



Yolo County Housing

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DATE: February 17, 2011
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Marianne Krager, Director of Operations
SUBJECT: **REVIEW AND APPROVE A CHANGE TO THE ADMISSIONS AND CONTINUED OCCUPANCY PLAN CLARIFYING THE DEFINITION OF EMPLOYMENT PREFERENCE FOR APPLICANTS TO BE CONSISTENT WITH THE DEFINITION USED IN THE HOUSING VOUCHER PROGRAM'S ADMINISTRATIVE PLAN**

RECOMMENDED ACTIONS

That the Board of Commissioners:

1. Review and approve "Working Preference" language in the Admission and Continued Occupancy Plan for the Low Income Public Housing Program to include the unemployed; and
2. Authorize the Executive Director to implement.

BACKGROUND / DISCUSSION

HUD regulations contain a list of what must be included in the Admissions and Continued Occupancy Plan (ACOP). YCH's ACOP must cover YCH policies on selection and admission of applicants from the YCH waiting list. This includes any YCH selection and admission policies and preferences for ordering the wait list.

The purpose of preferences is to ensure the public housing agency has established a system for selection of families admitted to the program. Currently the YCH ACOP states that in order for a family to obtain the "Working Preference" the family must be employed for six months. The YCH is committed to affirming the value of work, but staff realizes that the preference is not necessarily reflective of current economic conditions in the region. Just as it is for the Voucher program, eligibility staff currently find that families on the wait list who originally claimed the working preference are now being returned to the wait list with lower preference status since they are now receiving unemployment benefits.

In order to honor work and to recognize the difficult circumstances of those who, until recently, were employed, but have since suffered in the economic downturn, staff

proposes to clarify the language of its working preference. Staff proposes to clarify that those currently receiving unemployment benefits will be counted as eligible for the working preference.

The proposed clarification is as follows:

“Working Preference: families with at least one adult who is employed and has been employed for six months; this definition includes families where at least one adult was employed and is currently receiving unemployment benefits. This preference is automatically extended to elderly families or to a family whose head of household or spouse is receiving income based on a permanent disability.”

FISCAL IMPACT

There will potentially be some loss in rent revenue from reduced rents. Currently, rent income is down at complexes, which is reflective of the economic downturn overall. Any rent loss will be at least partially offset by operating subsidy from the federal government, subject to federal appropriations and HUD formula for distribution.

CONCLUSION

In order for preferences to be consistent with local housing needs and priorities, staff is recommending that the Board adopt the proposed Admissions and Continued Occupancy Plan change. Because the proposed language change is a clarification of policy and not a substantial amendment to the Agency Plan, no public hearing is required for adoption.