

# YOLO COUNTY HOUSING

## AGENDA

### REGULAR MEETING

September 16, 2020

3:00 p.m.



**YOLO COUNTY HOUSING**  
HOUSING COMMISSION

WILL ARNOLD, CITY OF DAVIS  
RICHARD LANSBURGH, CITY OF WOODLAND  
PIERRE NEU, CITY OF WINTERS  
BEVERLY SANDEEN, CITY OF WEST SACRAMENTO  
GARY SANDY, COUNTY OF YOLO  
KAREN VANDERFORD, YCH  
JOE WALTERS, YCH

**NOTE: This meeting is being agendized to allow Board Members, staff and the public to participate in the meeting via teleconference, pursuant to the Governor's Executive Order N-29-20 (March 17, 2020), available at the following [link](#).**

**Teleconference Options to join Zoom meeting:  
By PC: <https://yolocounty.zoom.us/j/98323929030>**

**Meeting ID: 983 2392 9030**

**or**

**By Phone: (408) 638-0968**

**Meeting ID: 983 2392 9030**

**Executive Order N-29-20 authorizes local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference.**

**Further instructions on how to electronically participate and submit your public comments can be found in the PUBLIC PARTICIPATION note at the end of this agenda.**

SANDRA SIGRIST  
INTERIM CHIEF EXECUTIVE OFFICER

MEGAN STEDTFELD  
AGENCY COUNSEL

#### **CALL TO ORDER**

1. Pledge of Allegiance
2. Roll Call
3. Consider approval of the agenda
4. 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.

#### **CONSENT AGENDA**

5. Approve Minutes from August 26, 2020 meeting
6. Correspondence
7. Review and Approve a Resolution to Amend the Housing Choice Voucher Payment Standard, and authorize the Interim CEO to implement the new Payment Standards
8. Ratify Agreement Appointing Sandra Sigrist as the Yolo County Housing (YCH) Interim CEO
9. Review and Approve Proposed 2021 Commission Meeting Calendar

## REGULAR AGENDA

10. Receive COVID-19 Organizational Status Update presentation
11. Review and Accept informational article on Affordable Housing, and Receive Public Housing Overview presentation
12. Brief Interim CEO Update
13. Receive Comments from Commissioners
14. Long Range Planning Calendar

## CLOSED SESSION

15. Conference with Legal Counsel – Existing Litigation  
Pursuant to Government Code Section 54956.9(d)(1)  
Name of case: DOUGHERTY vs. YOLO COUNTY HOUSING, et al, (Yolo County Superior Court Case No. PO-19-1904)
16. Public Report of action taken in Closed Session.

## ADJOURNMENT

Next meeting is October 28, 2020 at 3:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted by September 11, 2020 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](http://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

### **PUBLIC PARTICIPATION INSTRUCTIONS:**

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, please do the following:

1. You are encouraged to participate in the Yolo County Housing meeting by going to <https://yolocounty.zoom.us/j/98323929030>, Meeting ID: 983 2392 9030 or phone in via 1-408-638-0968 Meeting ID: 983 2392 9030.
2. If you are joining the meeting via zoom and which to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

**Yolo County Housing**

**5.**

**Meeting Date:** 09/16/2020

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**Information**

**SUBJECT**

Approve Minutes from August 26, 2020 meeting

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**Attachments**

Att. A. August 26, 2020 Minutes

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**Form Review**

Form Started By: Julie Dachtler

Started On: 09/11/2020 01:49 PM

Final Approval Date: 09/11/2020

# Yolo County Housing Yolo County, California

August 26, 2020

## MINUTES

The Yolo County Housing met on the 26th day of August, 2020, via [teleconference](#) at 3:00 p.m. pursuant to the Governor's Executive Order N-29-20 (March 17, 2020), available at the following [link](#).

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

Absent: Will Arnold

Staff Present: Sandra Sigrist, Interim CEO  
Janis Holt, General Director  
Julie Dachtler, Clerk  
Megan Stedtfeld, Agency Counsel

### CALL TO ORDER

1. Pledge of Allegiance.
2. Roll Call
3. Consider approval of the agenda.

Minute Order No. 20-21: Approved agenda as submitted.

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

4. 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.

Lisa C. addressed the Yolo County Housing Commissioners during public comment.

## CONSENT AGENDA

Minute Order No. 20-22: Approved Consent Agenda Item Nos. 5-9.

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

5. Approve Minutes from the June 17, 2020 Yolo County Housing meeting and from the Special Meeting of July 9, 2020

Approved minutes from the June 17, 2020 Yolo County Housing meeting and from the Special Meeting of July 9, 2020 on Consent.

6. Correspondence

Approved correspondence on Consent.

7. Review and Approve COVID-19 Supplemental Policy to Yolo County Housing (YCH) Illness Injury and Prevention Program (IIPP)

Approved recommended action on Consent.

8. Review and approve filing of the CohnReznick Auditor letter of engagement for their audit of year-end June 30, 2020 financial statements

Approved recommended action on Consent.

9. Receive Generator Project Update; and Review, Approve and Adopt a New Designation of Applicants Agent Resolution; and Approve an increase of YCH match funds by \$7,000, not to exceed a total of \$52,500

Approved **Resolution No. 20-04** on Consent.

## REGULAR AGENDA

10. Receive presentation from YCH Interim Chief Executive Officer (CEO) - Housing Choice Voucher Program Overview

Received presentation from YCH Interim Chief Executive Officer (CEO) - Housing Choice Voucher Program Overview.

11. Action items and reports from the Interim CEO. (Sigrist)
12. Receive Comments from Commissioners
13. Long Range Planning Calendar

## CLOSED SESSION

14. Conference with Legal Counsel – Existing Litigation  
Pursuant to Government Code Section 54956.9(d)(1)  
Name of case: DOUGHERTY vs. YOLO COUNTY HOUSING, et all, (Yolo County Superior Court Case No. PO-19-1904)
15. Conference with Labor Negotiator; Sandra Sigrist, CEO; Janis Holt, General Director; Lead Negotiator Janis Holt; Legal Counsel Ron Martinez  
Pursuant to Government Code Section 54957.6  
Bargaining Units: Local 856/General
16. Public Report of action taken in Closed Session.

## ADJOURNMENT

Next meeting is September 16, 2020 at 3:00 p.m.

**Yolo County Housing**

7.

**Meeting Date:** 09/16/2020

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**Information**

**SUBJECT**

Review and Approve a Resolution to Amend the Housing Choice Voucher Payment Standard, and authorize the Interim CEO to implement the new Payment Standards

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**Attachments**

Staff Report

Att. A. HUD Fair Market Rent Table

Att. B. Resolution

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**Form Review**

Form Started By: Julie Dachtler

Started On: 09/11/2020 01:53 PM

Final Approval Date: 09/11/2020



## Yolo County Housing Commission

**Meeting Date:** September 16, 2020  
**Brief Title:** Housing Choice Voucher Program Payment Standards Update  
**From:** Sandra Sigrist, Interim CEO  
**Staff Contact:** Irma Jiménez-Pérez, Housing Assistance Supervisor

### **Subject:**

Review and Approve a Resolution to Amend the Housing Choice Voucher Payment Standard, and authorize the Interim CEO to implement the new Payment Standards (No Financial Impact) (Sigrist)

### **Recommended Action**

1. Adopt a Resolution Amending the Payment Standard in the Housing Choice Voucher Program; and
2. Authorize the Interim CEO to implement the new Payment Standards effective November 1, 2020

### **Reason for Recommended Action/Background**

Yolo County Housing (YCH) must establish a Payment Standard schedule to calculate the monthly housing assistance payment sent to landlords on behalf of families who participate in the Housing Choice Voucher (HCV) program. The Payment Standard must be reviewed and adjusted when the Federal Office of Housing and Urban Development (HUD) publishes Fair Market Rents (FMR) for each market area in the United States. Part 982.503 of Title 24 of the Code of Federal Regulations (24 CFR) requires that housing agencies adopt a Payment Standard based on the FMR in their jurisdictions for each unit size (the unit size is measured by the number of bedrooms), and in addition, that the Payment Standards be no less than 90% and no more than 110% of the FMR.

In October 2007, the YCH Board of Commissioners created two separate Payment Standards. One covers the City of Davis and one covers the remaining Cities and unincorporated areas in Yolo County.

HUD recently issued their Federal Fiscal Year (FFY) 20/21 FMR schedule for all bedroom sizes, necessitating that YCH update the two existing Payment Standards to assure the 90% threshold is met.

Determining how to set Payment Standards involves multiple considerations, including the Agency's allocated vouchers, authorized funding, and average expense per voucher projections over time. Higher Payment Standards across the board would likely result in a decrease in the number of families who could receive a voucher. In addition, as the number of units under lease declines, regardless of reason, the revenue to fund Agency operations also declines, leading to less support for current voucher recipients and new applicants.

As discussed with the Board during the August 26, 2020 Commission meeting, the goal of the program is to increase lease up targets in the last quarter of the calendar year in order to support an increase in issued vouchers during the upcoming fiscal year. Staff has set a goal to achieve a total lease up of 1697 vouchers (93.5% of the 1,814 authorized).

In order to be in compliance with HUD regulations, maximize administrative income to support HCV recipients and applicants, and continue with the committed increase in voucher issuance in the upcoming fiscal year, staff has developed the following recommendation for a manageable increase in the Payment Standard:

- All bedroom sizes in all areas of Yolo county except Davis, will be set at 90% of the FFY 20/21 FMR.
- The 0-bedroom and 3-bedroom unit sizes in the City of Davis, will also be set at 90% of FFY 20/21 FMR.
- All other bedroom sizes in Davis (1, 2, 4, 5 and 6-bedroom units) will not be updated as they are already within the 90% - 110% of the FFY 20/21 FMR.

If market conditions worsen and leasing levels decrease, staff will re-evaluate the Payment Standards to see if an additional increase should be recommended for Commission approval.

### **Fiscal Information**

As noted, the target for lease up across the next year is 1,697 of 1,814 HUD-authorized Housing Choice Vouchers. The current funding supports approximately 1,484 Housing Assistance Payment Contracts. Staff estimates this Payment Standard increase will have a small increase on the per voucher cost, meaning there will be a minimal impact to the agency's ability to assist families and to the administrative fee revenue.

## **Attachments**

HUD Fair Market Rent Table  
Authorizing Resolution

## HUD Fair Market Rent FMR Table and Local 90% – 110% FMR Rent Tables

HUD published FFY 20/21 FMRs on August 14, 2020 which will be effective on October 1, 2020. HUD allows three months to initiate full implementation and remain in compliance. Below is a comparison of the YCH current and proposed payment standards which will keep the agency in compliance with HUD regulations:

### FFY 19/20 Yolo, CA HUD Metro FMR Area by Unit Bedrooms effective 10/1/2019

Bedroom Size	0	1	2	3	4	5	6
FMR	\$1,010	\$1,066	\$1,404	\$2,025	\$2,432	\$2,797	\$3,162

### Payment Standards effective 12/01/2019

Bedroom Size	0	1	2	3	4	5	6
City of Davis	\$953	\$1,116	\$1,476	\$1,935	\$2,357	\$2,711	\$3,064
All Other County Areas	\$909	\$1,015	\$1,342	\$1,896	\$2,239	\$2,575	\$2,911

### FFY 2/021 Yolo, CA HUD Metro FMR Area by Unit Bedrooms effective 10/1/2020

Bedroom Size	0	1	2	3	4	5	6
FMR	\$1,085	\$1,147	\$1,511	\$2,162	\$2,584	\$2,972	\$3,359

### Proposed Payment Standards effective 12/01/2020

Bedroom Size	0	1	2	3	4	5	6
City of Davis	\$977	\$1,116	\$1,476	\$1,946	\$2,357	\$2,711	\$3,064
All Other County Areas	\$977	\$1,033	\$1,360	\$1,946	\$2,326	\$2,675	\$3,024



**YOLO COUNTY HOUSING  
RESOLUTION NO.20-**

**(Resolution regarding Updates to the Payment Standard for the Housing Choice Voucher Program in Accordance with Federal Regulations for Fair Market Rents)**

**WHEREAS**, the U.S. Department of Housing and Urban Development (“HUD”) requires public housing authorities to adopt a payment standard for each Fair Market Rent (FMR) area in the agency’s jurisdiction for each unit size; and

**WHEREAS**, the new payment standards must be applied at the first annual re-examination following the change of the payment standard amount, unless the use of decreased payment standard results in a decrease of the Housing Assistance Payment made on behalf of the family; in which case, the new payment standard will be applied at the second annual re-examination; and

**WHEREAS**, the Housing Commission of the Housing Authority of the County of Yolo (informally known as Yolo County Housing) has determined that an adjustment to increase the payment standards, for all unit sizes in all areas of Yolo county, except Davis, and for zero and 3-bedroom units in the city of Davis, will be effective November 1, 2020;

**NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND** by the Housing Commission of the Housing Authority of the County of Yolo that the adopted payment standard adjustments will be effective November 1, 2020 as outlined in the payment standard staff report of September 16, 2020.

**PASSED AND ADOPTED** by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 16th day of September 2020 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Gary Sandy, Chair  
Housing Commission of the  
Housing Authority of the County of Yolo

Approved as to Form:

By \_\_\_\_\_

Attest: Megan Stedtfelt, Agency Counsel

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

By \_\_\_\_\_

**Yolo County Housing**

**8.**

**Meeting Date:** 09/16/2020

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**Information**

**SUBJECT**

Ratify Agreement Appointing Sandra Sigrist as the Yolo County Housing (YCH) Interim CEO

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**Attachments**

Staff Report

Att. A. Agreement

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**Form Review**

Form Started By: Julie Dachtler

Started On: 09/11/2020 01:50 PM

Final Approval Date: 09/11/2020



## Yolo County Housing Commission

**Meeting Date:** September 16, 2020  
**Brief Title:** Ratify Agreement Appointing Sandra Sigrist as the Yolo County Housing (YCH) Interim CEO  
**From:** Megan Stedtfeld, YCH Counsel  
**Staff Contact:** Jim Gillette, YCH Finance Director

### Subject

Ratify Agreement Appointing Sandra Sigrist as YCH Interim CEO (Financial Impact) (Gillette)

### Recommended Action

Ratify Agreement with Yolo County for the provision of Interim Chief Executive Officer services by Sandra Sigrist

### Strategic Plan Goal(s)

Strategic Priority 4: Expanding our Capacity and Building our Systems

### Reason for Recommended Action/Background

With the recent retirement of the YCH Chief Executive Officer, on July 9, 2020, the YCH Board of Commissioners appointed Sandra Sigrist, an employee of Yolo County, as Interim CEO and authorized the Commission Chair to execute an agreement to effectuate the appointment, subject to Commission ratification. In order for the County to receive reimbursement from YCH for the cost of the staff member who will serve in this interim capacity, an interagency agreement was developed and executed. The agreement establishes the terms and conditions for the performance of Interim Chief Executive Officer services by Sandra Sigrist and for such service to begin July 15, 2020.

Attached is the agreement outlining these terms and conditions. The County is responsible for assigning Ms. Sigrist to the position to provide the requested services on a full-time basis until the agreement is terminated with a 30-day notice of one party to the other. YCH is responsible for reimbursing the County for the full cost of the

assigned employee, providing direction and for reimbursing costs associated with Ms. Sigrist's work for YCH. The annual cost of the agreement is \$276,838, inclusive of salary, health and retirement benefits.

Upon the termination of the agreement, Ms. Sigrist will return to County employment, at which time a permanent CEO will be appointed by the Commission.

**Collaborations**

Yolo County Counsel, Yolo County Housing Board of Commissioners

**Fiscal Information**

The additional cost of the Interim CEO, above what was included in the previously approved FY2021 budget, will be incorporated into Central Operating Cost Center (COCC) fund balance expenditures.

**Attachments**

Agreement Between Yolo County and the Yolo County Housing Authority Regarding Interim Executive Officer Services

BOARD OF SUPERVISORS  
Yolo County, California

To: CAO ✓  
Fin. Svcs. ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 20-94 Item No. 10, of the Board of Supervisors' meeting of August 4, 2020.

MOTION: Saylor. SECOND: Villegas. AYES: Provenza, Chamberlain, Villegas, Saylor, Sandy.

10.

Approve a Memorandum of Understanding with Yolo County Housing for provision of Interim Chief Executive Officer services by County staff. (No general fund impact) (Nunes)

Approved **Agreement No. 20-203** on Consent.



## County of Yolo

www.yolocounty.org

To: The Chair and Members of the Board of Supervisors

### Consent-General Government 10. County Administrator

#### Board of Supervisors

**Meeting Date:** 08/04/2020

**Brief Title:** Approve MOU with Yolo County Housing for Administrative Services

**From:** Mindi Nunes, Assistant County Administrator, County Administrator's Office

**Staff Contact:** Mindi Nunes, Assistant County Administrator, County Administrator's Office, x8426

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#### Subject

Approve a Memorandum of Understanding with Yolo County Housing for provision of Interim Chief Executive Officer services by County staff. (No general fund impact) (Nunes)

#### Recommended Action

Approve a Memorandum of Understanding with Yolo County Housing for provision of Interim Chief Executive Officer services by County staff.

#### Strategic Plan Goal(s)



*Thriving Residents*

#### Reason for Recommended Action/Background

With the recent retirement of the Yolo County Housing (YCH) Chief Executive Officer, the YCH Board of Commissioners has approved the hiring of a County staff member to fill the role on an interim basis. In order for the County to receive reimbursement from YCH for the cost of the staff member who will serve in this interim capacity, an interagency agreement has been developed. The purpose of the agreement is to establish the terms and conditions for the performance of Interim Chief Executive Officer services by Sandra Sigrist, an employee of the County, whom the YCH Board of Commissioners appointed on July 9, 2020, with a start date of July 15, 2020.

Attached is the agreement (attachment A) outlining these terms and conditions. The County is responsible for assigning Ms. Sigrist to the position to provide the requested services on a full time basis until the agreement is terminated. The term of the agreement is July 15, 2020 through June 30, 2021 unless otherwise terminated with a 30-day notice of one party to the other. YCH is responsible for reimbursing the County for the full cost of the assigned employee, providing direction and for reimbursing costs associated with Ms. Sigrist work for YCH. The cost of the agreement is \$276,838.

Upon the termination of the MOU, Ms. Sigrist will return to County employment.

#### Collaborations (including Board advisory groups and external partner agencies)

County Counsel, Yolo County Housing Board of Commissioners

#### Competitive Bid Process

N/A

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**Fiscal Information**

No Fiscal Impact

Fiscal Impact of this Expenditure

Total cost of recommended action	\$276,838
Amount budgeted for expenditure	
Additional expenditure authority needed	\$0
On-going commitment (annual cost)	

Source of Funds for this Expenditure

General Fund	\$276,838
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Further explanation as needed

The amount of the MOU will cover the cost of the employee resulting in a net zero expenditure.

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**Attachments**

Att. A. MOU

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Patrick Blacklock	Patrick Blacklock	07/24/2020 01:10 PM
Financial Services	Mubeen Qader	07/24/2020 02:51 PM
County Counsel	Hope Welton	07/24/2020 03:35 PM
Elisa Sabatini	Elisa Sabatini	07/24/2020 04:25 PM
Form Started By: Mindi Nunes		Started On: 07/23/2020 09:58 AM
Final Approval Date: 07/24/2020		

AUG 10 2020

BY Rupita Ramirez  
DEPUTY CLERK OF THE BOARD

Agreement No. 20-203

**Agreement Between Yolo County and the Yolo County Housing Authority Regarding Interim Executive Officer Services**

This Agreement is entered into and effective on the 15 day of July 2020, by and between the County of Yolo (“County”), the Housing Authority of the County of Yolo (“Yolo County Housing”), and Sandra Sigrist, in her individual capacity. The County, Yolo County Housing and Sandra Sigrist are hereafter collectively referred to as the “Parties”.

**RECITALS**

**WHEREAS**, the Yolo County Housing Board of Commissioners has authority to hire staff and contract for consulting and other services as necessary to support the work of the agency, including by contracting with one or more other local agencies for services; and

**WHEREAS**, the purpose of this Agreement is to establish the terms and conditions for the performance of Interim Chief Executive Officer services by Sandra Sigrist, an employee of the County, appointed with her consent to such position by the Board of Commissioners on July 9, 2020 and effective July 15, 2020; and

**WHEREAS**, the services covered by this Agreement include services within the responsibility of the Executive Director of New Hope Community Development Corporation, a 501(c) corporation and Chief Executive Officer of Yolo County Housing as set forth in Exhibit A hereto, which is incorporated herein by this reference; and

**WHEREAS**, to express the expectations of Yolo County Housing, on the one hand, and the County, on the other, this Agreement includes provisions that define the anticipated role of the County and Ms. Sigrist and address related matters such as cost recovery, the timing and manner of reimbursements, term and termination, and other related matters.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, the Parties hereby agree as follows:

**AGREEMENT**

**1. Scope of Services; Costs.** As recited above, on July 9, 2020, the Yolo County Housing Board of Commissioners appointed Ms. Sigrist to the position of Interim Chief Executive Officer commencing July 15, 2020 and Ms. Sigrist accepted the appointment. Consistent with this action and with Ms. Sigrist’s consent (as also manifested through this Agreement), the County will assign Ms. Sigrist to provide the requested services. The assignment will be full time and shall continue until this agreement is terminated. Ms. Sigrist will remain a full-time employee of the County during the term of this MOU but shall report to the Board of Commissioners and carry out their direction regarding matters included within Exhibit A and such other tasks and services as may be necessary and appropriate to manage Yolo County Housing and carry out its day-to-day operations. Further, as also set forth in Exhibit A, the County agrees that Ms. Sigrist may be assigned to serve in the capacity of Executive Director for New Hope Community Development

Corporation, a 501(c) corporation operated in conjunction with Yolo County Housing, unless the Corporation's Board of Directors determines otherwise in its sole discretion. It is noted that on July 9, 2020, in conjunction with the Yolo County Housing Board of Commissioners, the Corporation's Board of Directors also appointed Ms. Sigrist to the position of Interim Executive Director commencing July 15, 2020 and Ms. Sigrist accepted that appointment as well.

As compensation for the services described herein, Ms. Sigrist will receive her current County salary, including a 5% stipend for working out of class, and retirement, vacation and other leave accrual, and other benefits together with any subsequent cost of living and other adjustments thereto that the County implements in the ordinary course of business for employees of the same classification. The County will have sole responsibility for all such matters including, by way of example only, paying Ms. Sigrist her salary and other compensable time on a biweekly basis. Yolo County Housing will reimburse the County for the full cost of Ms. Sigrist's salary and benefits, which are as follows as of the date of this Agreement:

Base Salary: \$175,241

Benefit Costs: \$101,597

To the extent there are any subsequent cost of living and other adjustments made to Ms. Sigrist's compensation, as indicated above, the County shall notify Yolo County Housing fifteen (15) days prior to implementation. Other matters such as any additional compensation and an allowance or reimbursement for personal vehicle use, cellular phone allowance, and/or an allowance for other equipment, shall be handled between Ms. Sigrist and Yolo County Housing in a mutually agreeable manner. Yolo County Housing shall advise the County of any additional compensation authorized by its Board of Commissioners for payment by the County, which when paid by County shall be subject to full reimbursement by Yolo County Housing pursuant to the terms of this Agreement.

During the term of this MOU, unless Ms. Sigrist and Yolo County Housing otherwise agree, Ms. Sigrist shall be subject to reimbursement policies and similar policies and practices currently or hereafter implemented by Yolo County Housing. All reimbursements (e.g., for mileage traveled if no auto allowance is provided) shall be paid to Ms. Sigrist directly by Yolo County Housing.

## **2. Employee Rights, Duties and Obligations.**

A. **Return Rights.** At any time during the term of this MOU, Ms. Sigrist may elect to cease serving as the Interim Chief Executive Officer for Yolo County Housing by providing at least fourteen (14) days advance written notice to the Chair of the Board of Commissioners, with a copy to the County Administrator. Ms. Sigrist may, at her sole option, return to the County when her term as Interim Chief Executive Officer ends at the conclusion of the notice period, in which event she will be placed in the same position she held prior to this Agreement or such other similar position as the County may determine is best suited to its then-current needs and Ms. Sigrist's skills and experience. Her compensation and benefits will not be reduced in connection with her return unless any such reductions are applied by the County to other employees of the same classification, in which event any reduction applied to Ms. Sigrist will be identical to the reductions applied to others.

The return rights described in this provision apply equally upon the early termination or expiration of this Agreement. Nothing in this Agreement requires the County to maintain Ms. Sigrist's position following her return if the County Board of Supervisors, in its sole discretion, elects to implement layoffs or other changes affecting the County workforce.

B. Ms. Sigrist shall report to and be responsible to the Board of Commissioners. She will be responsible and will have full authority for the management of Yolo County Housing, subject to and in accordance with the policies and direction set by the Board of Commissioners. The Board of Commissioners retains the right to alter the specific duties of Ms. Sigrist. However, her duties will at all times be consistent with the position of an Executive Director or Chief Executive Officer of a public housing authority, as outlined in Exhibit A.

3. **Payments.** The County shall be reimbursed its actual cost for all compensation and benefits paid to Ms. Sigrist during the term of this MOU. The County shall submit invoices for such costs to the Yolo County Housing Director of Finance with a request for payment authorization on at least a quarterly basis. Yolo County Housing will review invoices submitted by the County and either approve payment or advise the County of any concerns within 30 days after receiving each invoice. If payment is approved, it shall be made within 30 days of approval.

4. **Term and Termination.**

A. **Term.** This MOU has an initial term of July 15, 2020 through June 30, 2021, subject to ratification by the Yolo County Housing Commission. By mutual agreement and subject to also obtaining the written concurrence of Ms. Sigrist, if needed, the parties may agree to extend this MOU for additional periods. Any such extended term shall be memorialized in a written amendment to this MOU pursuant to Section 5, below.

B. **Termination.** Either party may terminate this MOU prior to its expiration, with or without cause, by giving thirty (30) days prior written notice to the other party. In the event Ms. Sigrist is appointed permanently to the Chief Executive Officer (or similar) position by the Board of Commissioners or if she otherwise elects to leave County employment, this MOU shall automatically terminate upon Ms. Sigrist's final day of County employment.

5. **Amendments.** Any amendment of this MOU must be in writing and authorized by the governing board of the County and Yolo County Housing.

6. **Indemnity.**

A. **By Yolo County Housing.** Yolo County Housing shall indemnify, defend, and hold the County harmless from and against any and all claims and liabilities of every nature arising out of or in connection with Yolo County Housing's performance of its duties under this MOU or its failure to comply with any obligations contained in this MOU, as well as any third party claim or liability that may arise in connection with services provided by

Ms. Sigrist in the course and scope of her work for Yolo County Housing under this MOU. In providing any defense under this provision, Yolo County Housing shall use counsel reasonably acceptable to the County Counsel.

B. By the County. The County shall indemnify, defend, and hold Yolo County Housing harmless from and against any and all claims and liabilities of every nature that may arise due to the County's performance of its duties under this MOU or its failure to comply with any obligations contained in this MOU, as well as any claim or liability arising in connection with Ms. Sigrist's employment with the County during the term of this MOU. In providing any defense under this provision, the County shall use counsel reasonably acceptable to the Board of Commissions or, at its sole option, counsel assigned by the Office of the County Counsel to represent Yolo County Housing.

7. **Governing Law.** This MOU has been made and delivered within the State of California, and the rights and obligations of the parties hereto shall be construed and enforced in accordance with California law.

8. **Notices.** All notices shall be deemed to have been given when made in writing and delivered or mailed to the respective representatives of the parties, as follows:

To County:

County of Yolo  
625 Court Street, Room 202  
Attn: County Administrator  
Woodland, CA 95695  
Tel: (530) 666-8150  
Fax: (530) 668-4029

To Yolo County Housing:

Yolo County Housing  
147 West Main Street  
Attn: Chief Executive Officer  
Woodland, CA 95695  
Tel: (530) 662-5428  
Fax: (530) 669-2241

To Ms. Sigrist:

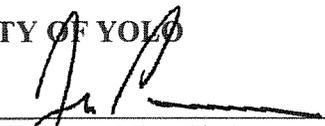
Sandra Sigrist  
147 West Main Street  
Woodland, CA 95695  
Tel: (530) 669-2219  
Email: [ssigrist@ych.ca.gov](mailto:ssigrist@ych.ca.gov)

9. **Severability.** Should any paragraph, clause or provision of this MOU be construed to be against public policy or determined by a court of competent jurisdiction to be void, invalid or unenforceable, such construction and decisions shall affect only those paragraphs, clauses or provisions so construed or interpreted, and shall in no event affect the remaining paragraphs, clauses or provisions of this MOU, which shall remain in force.

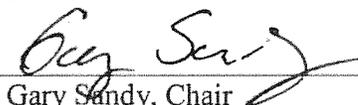
10. **Entire Agreement.** This MOU is the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral and written agreements and discussions. Each party has cooperated in the drafting and preparation of this MOU, and this MOU shall not be construed against any party on the basis of drafting.

IN WITNESS WHEREOF, the parties through their authorized representatives have executed this MOU on the date first set forth above.

COUNTY OF YOLO

By   
Jim Provenza, Vice Chair  
Board of Supervisors

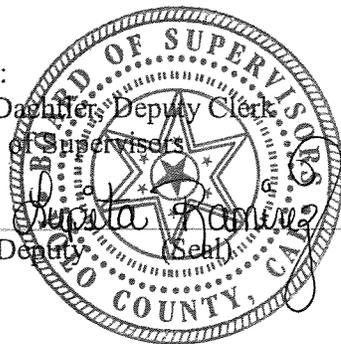
YOLO COUNTY HOUSING

By   
Gary Sandy, Chair  
Board of Commissioners

Attest:

Julie Dachtler, Deputy Clerk  
Board of Supervisors

By   
Deputy Clerk



Approved as to Form:

By   
Megan Stedtfeld, Assistant County Counsel  
Counsel to Yolo County Housing

Approved as to Form:

By   
Philip J. Pogledich, County Counsel

SANDRA SIGRIST



**EXHIBIT A**

**JOB DESCRIPTION**

YOLO COUNTY HOUSING AUTHORITY

EXECUTIVE DIRECTOR

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.*

**DEFINITION**

To assume full management responsibility for all operations and activities of the Yolo County Housing Authority including housing, administration, facilities maintenance and migrant center programs; to direct the development and implementation of the Authority's goals, objectives and policies; and to provide highly responsible and complex administrative support to the Board of Commissioners.

**SUPERVISION RECEIVED AND EXERCISED**

Receives policy direction from the Board of Commissioners.

Exercises direct supervision over management, professional, technical and clerical staff.

**ESSENTIAL FUNCTION STATEMENTS**—*Essential responsibilities and duties may include, but are not limited to, the following:*

**Essential Functions:**

1. Assume full management responsibility for all divisions of the Yolo County Housing Authority including housing, administration, facilities maintenance and migrant center programs.
2. Direct the development and implementation of the Authority's goals, objectives and policies.
3. Plan, direct and coordinate, through the Deputy Executive Director, the work plan for all Authority divisions.
4. Provide highly complex administrative support to the Board of Commissioners; direct the preparation of information and documents necessary for Board deliberations; advise the Board of situations and developments affecting Authority programs.
5. Review and evaluate the performance of Authority operations and programs to ensure adherence to established policies and procedures, and legal and administrative guidelines.
6. Develop new avenues of revenue generation consistent with the Authority's housing program mandates.
7. Oversee the development and administration of the Authority's budget, assets and funds; enforce budget provisions; implement budgetary adjustments as appropriate.
8. Maintain cooperative working relationships with state, city and local agencies and groups; participate in interagency conferences and meetings to discuss and resolve conflicts and operational problems.

**YOLO COUNTY HOUSING AUTHORITY**  
**Executive Director (Continued)**

**Essential Functions:**

9. Conduct public information and public relations programs to maintain support for Authority policies, programs, goals and objectives; conduct presentations to the Board of Commissioners, community organizations and other interested groups.
10. Explain, justify and defend Authority programs, policies and activities; negotiate and resolve sensitive and controversial issues.
11. Perform related duties and responsibilities as required.

**QUALIFICATIONS**

**Knowledge of:**

Operational characteristics of all aspects of a comprehensive public housing program.  
Organizational and management practices as applied to the analysis and evaluation of Authority programs, policies and operational needs.  
Principles and practices of housing authority organization, administration and personnel management.  
Principles and practices of complex public sector budget preparation and administration.  
Principles of management supervision, training and performance evaluation.  
Principles and practices of public agency development and administration.  
Pertinent Federal, State and local laws, codes and regulations.

**Ability to:**

Plan, organize, direct and control Authority administration and operations.  
Develop and administer Authority goals, objectives, policies, procedures, rules and regulations.  
Plan, organize and direct the work of lower level staff.  
Select, supervise, train and evaluate staff.  
Delegate authority and responsibility.  
Establish and maintain cooperative relationships with elected and appointed officials, employees, program participants, community groups, businesses, governmental agencies and the general public.  
Identify and respond to sensitive community and organizational issues, concerns and needs.  
Prepare clear and concise administrative and financial reports.  
Prepare and administer large and complex budgets.  
Analyze problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals.  
Research, analyze and evaluate new service delivery methods and techniques.  
Interpret and apply Federal, State and local policies, laws and regulations.  
Communicate clearly and concisely, both orally and in writing.  
Establish and maintain effective working relationships with those contacted in the course of work.  
Maintain mental capacity which allows for effective interaction and communication with others.  
Maintain physical condition appropriate to the performance of assigned duties and responsibilities.  
Maintain effective audio-visual discrimination and perception needed for making observations, communicating with others, reading, writing and operating assigned equipment.

YOLO COUNTY HOUSING AUTHORITY  
Executive Director *(Continued)*

**Experience and Training Guidelines**

*Any combination of experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

**Experience:**

Seven years of increasingly responsible experience in housing authority administration, including three years of high level administrative responsibility.

**Training:**

Equivalent to a Bachelor's degree from an accredited college or university with major course work in public administration, business administration or a related field.

**Yolo County Housing**

**9.**

**Meeting Date:** 09/16/2020

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**Information**

**SUBJECT**

Review and Approve Proposed 2021 Commission Meeting Calendar

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**Attachments**

Att. A. 2021 Calendar

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**Form Review**

Form Started By: Julie Dachtler

Started On: 09/11/2020 01:59 PM

Final Approval Date: 09/11/2020

# YCH 2021 Commission Meeting Calendar

## January

S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

## February

S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	1	2	3	4	5	6
7	8	9	10	11	12	13

## March

S	M	T	W	T	F	S
28	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

## April

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1
2	3	4	5	6	7	8

## May

S	M	T	W	T	F	S
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

## June

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10

## July

S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

## August

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

## September

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

## October

S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## November

S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4

## December

S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

**Meeting Date:** 09/16/2020

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**Information**

**SUBJECT**

Receive COVID-19 Organizational Status Update presentation

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**Attachments**

Att. A. Presentation

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**Form Review**

Form Started By: Julie Dachtler

Started On: 09/11/2020 02:02 PM

Final Approval Date: 09/11/2020

# Status Report: Yolo County Housing COVID-19 Response Update and Impacts

09.16.2020

**Phase I:** Offices closed to in person service and public notified. PPE distributed. Telework options implemented. Connecting residents and staff to resources (ongoing).

**Phase I/II/III:** Invest in communication and technology components to improve customer service options. Expand telework options for staff.

**Phase IV:** Implement all customer service improvement options. Set to open offices in 2021, date to be determined, in line with public health guidance.



**Phase I/II:** Draft Reopening Plan developed. CARES funding received. Expansion of client services support to voucher families in portfolio.

**Phase I/II/III:** Open to public by appointment only or for limited hours, to be determined.



## **Update - Investing in Office Safety Improvements**

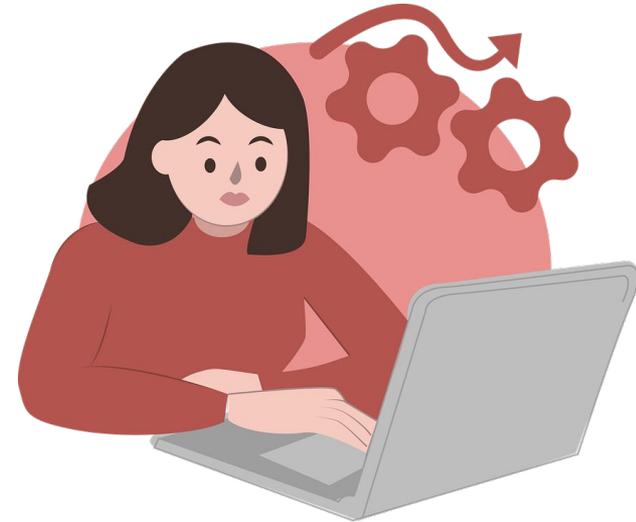
- **Rent Trak online rental payment system:** Implemented on 9/1/2020
- **Mobile Work Order System with 24-hour Answering Service:** Implemented on 8/13/2020
- **Encryption Email:** Staff training with planned implementation 10/1/2020
- **DocuSign including electronic annual and interim certifications for families:** Planned implementation 11/1/2020
- **Administrative Office Lobby Reconfiguration including COVID-19 screening and self-service kiosks:** Planned for completion by 12/31/2020
- **Improved Internet Access at Migrant Centers:** Madison completed April 2020; Davis planning and implementation with DJUSD, County of Yolo and Esparto Broadband; Dixon in discussion with the local school district



## Update - Staff Safety

### Operational Changes - Expand Telework

- Reduce the number of staff in the main office by staggering work schedules
- Flexibility provides opportunities for families to work from home due to school closures/distance learning or other COVID-19 impacts
- Strengthens YCH Business Continuity Plan and Response
- Current number of staff opting for telework increased to 35%





# Update - Personal Protective Equipment (PPE)

## PPE for Staff

- PPE on hand and available for staff use includes: KN-95 Masks, 3-Ply Disposable Masks, Face Shields, Shoe Covers, Tyvek Coveralls, Nitrile Gloves, Antibacterial Hand Soap, Bulk Hand Sanitizing Gel, Disinfectant/Sanitizing Wipes, and Bulk Multi-Surface Disinfectant Spray
- Staff training is conducted at least monthly with reminders of public health directives and agency established safety protocols
- Development of employee COVID-19 protocols for PPE use (including Commission approved Injury Illness Prevention Program (IIPP) Supplemental Guidance)



## Update - Service Coordination and Outreach

### Client Services Outreach through August 31, 2020

- Total Touchpoints: 3,064
- Total Social Service Referrals: 2,078
- Total # of Identified Vulnerable Households: 151
- Households Served with Food Insecurity: 289
- Total Masks Delivered: 10,011
- Total LIHEAP Referrals: 145



## **Positive Results**

### **Improved Customer Service Experience**

Paperless Annual and Interim Housing Reviews  
Self-Service Kiosks to Check Application Status, Make Changes/Updates  
Streamlined Work Order System

### **Support Employee/Resident Safety**

Reduce in-person contact during pandemic  
Design community spaces to reduce risk of exposure prior to reopening

### **Reduce Business Costs/Maintain Productivity**

Support staff in high risk groups and those impacted by school closures

**Meeting Date:** 09/16/2020

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**Information**

**SUBJECT**

Review and Accept informational article on Affordable Housing, and Receive Public Housing Overview presentation

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**Attachments**

Att. A. Affordable Housing Article

Att. B. Public Housing Programs Overview Presentation

---

**Form Review**

Form Started By: Julie Dachtler

Started On: 09/11/2020 02:04 PM

Final Approval Date: 09/11/2020



AFFORDABLE HOUSING

# Affordable housing is in crisis. Is public housing the solution?

*Democrats on the left have proposed a huge expansion of public housing, but policy experts say it isn't the answer*

By Jeff Andrews | Jan 13, 2020, 1:00pm EST



Getty Images/iStockphoto

Housing policy has lurched into the national spotlight for the first time in decades in the past year, as most major Democratic presidential candidates have released formal plans for responding to the affordable housing crisis.

And while those plans have tackled everything from local zoning issues to homelessness, the left flank of the Democratic party is proposing one solution that hasn't undergone a major legislative overhaul in 20 years: public housing.

In November, Rep. Ilhan Omar introduced the Homes For All Act, which calls for 8.5 million new public housing units to go with the 1,002,114 that currently exist. A week later, Sen. Bernie Sanders and Rep. Alexandria Ocasio-Cortez introduced Green New Deal for public housing legislation—cosponsored by Sen. Elizabeth Warren along with 23 other Congressional Democrats—that calls for a \$172 billion investment in existing public housing units to retrofit them to be carbon neutral and energy efficient.

“Housing is a fundamental human right,” Omar told Curbed in a statement. “It’s time we as a nation act like it and end the housing crisis once and for all.”

Both bills also include a repeal of the Faircloth Amendment, a 22-year-old add-on to the Housing Act of 1937 that prohibits any net increase in public housing units, and which has returned to the debate around housing affordability in recent months after being largely forgotten since its passage in 1998.

But is public housing the best way to help low-income households with their shelter needs? Or could other measures—such as expanding Section 8 vouchers for private housing rentals—be more effective at creating affordable housing in integrated neighborhoods?

## **Why public housing fell into blight**

Public housing tends to conjure images of dilapidated high rises and high concentrations of poverty, crime, and racial segregation. While it wasn't always this way, the program's problems can be traced back to its inception during the Depression.

The first permanent public housing program in the United States was created by the Housing Act of 1937. In order to get the bill passed over opposition from a real estate industry that feared public housing would compete with its offerings, Congress limited eligible tenants to only the poorest Americans.

This led to high concentrations of poverty in public housing developments, a problem that was exacerbated after World War II when FHA mortgage insurance drew potential tenants away from public housing and into homeownership, and it got worse as time

went on. In 1950, public housing residents made 57 percent of the national median income, according to *Housing Policy in the United States*, a book by New School professor Alex Schwartz. By the mid-1990s, that number had fallen to less than 20 percent.

After a 1935 court ruling prohibited the federal government from using eminent domain to seize land for building public housing on its own, Washington instead gave municipalities the option—but not the obligation—to create public housing authorities (PHAs) to manage public housing units and decide where they would be built. Under the control of locals, PHAs often built public housing in minority neighborhoods with high levels of poverty, as affluent residents fought economic and racial integration.

Rent from tenants funded the operations of public housing, but as the income mix of tenants got poorer and the aging housing stock got more expensive to run, public housing ceased to be self-sufficient in the late 1960s and began to require subsidies from the federal government not just to maintain operations, but to make needed capital improvements to the units themselves.

While new public housing production continued well into the 1980s, the creation of Section 8, as part of the Housing and Community Development Act of 1974, marked the beginning of a policy shift away from public housing and toward rent vouchers for private rentals, first among Republicans and gradually Democrats as well. Rental vouchers became seen as a more cost-effective way to subsidize housing than the construction and operation of public housing. And once the Reagan administration's drastic cuts to HUD virtually bought an end to new public housing projects, Section 8 became the cornerstone of federal affordable housing policy.

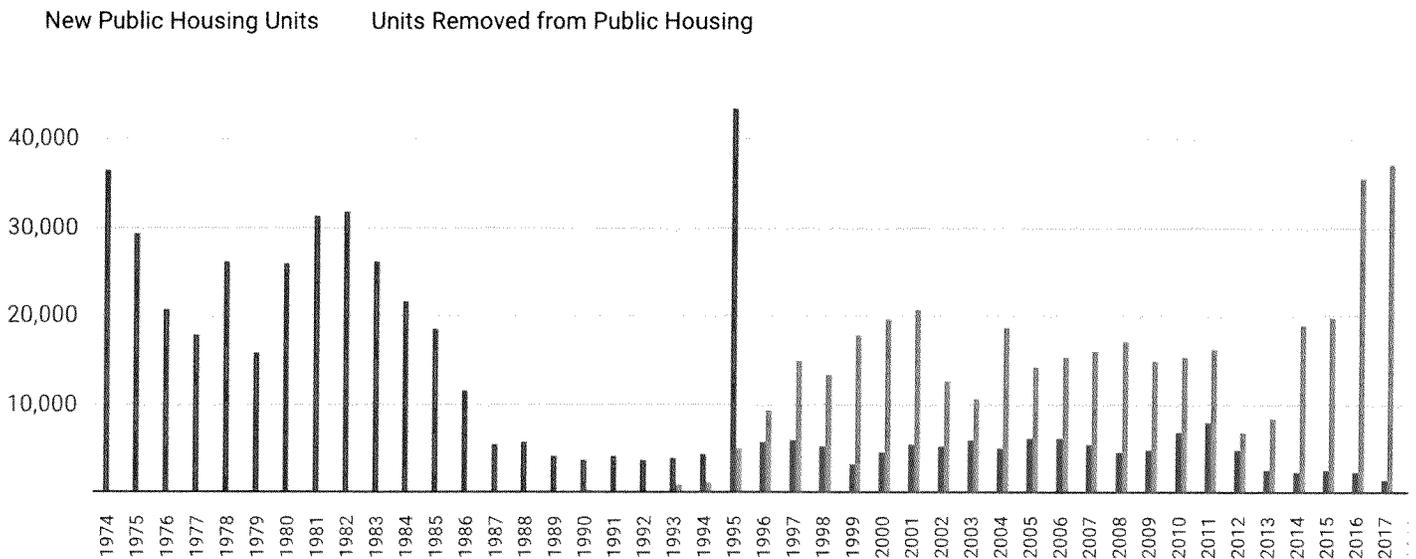
### **How the Clinton administration transformed public housing**

In 1989, Congress established the National Commission on Severely Distressed Public Housing to draw up a plan of action for dealing with the public housing projects that suffered most from poverty, violence, and dilapidated conditions. Two years later, journalist Alex Kotlowitz published *There Are No Children Here*, a heart-wrenching look at the lives of two young boys growing up in a public housing complex in Chicago, adding urgency to the search for a solution.

The commission’s recommended plan—what came to be known as HOPE VI—called for the demolition of distressed public housing and its redevelopment into lower-density, mixed-income residences. The Quality Housing and Work Responsibility Act (QHWRA) of 1998 included a key change that allowed HOPE VI to achieve its goal of downsizing public housing: It repealed a rule that had required replacing any demolished public housing on a one-for-one basis, which had essentially prevented any decrease in the total number of public housing units.

## Additions and subtractions to the U.S. public housing stock

The HOPE VI program in 1993 led to annual net losses in public housing units



According to data compiled for Curbed by Schwartz, HOPE VI funded the demolition of more than 150,000 public housing units between 1993 and 2007, in addition to investing \$6.1 billion into the redevelopment of 247 public housing complexes. As a result, the number of public housing units operating in the United States peaked in 1994 at 1.41 million. By the time the HOPE VI program ended in 2008, only 1.14 million public housing units remained. Today the number sits at 1,002,114 according to HUD.

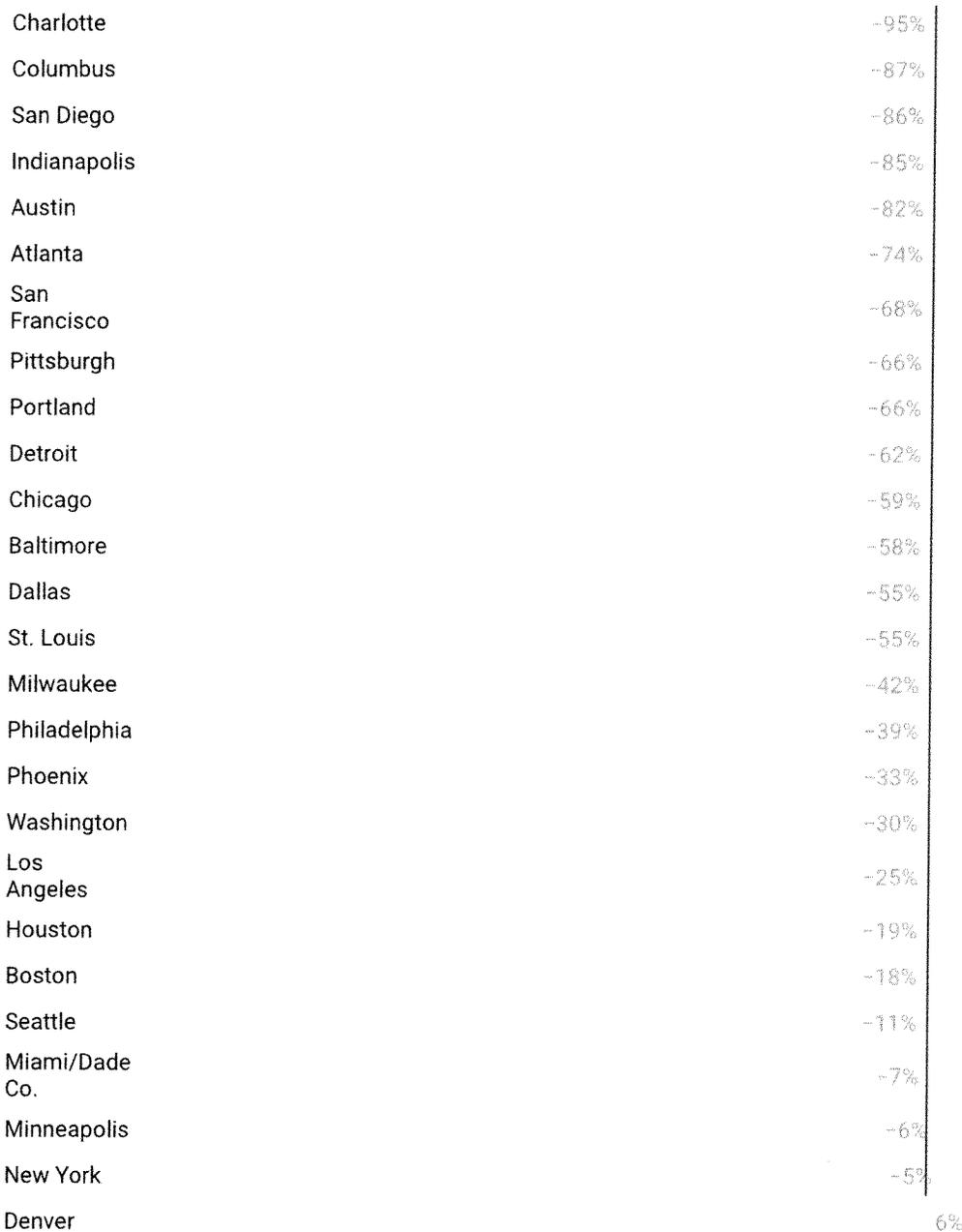
The units redeveloped by HOPE VI offered better amenities to attract higher-income residents, and management of the new complexes was often contracted out to a third-party property manager. But it’s an open question whether HOPE VI improved the lives of residents of the demolished buildings. According to Schwartz, only 24 percent of the

original residents of public housing units redeveloped by HOPE VI had been relocated to the new units as of 2008. The rest have had to find other housing on their own.

Public housing high-rises, once a symbol of public housing dysfunction, have now all but vanished except in New York City. And after HOPE VI, some cities saw drops of 30 percent or more in their public housing unit totals.

## Percent change in public housing units since 1997

Some cities have seen the vast majority of their public housing stock eliminated



Bipartisan efforts continue to convert public housing units into mixed-income residences and Section 8 units. In 2010, HOPE VI was replaced with Choice Neighborhoods, a

competitive grant program launched by the Obama administration that retains many of HOPE VI's core goals. In addition, the Rental Assistance Demonstration program, launched by Obama in 2012, gives PSAs access to private and public funds that allow them to make capital improvements to public housing units and convert them into mixed-income residencies, similar to HOPE VI. The units remain under public stewardship after conversion.

## **What stands in the way of new public housing construction**

While Congress and HOPE VI allowed the reduction of public housing stock, the Faircloth Amendment, passed as part of QHWRA in 1998, went one step further and prevented any net increase in public housing stock. Under the amendment, HUD is barred from funding the construction or operation of new units with its Public Housing Capital Fund or Public Housing Operating Fund if the construction of those units would result in a net increase from the number of units as of October 1, 1999.

But because of HOPE VI's reductions in the nation's public housing stock, the Faircloth Amendment has had little tangible effect, since the number of public housing units now sits far below that 1999 cap. Will Fischer, a senior policy analyst for the Center on Budget and Policy Priorities, notes that although the number of remaining units varies from city to city, many PHAs could add to their public housing stock without exceeding the cap.

What's holding back the construction of new public housing—and the maintenance and operations of current public housing—is that the Public Housing Capital Fund and the Public Housing Operating Fund are chronically underfunded, leading to a massive backlog of maintenance that many PHAs can't afford to pay for.

Furthermore, the Trump administration has proposed dramatic cuts to both funds in each of its four annual budget requests, including a 38 percent cut to the operating fund and a complete defunding of the capital fund for fiscal year 2020. (None of the cuts were enacted by Congress.)

“Most [PHAs] are having a hard enough time maintaining existing units, unless Congress has a drastic change of heart and decides to throw a lot more money at HUD,” says Jenny Schuetz, a research fellow at the Brookings Institution.

But the Faircloth Amendment would clearly stand in the way of building 9.5 million new public housing units, as Omar's bill proposes, an almost tenfold increase in the number of public housing units.

The bill represents one side of a debate about how to subsidize public housing most effectively. HUD studies have concluded that it's cheaper to subsidize housing through vouchers than it is to operate and maintain public housing units. Vouchers also give recipients more choice in where to live, although landlords discriminating against voucher holders is a common drawback of the program.

Giving residents more opportunity to move also helps alleviate the issue of high concentrations of poverty that exist in public housing complexes. A Brookings study showed that the neighborhood poverty rate was lower for voucher holders than it is for public housing residents. It also allows voucher holders to move to areas with better employment and educational opportunities.

"Some of the candidates may be proposing a return to building public housing, which I find perplexing," says Jill Khadduri, who served as director of HUD's policy development division from 1983 to 2000 and wrote a book on the history of HUD. "Unless there's an ideological belief in public ownership, which I can imagine some of the candidates find attractive, I don't know what the impetus is or what the rationale is."

Vouchers have their own funding problems, however. Currently, only about a quarter of those who qualify for vouchers receive one, and the waiting list to get one can be years long. Democratic candidates for president, including Sanders and Sen. Amy Klobuchar, have proposed turning the voucher program into an entitlement, where anyone who qualifies will receive one, although they propose different qualifications.

Democrats who propose additional investment in public housing tend to focus on eliminating the backlog of maintenance in existing public housing projects through additional funding of the Public Housing Capital Fund.

For additional affordable housing production, more Democrats propose expanding the Low Income Housing Tax Credit Program—which gives real estate developers tax benefits in exchange for pricing a percentage of their units below market rate—or the National Housing Trust Fund, which was created by the Obama administration in the

aftermath of the financial crisis in 2008 for the rehabilitation, maintenance, and production of affordable housing.

Omar's bill proposes \$20 billion in annual funding to the National Housing Trust Fund, a steep upgrade over the \$245 million the fund received in 2019, but less than the \$40 billion or more floated by candidates like Klobuchar, Booker, and Buttigieg. And the figure pales in comparison to the \$800 billion over 10 years that Omar would invest in public housing.

"We're not going to solve the housing crisis with half-measures or free market ideology," Omar told Curbed in a statement. "We need a solution that matches the scale of the problem."

With a divided Congress and a president who wants to dramatically slash HUD's budget, Omar's bill was dead on arrival, but reintroducing public housing as a potential solution to the affordable housing crisis could gain momentum in the coming years, particularly with support from high-profile members of Congress like Sanders and Ocasio-Cortez.

But whether public housing production of this magnitude could pass Congress—even if Democrats took power—is an open question, as is whether it is the most effective way for the federal government to provide rent relief to low-income Americans.

"There's more political support for expanding vouchers, Low Income Housing Tax Credits, or the National Housing Trust Fund than new development of traditional public housing, for good reasons," Schuetz says.



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# Yolo County Housing Commission

Public Housing Programs

An Overview

Sandra Sigrist, Interim CEO

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SEPTEMBER 16, 2020

# Public Housing Programs

## The Big Picture

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- ❑ The United States Housing Act of 1937 (42 U.S. C. A. Section 1437) established the public housing program, which produced nearly 1.4 million units nationwide
- ❑ Congress and Housing and Urban Development (HUD) establish the federal rules for the public housing program that PHA's must follow
  - ❑ PHA's are subject to Section 3, designed to provide economic and employment opportunities for low and very-low income residents
- ❑ Overseen by a locally appointed Board of Commissioners, PHA's have discretion to adopt local policies and procedures that do not conflict with federal laws and regulations, via an "Admission and Continued Occupancy Plan (ACOP)"
- ❑ In consultation with a Resident Advisory Board (RAB), PHA's are also required to develop HUD-approved Five-Year and Annual Plans, in which they set forth their local program rules

# Public Housing Programs

## The Big Picture

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- ❑ By the late 1960's Public Housing was no longer self-sufficient, requiring ongoing federal subsidies for operations and capital maintenance
- ❑ In 1993, to address the worsening conditions of Public Housing, the HOPE VI plan directed funding towards redevelopment, and in 1998, the Quality Housing and Work Responsibility Act (QHWRA) repealed a rule that units must be replaced on a one-for-one basis
  - ❑ Additionally the Faircloth Amendment within QHWRA prevented funding any net increase in PH units beyond October 1, 1999. There are currently approximately 1.1m PH units, far below the number in 1999
- ❑ In 2010, HOPE VI was replaced with Choice Neighborhoods, and in 2012 the Rental Assistance Demonstration program was developed to offer a path forward for long term sustainability
- ❑ The national backlog of public housing capital needs has continued to grow over the past 50 years and is currently estimated at over \$35 billion

# Public Housing Programs

## The Local Picture

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- ❑ Public Housing revenue and expenditures
- ❑ There are three (3) basic revenue sources for Public Housing
  - ❑ Tenant rent @ 30% Adjusted Household Gross Income (up to Area Median Income (AMI) Limits)
  - ❑ Capital Facilities Fund
  - ❑ Operating Fund
- ❑ Today Yolo has accrued approximately \$3m in Capital Funds, \$300k in Operating Funds, and another \$1m in Cash and Interest
- ❑ There are 431 Public Housing Units across 8 sites, with estimated capital needs far exceeding the available funds

# Public Housing Programs

## Critical 20 Year Replacement Cost Needs

	Yolano	Donnelly	Ridgecut	Yolito	Total AMP1	ERV 1	ERV 2	ERV 3	ERV4	Vista Mont	Total AMP2	Riverbend 1	Riverbend 2	Las Casitas	Total AMP3	Grand Total
Year Built	1951	1962	1954	1954		1951	1962	1988	1992	1953		1984	1985	2001		
Dwelling Units	60	72	10	10	152	30	26	50	18	16	140	39	24	76	139	431
Acreage	3.73	16.50	0.84	0.94		2.44	5.24	6.56	2.90	1.50		4.59	1.82	7.16		
Density (units/acre)	16.09	4.36	11.90	10.64		12.30	4.96	7.62	6.21	10.67		8.50	13.20	10.61		
Annual Replacement	89,230	125,901	15,184	13,589	243,904	43,512	53,515	111,301	32,424	26,388	267,140	99,830	30,119	189,746	319,695	830,739
20 Year Total	1,784,600	2,518,020	303,680	271,780	4,878,080	870,240	1,070,300	2,226,020	648,480	527,760	5,342,800	1,996,600	602,380	3,794,920	6,393,900	16,614,780
Capital Improvements	1,442,699	2,435,161	188,881	164,299	4,231,040	2,331,850	497,532	1,325,495	431,202	185,587	4,771,666	754,173	427,514	1,560,044	2,741,731	11,744,437
Combined Total	3,227,299	4,953,181	492,561	436,079	9,109,120	3,202,090	1,567,832	3,551,515	1,079,682	713,347	10,114,466	2,750,773	1,029,894	5,354,964	9,135,631	28,359,217
Cost per Unit	53,788	68,794	49,256	43,608	215,446	106,736	60,301	71,030	59,982	44,584	342,634	70,533	42,912	70,460	183,905	741,986
Based on 20 year replacement cost needs provided in the July 2017 RAD Capital Needs Assessment report data from 2RW Consultants																

# Public Housing Programs

## Relying on the Big Picture to Assist the Local Picture

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- ❑ Options for sustainability in the long-term
- ❑ HUD's "Streamlined Voluntary Conversion" or SVC refers to a PHA's ability to voluntarily decide to remove their public housing units from a public housing Annual Contributions Contract (ACC). Families residing in these units receive tenant-based vouchers, if the PHA demonstrates that this is more cost effective.
  - ❑ SVC is only an option for PH programs of 250 units or less
- ❑ To get to SVC, Yolo County Housing would first move 181 units through HUD's "Rental Assistance Demonstration" or RAD program

# Public Housing Programs

## Relying on the Big Picture to Assist the Local Picture

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- ❑ What is Rental Assistance Demonstration (RAD)?
  - ❑ Created to give Public Housing Authorities a mechanism to preserve and improve public housing properties
  - ❑ YCH could convert 181 units of properties not currently in a position to be redeveloped into Section 8 project-based units with a long-term (in perpetuity) contract
  - ❑ YCH current \$4.3m could then be used specifically to support long-term maintenance and rehabilitation of these units
  - ❑ Residents also gain the option to request tenant-based assistance if they wish to subsequently move from the property
  - ❑ RAD maintains the ongoing public stewardship through clear rules requiring ongoing ownership or control by a public or non-profit entity
  - ❑ RAD relies on shifting existing public housing funds to Section 8 or a combination of affordable and fair market rents

# Public Housing Programs

## Relying on the Big Picture to Assist the Local Picture

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- ❑ Advantages to this two-tiered approach to re-positioning Yolo County's Public Housing for the long-term?
  - ❑ Keeps some property stock in the YCH portfolio
  - ❑ The current Capital and Operating Funds plus interest would be dedicated specifically to the RAD properties only
  - ❑ Allows for housing freedom and flexibility by the existing public housing tenants, who would now hold a standard tenant based rental assistance voucher
  - ❑ YCH would have a long-term, viable strategy to address long-term capital maintenance needs of the assets

# Public Housing Programs

## Relying on the Big Picture to Assist the Local Picture

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- ❑ YCH Public Housing Conversion Current Status
  - ❑ Application submitted to HUD August 15, 2018
    - ❑ Approval and “Commitment to enter into a Housing Assistance Payments” (CHAP) established October 16, 2018
  - ❑ Commission sub-committee established January 23, 2019
  - ❑ Draft RAD Capital Needs Assessment (RPCA) for YCH current housing stock issued July 29, 2019
  - ❑ Subsequent review of potential framework with a national RAD consultant determined RAD alone does **not** appear to be a financially viable solution
  - ❑ Currently exploring framework for combination of RAD and SVC
- ❑ Next steps
  - ❑ Refresh application with California-based HUD office
  - ❑ Re-launch a formal bi-monthly Commission sub-committee in early 2021

# Public Housing Programs

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Questions?

**Meeting Date:** 09/16/2020

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**Information**

**SUBJECT**

Long Range Planning Calendar

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**Attachments**

Att. A. LRPC

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**Form Review**

Form Started By: Julie Dachtler  
Final Approval Date: 09/11/2020

Started On: 09/11/2020 02:06 PM



## Yolo County Housing

147 W. Main Street  
Woodland, CA 95695

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

<b><i>FY 20/21 Long Range Planning Calendar</i></b>		
<b><i>October 2020</i></b>	<b><i>Presenter</i></b>	
Review and Approve a Resolution to Set a Flat Rent Schedule in Conventional Rental Housing	Tom/Janis	Consent
Receive presentation by the California Statewide Communities Development Authority (CSCDA) proposed Community Improvement Authority JPA	Sandra/CSCDA and CSAC staff	Regular
Review and Approve Winters SSMP Five Year Plan Update	Fred	Public Hearing
<b><i>November 2020</i></b>		
No Commission Meeting		

<b><i>December 2020</i></b>		
Receive Presentation - YCH Financials Framework and FY 19/20 Audit report	Jim	Regular
Receive Presentation - Quarterly COVID-19 Operations Update	Janis	Regular
<b><i>January 2021</i></b>		
Public Study Session – YCH Role in the Community	Sandra/Janis/Jim	Regular
<b><i>February 2021</i></b>		
<b><i>March 2021</i></b>		
Review and Approve the Mid-year Financial Report	Jim	Regular
Receive Presentation - Quarterly COVID-19 Operations Update	Janis	Regular

<b>April 2021</b>		
<b>May 2021</b>		
Review and Approve the FY 21/22 Budget	Jim/Sandra	Regular
<b>June 2021</b>		
Receive Presentation - Quarterly COVID-19 Operations Update	Janis	Regular