



# **Yolo County Housing**

**Lisa A. Baker, Executive Director**

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WOODLAND, CA 95695

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## BOARD OF COMMISSIONERS

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DATE: October 14, 2010

TO: YCH Board of Commissioners

FROM: Lisa A. Baker, Executive Director

SUBJECT: **Receive and File Correspondence from the U.S. Department of Housing and Urban Development (HUD) confirming that Yolo County Housing is a High Performer in the Voucher Program**

### **RECOMMENDED ACTIONS:**

That the Board of Commissioners:

1. Receive and file the Correspondence

### **BACKGROUND/DISCUSSION:**

The YCH has received correspondence from HUD that the Housing Choice Voucher (HCV) Program Section Eight Management Assessment Plan (SEMAP) score is 93%, making it a federal high performer in the HCV program. This assessment verifies and validates the YCH self-assessment approved by the Board in August of this year.

This is a real milestone for YCH and is the most recent indicator of the changes undergone by the organization since the new Board and management began operations in June 2006 and since the YCH was downgraded from standard performer to "troubled" in April 2007.

### **FISCAL IMPACT:**

None at this time. Improves opportunities to apply for future funding.

### **CONCLUSION:**

Staff recommends that the Board receive and file the correspondence.

**Attachment:** Correspondence from HUD



U.S. Department of Housing and Urban Development  
San Francisco Regional Office - Region IX  
600 Harrison Street  
San Francisco, California 94107-1387  
www.hud.gov  
espanol.hud.gov

OCT 07 2010

Ms. Lisa Baker  
Executive Director  
Yolo County Housing Authority  
147 West Main Street  
Woodland, CA 95695

Dear Ms. Baker:

This letter provides the scoring information for the **Yolo County Housing Authority's** Section 8 Management Assessment Program (SEMAP) for fiscal year ending **June 30, 2010**. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying PHA capabilities and deficiencies related the administration of the HCV program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Yolo County Housing Authority's** final score for fiscal year ending June 30, 2010, is **93%**. The Housing Authority's overall designation is **High**. The following are the scores for each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	0
Indicator	15	Deconcentration Bonus	0

Your Housing Authority has failed (scored zero) at least one of the above mandatory performance indicators. It will be necessary for the Housing Authority to take immediate corrective actions to ensure compliance with program requirements within 45 calendar days from the date of this letter. You must provide HUD with a written report describing the corrective actions you have taken to resolve all "zero" indicators within 45 calendar days from the date of this letter. If the corrective actions that your agency will take cannot resolve the "zero" indicator(s) within the 45 calendar days from the date of this letter, it will be necessary to submit a Corrective Action Plan (CAP) within 30 calendar days from the date of this letter. Detailed guidance on how to develop a CAP is contained in PIH Notice 2005-33.

Thank you for cooperation with the SEMAP process. Should you have any questions concerning your scores or required corrective actions you may contact Martha Ruiz, Public Housing Revitalization Specialist, at (415) 489-6434.

Sincerely,

  
For Stephen Schneller  
Director  
Office of Public Housing