for identity theft
- 2 for small fire
- 2 animal related
- 1 for suicide attempt
- 1 for shots fired/heard
- 1 for grand theft
- 1 for child abuse - mandated reporter

Pacifico (48 units). Total calls 101. 24% of all calls are represented by call type below

- 6 calls for verbal disturbance
- 3 calls for harassment
- 3 calls for physical disturbance
- 2 calls for party/noise
- 2 calls for assault/threat of bodily harm
- 1 call for burglary
- 1 call for animal related
- 1 call for small fire
- 1 call for non-injury hit/run
- 1 call for mental evaluation
- 1 call for drunk in public
- 1 call for domestic violence
- 1 call for vandalism

Summary of Major Incidents

Although YCH runs a criminal background and income check, as with any individual, there is no guarantee that a tenant will not have future issues.

- *Nonpayment of Rent.* Where there are nonpayment of rent issues, YCH takes action to first work with the affected household, including service from its social services staff, and, if this fails, to move to end tenancy with the household up to and including eviction. Management has a proven track record of successful eviction or mutual agreement to termination of tenancy.
- *Violations of Property Rules.* Violations of rules that affect the property or another resident's peaceful enjoyment of the premises are also dealt with through the lease violation process. As with any community, there are issues that bring police and/or fire department to the property that do not always result in arrest or conviction. Below is a summary of major incidents at Pacifico that involve police or fire, have resulted in ambulance transport or arrest or where outside incidents have affected the property over the last few years. This also includes actions taken by YCH to correct the issues.

Summary of Major Incidents

- 2016 - A series of lease violations led to the eviction of two individuals, based on evidence of drug use and endangerment of staff and other residents. This eviction went to trial; YCH prevailed and was awarded possession of the unit and eviction of the tenants.
- 2016 – A resident collapsed outside while in police custody and passed away. A police investigation determined that the death was not a result of police action, but of a drug interaction/overdose by the deceased.
- 2017 - A resident who had been clean and sober was found deceased in a unit. It was later determined that the resident and another resident who was allegedly her boyfriend had engaged in consensual drug use. YCH contacted the alleged boyfriend, who agreed voluntarily and immediately to terminate his tenancy and move from Pacifico.
- 2017 – Non-resident vandalism to the property's dumpster resulted in a fire that caused major damage. YCH rebuilt the dumpster.
- 2017 - Series of internal vandalism affecting sinks, shower and sprinklers. YCH repaired damage, notified residents of the issue and discussed at resident meeting. Early 2018, YCH provided common hallway security cameras. Vandalism ceased.
- 2017- Non-resident vandals started throwing rocks and bottles from the bike path at the buildings, windows and landings on a nightly basis. Sharps and Flats informed Pacifico that they were experiencing the same issues. In addition, there were three (3) reported auto thefts at the property. In early 2018, YCH installed a camera system on exterior walls and landings for the two occupied buildings. Vandalism stopped both for YCH and Sharps and Flats. Auto theft ceased.

- 2018 - Small accidental fire in smoking area. Residents immediately extinguished the fire. Fire department was on scene to confirm. Management counseled residents on use of designated receptacles for proper disposal and cleaned up the area.
- 2018 - Private homeowner asked management to move the designated smoking area away from his property line. Management moved the area to another section of the property away from adjacent neighbors and from windows/doors at Pacifico.
- Late 2018 - Resident taken to hospital by ambulance due to health issues. No drugs or illegal activities involved.
- Late 2018 - Police called due to a resident allegedly using vulgar and abusive language toward other residents. The resident misrepresented themselves as a YCH employee to police. A subsequent investigation by YCH showed that the resident had misrepresented themselves to neighbors, other residents, vendors, as well as to the police. As a result, YCH gave a lease violation to the resident.
- January 2019 - Hospitalized resident passes away while in hospital due to illness. No drugs or illegal activities involved.

Reuse Plan for Pacifico and Current Work Projects in Progress

Prior to the end of Redevelopment in 2012, the City and YCH entered into an agreement for acquisition and redevelopment of the property to rehabilitate the two closed buildings and to alter the layout of the units to represent a more traditional layout. The original agreement called for the Redevelopment Housing Set Aside funds to fund the project. With the demise of Redevelopment in 2012, the project was not able to move forward.

Subsequent to that, YCH brought a concept forward to the City that involved City Trust Fund and a tax-exempt loan. Because the City had other commitments for the limited trust funds, this concept could not move forward either. In 2016, the City and YCH negotiated an updated Development Agreement for the parcel, but again, the City's other financial obligations and the lack of funding mean the proposal was not able to proceed. In 2018, the County approached the City regarding potential programming and YCH worked with the City to detail how such programming could work in concert with the existing Pacifico community as well as meet existing neighborhood needs. That process is still in progress at this time through a requested Conditional Use Permit (CUP).

In the meantime, YCH management is moving ahead with property improvements and maintenance, including a new exterior paint project and updated privacy fencing. Both of these are currently in the planning stages and YCH has met with contractors, selected proposed colors and held a meeting with residents regarding building color selection and process.

Other maintenance and improvements to date include:

- Health and safety repairs to interiors including flooring, kitchens and doors
- Routine and regular maintenance and extraordinary maintenance (includes annual fire extinguisher recharge, annual backflow prevention device testing, AC/heat filter replacement. Replacement of appliances on an as needed basis)
- Update and create community garden area, establish marked smoking and non-smoking areas
- Installation of security cameras for exteriors and common landings and halls;
- Rearrangement and reduction of excess bicycle racks
- Replacement of water pump
- Rebuild of trash enclosure post fire
- Security improvements include standard key rotation, replacement of all door locks, reduction of access between buildings (i.e. door keys work on the building in which you live, not all buildings)