



**HOUSING COMMISSION AGENDA**  
**Regular Meeting: February 11, 2015**  
**Time: 8:00 a.m.**

**HACA Board Room, 22941 Atherton Street, Hayward, CA 94541**

*The public is welcome at all Housing Commission meetings. If you wish to speak on a matter NOT on the Agenda, please file a Public Comment card with the Commission Clerk. Upon recognition by the Chairperson during Public Comment, state your name, comments and/or questions. Anyone wishing to address the Commission on an agenda item or on business introduced by the Housing Commission may do so when the Chairperson calls for comments on the agenda item. Please be brief and limit your comments to the specific subject under discussion. NOTE: Only matters within the Housing Commission's jurisdiction may be addressed.*

*To allow the opportunity for all to speak, a time limit of 3 minutes has been set for public speakers wishing to address the Housing Commission. The Chairperson has the discretion to further limit this time if warranted by the number of speakers.*

*The Housing Commission Secretary of the Housing Authority of the County of Alameda has, on Thursday, February 5, 2015 duly distributed this Agenda to the Clerk of the Board of Supervisors for posting in the office of the Alameda County Administration Building and has posted it on the bulletin board of the Housing Authority of the County of Alameda.*

*AMERICANS WITH DISABILITIES: In compliance with the Americans with Disabilities Act, if special assistance to participate in this meeting is needed, please contact the Housing Authority office at (510) 727-8511. Notification at least 48 hours prior to the meeting will enable the Housing Authority to make reasonable arrangements.*

<b>1. CALL TO ORDER / ROLL CALL</b>	<b>PAGE</b>
<b>2. CLOSED SESSION</b>	
<i>Conference with Legal Counsel – Anticipated Litigation</i>	
<i>Initiation of Litigation Pursuant to Subdivision (c) of Section 54956.9 (one case)</i>	
<b>3. APPROVAL OF THE MINUTES OF THE JANUARY 14, 2015 MEETING</b>	<b>ACTION 2</b>
<b>4. PUBLIC COMMENT</b>	
On matters not on the Agenda	
<b>5. NEW BUSINESS</b>	
5-1. Draft Annual PHA Plan for Fiscal Year 2015	<b>PUBLIC HEARING REQUIRED 7</b>
5-2. Appointment of Resident Advisory Board	<b>ACTION 9</b>
5-3. Response to Comments re Holidays	<b>INFORMATION 11</b>
5-4. Budget Status Report	<b>INFORMATION 13</b>
5-5. Program Activity Report	<b>INFORMATION 16</b>
<b>6. COMMITTEE REPORTS</b>	
<b>7. COMMISSIONER REPORTS</b>	
<b>8. COMMUNICATIONS</b>	
<b>9. ADJOURNMENT</b>	

**MINUTES**  
**January 14, 2015**



**HOUSING COMMISSION MINUTES  
REGULAR MEETING: JANUARY 14, 2015  
HACA BOARD ROOM, 22941 ATHERTON STREET, HAYWARD, CA 94541**

**SUMMARY ACTION MINUTES**

**1. CALL TO ORDER/ROLL CALL**

**Call to Order**

Chairperson Biddle called the meeting to order at 8:01 a.m.

**Roll Call**

Present: Cmr. Asher, Biddle, Cashmere, Gacoscas, Gerry, Iosefa, Peixoto, Reed and Steiner

**2. CLOSED SESSION**

*Conference with Legal Counsel – Anticipated Litigation*

*Initiation of Litigation Pursuant to Subdivision (c) of Section 54956.9 (two cases)*

The Commission adjourned into a closed session at 8:02 a.m. and reconvened in regular session at 8:10 a.m. Chairperson Biddle reported that there were no reportable actions taken in the closed session.

**3. APPROVAL OF THE MINUTES OF THE NOVEMBER 19, 2014 HOUSING COMMISSION MEETING**

Recommendation: Approve the minutes of the November 19, 2014 Housing Commission meeting as presented.

Motion/Second: Asher/Reed.

Ayes: All Motion passed. **APPROVED AS RECOMMENDED.**

*Chairperson Biddle announced that Public Comment would be heard out of agenda order and moved on to the next item on the agenda.*

**5. NEW BUSINESS**

**5-1. RESOLUTION NO. 01-15: AUTHORIZING APPLICATION FOR 50 REPLACEMENT VOUCHERS FOR KOTTINGER PLACE PUBLIC HOUSING (PLEASANTON HOUSING AUTHORITY)**

Christine Gouig, Executive Director, presented the staff report. Ms. Gouig reported that the Pleasanton Housing Authority (PHA) is working with the non-profit developer Mid-Peninsula Housing (Mid-Pen) to redevelop the PHA's only public housing project, Kottinger Place, in an effort to create more affordable units for seniors in Pleasanton. She described the steps that the PHA and Mid-Pen have taken to dispose of the Kottinger Place project and explained that upon HUD's approval of the disposition application HACA will apply for and administer the replacement housing vouchers that will be needed to rehouse the Kottinger Place residents in the new development.

Recommendation: Adopt Resolution No. 01-15 authorizing HACA to submit an application to HUD for up to and including 50 replacement housing vouchers and authorize the Executive Director to submit

any and all additional information and supplements that may be requested or required by HUD in its review and consideration of the application.

Commission Discussion: Chairperson Biddle and Ms. Gouig discussed HACA's role and involvement in this project. Cmr. Steiner provided a history of the Pleasanton Housing Authority and its goal to develop affordable housing in the City of Pleasanton.

Motion/Second: Steiner/Biddle

Ayes: All. Motion passed. **APPROVED AS RECOMMENDED.**

*Chairperson Biddle returned to the Public Comment item on the agenda.*

**4. PUBLIC COMMENT**

SEIU representatives commented on the Memorandum of Understanding between SEIU Local 1021 and HACA and the closing of federal offices on December 26, 2014.

**5-2. ACTION: REVISIONS TO HACA'S ANNUAL PLAN FOR FISCAL YEAR 2014**

Ron Dion, Deputy Director for Programs, presented the staff report. Mr. Dion reported that HACA plans to award project-based vouchers to various projects in the coming year. He explained that the proposed revisions describe these projects and how they will assist HACA in achieving its goals of expanding the supply of affordable housing, particularly in higher cost opportunity areas such as Dublin, Emeryville, Fremont and Pleasanton.

Recommendation: Approve the proposed revisions to HACA's Annual Plan for the fiscal year 2014.

Motion/Second: Steiner/Gerry.

Ayes: All. Motion passed. **APPROVED AS RECOMMENDED.**

**5-3. ACTION: REVISIONS TO HACA'S INJURY AND ILLNESS PREVENTION PLAN**

Christine Gouig gave a brief introduction to this item. Charla Freckmann, Human Resources Analyst, presented the staff report. Ms. Freckmann reported that staff is proposing to revise HACA's Injury and Illness Prevention Program (IIPP) and explained that HACA's current IIPP is based on a generic template provided by HACA's risk management administrator and that many of the provisions in HACA's current IIPP are not applicable to HACA.

Recommendation: Approve the proposed revisions to HACA's Injury and Illness Prevention Program.

Commission Discussion: Chairperson Biddle commented that the revised IIPP appears to be more appropriate for HACA's employees. Cmr. Reed commented that the proposed revisions to the IIPP make it much easier for the employees to read. Ms. Freckmann agreed and stated that HACA's Safety Committee will conduct training on the revised IIPP.

Motion/Second: Reed/Gacoscos.

Ayes: All.

Motion passed. **APPROVED AS RECOMMENDED.**

**5-4. INFORMATION: QUARTERLY INVESTMENT PORTFOLIO FOR THE QUARTER ENDED DECEMBER 31, 2014**

Christine Gouig presented the staff report. Report received with no questions or comments from the Housing Commission.

**5-5. INFORMATION: BUDGET STATUS REPORT**

Christine Gouig presented the staff report.

Commission Discussion: Cmr. Steiner and Ms. Gouig discussed the status of the federal budget and HACA's funding. Cmr. Cashmere asked if staff anticipates any increases in HACA's funding. Ms. Gouig commented that it is not likely that HACA's funding situation will improve and described some of the factors that will make an impact on funding allocations.

**5-6. INFORMATION: PROGRAM ACTIVITY REPORT**

Jennifer Cado, Senior Administrative Analyst, presented the staff report. Report received with no questions or comments from the Housing Commission.

**6. COMMITTEE REPORTS**

None.

**7. COMMISSIONER REPORTS**

Cmr. Asher requested that staff provide a brief report at the next meeting addressing the public comments made by SEIU representatives.

**8. COMMUNICATIONS**

Ms. Gouig announced that the 2015 NAHRO Legislative Conference will take place March 15-18, 2015 and described what will take place during the conference. After a brief discussion the Housing Commission determined that Cmr. Gerry will attend the conference.

Ms. Gouig reported that the cities of Fremont and Newark will be appointing new commissioners to serve on the Housing Commission and that staff is currently conducting a recruitment for a Senior Tenant Commissioner to replace former Commissioner Haddock.

Ms. Gouig, Cmr. Steiner, Cmr. Gerry and Mr. Dion discussed HACA's Section 8 waitlist and plans to open the waitlist in the future.

Ms. Gouig reported on HACA's move back to its renovated main office located at 22941 Atherton Street in Hayward. She commented that the move required a tremendous effort from staff and thanked the staff who helped to coordinate and carry out the move. Ms. Gouig described the new features of the building, described some of the actions that will need to be taken in order to close out the work on the building, and invited the Commissioners to take a tour of the building following the Commission meeting.

**9. ADJOURNMENT**

There being no further business, Chairperson Biddle adjourned the meeting at 8:54 a.m.

Respectfully Submitted,

---

Christine Gouig  
Executive Director/Housing Commission Secretary

---

Melissa Taesali  
Executive Assistant

**Approved:**

---

Don Biddle  
Housing Commission Chairperson

# **NEW BUSINESS**

**February 11, 2015**

**HOUSING AUTHORITY OF ALAMEDA COUNTY**

**AGENDA STATEMENT**

Meeting: February 11, 2015

Subject: 5-Year Plan and Annual Plan for Fiscal Year 2015 (Public Hearing Required)

Exhibits Attached: Draft of HACA's 5-Year Plan and Annual Plan for Fiscal Year 2015 (Attachment "A")

Recommendation: Receive Draft Plan and Conduct Public Hearing to Accept Comments

---

**BACKGROUND**

HACA's 5-Year Plan is a guide to HACA's policies, programs, operations, and strategies for meeting local housing needs for HACA Fiscal Years 2015-2019. HACA's Annual Plan provides similar guidance for HACA Fiscal Year 2015-2016.

Staff has prepared the draft Plans, using the template required by HUD. (The two Plans are consolidated on one HUD Form and its attachments.) The Plans are due at HUD by April 15. We are bringing the draft Plans to you in February so that you have sufficient time for review prior to the due date. We will present the Plans as an action item at your April 8 meeting. Before then, we will also have met with the Resident Advisory Board (RAB) and will present any comments the RAB has along with staff's responses.

**DISCUSSION AND ANALYSIS**

There are several changes proposed in the draft Plans including the following:

**Section 5.2 Goals and Objectives**

Revised to select the most relevant Goals and Objectives for addressing the most pressing renter Housing Needs identified in the Alameda County HOME Consortium's FY10-14 Consolidated Plan that are within HACA's Mission. (The Alameda County HOME Consortium's is currently in the process of drafting the FY15-19 Consolidated Plan.)

The Housing Needs of low, very low and extremely low income households are set forth in Section 9.0 of the HACA Plans, Housing Needs. They range from homelessness and tentative temporary housing to moderate and severe housing cost burdens. As the Consolidated Plan states, "These households often live from pay check to pay check and cannot afford to pay for both their housing and other basic necessities, such as food and clothing. They often do not have access to housing near work which is affordable and may face discrimination in finding affordable housing. Given the above factors, the housing they may find may be overcrowded, unsafe or rundown."

There are six Goals and their implementing Objectives on pages 1 and 2 of the Plans beginning with “Preserve the long-term financial viability of HACA’s remaining 72 Public Housing units” and the three Objectives that support the Goal. Below in “Section 10.1 Progress in Meeting Mission and Goals”, the Plans describe HACA’s progress on each of three Goals as well as HACA’s progress on each of the other Goals and Objectives.

**Section 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers**

Revised to note HUD’s Contingent Approval of HACA’s Rental Assistance Demonstration (RAD) Program application to dispose of HACA’s remaining 72 units of Public Housing and to transfer them to a HACA-controlled non-profit entity. By using RAD Section 8 Project-Based Vouchers, the units will remain permanently affordable to very low-income households.

HACA is now awaiting HUD’s issuance of a commitment to enter into a housing assistance payments contract (CHAP). Also revised to update HACA’s progress in project-basing vouchers and the current status of plans to further project-base units.

**Section 10.1 Progress in Meeting Mission and Goals**

Revised to reflect the Goals and Objectives set forth in Section 5.2 above, and to list the current progress in meeting the Objectives. In particular, Section 10.1.3.2.1. provides a detailed description of HACA’s progress in using Section 8 HCV project-basing to increase housing opportunities for special needs populations—the homeless (including veterans and those with children); mentally ill; persons with disabilities; and the elderly.

As in recent years, total Capital Funds are shown as a transfer to operations rather than being separately budgeted for each project. This is allowed for housing authorities with fewer than 250 public housing units and that, like HACA, are, at a minimum, standard performers under the PHAS reporting system. Capital Fund allocations are determined by HUD formula and are shown on completed Forms HUD-50075.1 and -50075.2.



**HOUSING AUTHORITY OF ALAMEDA COUNTY**

**AGENDA STATEMENT**

Meeting: February 11, 2015

Subject: Appointment of Resident Advisory Board (RAB)

Exhibits Attached: List of Proposed Appointees

Recommendation: Approve RAB Appointees

---

**BACKGROUND**

The HACA Agency Plan is a summary guide to HACA's policies, programs, operations, and strategies for meeting local housing needs and goals. HUD regulations require that housing authorities develop an annual plan and a five-year plan. The HACA Plan is due at HUD by April 15.

Each housing authority that owns public housing is required to establish a Resident Advisory Board (RAB) to assist in making recommendations regarding the development or significant modification of the Plan. Membership has to "adequately reflect and represent the residents assisted by the PHA." In submitting its Plan to HUD, a housing authority must include a copy of the recommendations made by the RAB and a description of the manner in which HACA addressed the recommendations.

**DISCUSSION AND ANALYSIS**

A RAB is a mandated entity. Its sole purpose is to, once a year, provide input to HACA's draft Agency Plan for the next fiscal year. The Agency Plan is a very summary mandated document submitted on mandated forms. Even staff finds the Agency Plan of limited practical use in guiding future initiatives. Rather, it serves more to summarily document planning efforts that staff has otherwise undertaken.

As it did in January 2012, the last time a RAB was appointed, HACA turned to participants in its Family Self-Sufficiency (FSS) Program to find candidates for appointment to the RAB. FSS Coordinators secured interest from the attached FSS participants, two of which are members of the current RAB. HACA is also recommending the appointment of one member of the current RAB who has fully participated in the Agency Plan process each year.

Staff recommends appointment of the attached to a 3-year term as the HACA RAB for purposes of the submission and any modifications of HACA Agency Plans beginning with HACA's 5-Year Plan for HACA Fiscal Years 2015-2019 and HACA's Annual Plan for HACA Fiscal Year 2015-2016.

**Housing Authority of the County of Alameda**

**Proposed RAB Appointees**

<u>PROPOSED RAB APPOINTEE</u>	<u>PROGRAM</u>
Sarah Bahadur	Family Self-Sufficiency Program <i>(Section 8)</i>
Tanja Fuller-Bryant	Family Self-Sufficiency Program <i>(Section 8; current RAB member)</i>
Helen Iosefa	Section8 <i>(HACA Tenant Commissioner; current RAB member)</i>
Ilahna Johnson-Aziz	Family Self-Sufficiency Program <i>(Section 8)</i>
Sherrett Lawrence	Family Self-Sufficiency Program <i>(Section 8; current RAB member)</i>
Maya Nelson	Family Self-Sufficiency Program <i>(Section 8)</i>
Tammie Perry	Family Self-Sufficiency Program <i>(Section 8)</i>
Goljan Zamani	Elderly PACH/Section 8 Project-Based Tenant <i>(Current RAB member)</i>



**HACA AGENDA ITEM#: 5-3.**

open and mail was delivered. Parking meters were working. Alameda County and the State of California offices were open as were the cities in Alameda County unless they were closed for furlough. Thus, the Executive Director did not believe the definition in the MOU was met and, therefore, there was no need to poll the Housing Commission as to their approving December 26 as a holiday.

SEIU requested the day off for HACA employees on Tuesday December 16, 11 days after the president's Executive Order. Charla Freckmann, HACA Human Resources Analyst, responded that same day with an email explaining that the MOU provision did not apply because the Executive Order did not create or proclaim a national holiday, just gave certain federal employees of the executive branch the day off. SEIU sent a second email on Friday December 19, proposing that December 26, which was a furlough day in the MOU, be treated as a holiday and that December 24 become the furlough day, and that they were available to meet on Monday December 22 or Tuesday December 23 to discuss this. Ms. Freckmann replied via email on Monday, December 22, that the Executive Director was on vacation, December 22 through 26, and was not available to meet but that, in any event, we did not believe that the Executive Order declared a national holiday and thus the MOU provisions did not apply.

# **BUDGET STATUS** **REPORT**

**Housing Authority of Alameda County  
HOUSING CHOICE VOUCHER  
Administrative Budget Status Report FYE 2014-2015  
December 2014**

FY 2015 - HCV OPERATING BUDGET	Budgeted @ 12/31/2014	Actual @ 12/31/2014	OVER (UNDER)	PROJECTED TO 6/30/15	SCH. NO.	2014 BUDGET	2015 BUDGET	DIFFERENCE
<b>INCOME</b>								
Investment Income	840	79	(761)	159	A1	3,600	1,680	(1,920)
Misc. Income	173,000	163,859	(9,141)	327,717	A1	346,000	346,000	0
Grant Income	175,000		(175,000)	350,000		0	350,000	
Administrative Fee Income	3,348,513	3,305,147	(43,366)	6,697,025	A	6,582,930	6,697,025	114,095
<b>TOTAL INCOME</b>	<b>3,697,353</b>	<b>3,469,085</b>	<b>(228,268)</b>	<b>7,374,902</b>		<b>6,932,530</b>	<b>7,394,705</b>	<b>462,175</b>
<b>EXPENSES</b>								
<b>Administration</b>								
Salaries	(2,017,897)	(1,816,834)	201,063	(4,035,794)	B-1& 2	(3,857,494)	(4,035,794)	(178,300)
Other Admin.	(668,561)	(625,309)	43,252	(1,250,619)	C-1&2	(1,313,499)	(1,337,122)	(23,623)
<b>Total</b>	<b>(2,686,458)</b>	<b>(2,442,143)</b>	<b>244,314</b>	<b>(5,286,412)</b>		<b>(5,170,993)</b>	<b>(5,372,915)</b>	<b>(201,923)</b>
<b>General</b>								
Insurance	(101,626)	(75,184)	26,443	(150,368)	E	(182,340)	(203,253)	(20,913)
Employee Benefits	(1,049,306)	(1,010,126)	39,180	(2,098,613)		(2,005,897)	(2,098,613)	(92,716)
Miscellaneous	0	0	0	0		0	0	0
<b>Total</b>	<b>(1,150,933)</b>	<b>(1,085,310)</b>	<b>65,623</b>	<b>(2,248,980)</b>		<b>(2,188,237)</b>	<b>(2,301,865)</b>	<b>(113,629)</b>
<b>Total Routine Expenses</b>	<b>(3,837,390)</b>	<b>(3,527,453)</b>	<b>309,937</b>	<b>(7,535,392)</b>		<b>(7,359,229)</b>	<b>(7,674,781)</b>	<b>(315,551)</b>
<b>Capital Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	D2	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>(3,837,390)</b>	<b>(3,527,453)</b>	<b>309,937</b>	<b>(7,535,392)</b>		<b>(7,359,229)</b>	<b>(7,674,781)</b>	<b>(315,551)</b>
<b>Income (Deficit) UNSPECIFIED BUDGET REDUCTION</b>							<b>(426,699)</b>	<b>(280,075)</b>
<b>NET INCOME (DEFICIT)</b>	<b>(140,038)</b>	<b>(58,368)</b>	<b>81,669</b>	<b>(160,491)</b>		<b>(426,699)</b>	<b>(280,075)</b>	<b>146,624</b>

Unrestricted Net Assets @ 6/30/14  
 Projected Income (Deficit) @ 6/30/15  
 Projected Unrestricted Net Assets @ 6/30/15

\$1,950,964  
(160,491)  
\$1,790,473

**Housing Authority of Alameda County  
PUBLIC HOUSING  
Budget Status Report FYE 2014-2015  
December 2014**

FY 2015 - PH OPERATING BUDGET	YTD BUDGET 12/31/2014	YTD ACTUALS 12/31/14	OVER/ (UNDER) BUDGET	Projected to 6/30/15	SCH. NO.	2014 BUDGET	2015 BUDGET	Difference
<b>INCOME</b>								
Dwelling Rentals	174,614	172,332	(2,283)	344,663	A-1	390,545	349,229	(41,316)
Office Rental (Mission Blvd-net)	0	0	0	0	A	46,688	0	(46,688)
Investment Income	333	273	(59)	547	A	2,200	665	(1,535)
Misc. Income	35,625	40,298	4,673	71,250	A-1	71,250	71,250	0
Operating Subsidy	80,915	277,425	196,509	161,830	A-1	205,974	161,830	(44,144)
Asset Reposition Fee	87,784	0	(87,784)	175,568	A-1	185,237	175,568	(9,669)
Capital Grant	102,000	91,315	(10,685)	182,630	A-1	29,559	204,000	174,441
<b>TOTAL INCOME</b>	<b>481,271</b>	<b>581,643</b>	<b>100,370</b>	<b>936,488</b>		<b>931,454</b>	<b>962,542</b>	<b>31,088</b>
<b>EXPENSES</b>								
<b>Administration</b>								
Salaries	(104,984)	(103,400)	1,584	(206,800)	B-1 & 2	(226,217)	(209,968)	16,249
Other Admin.	(48,256)	(28,615)	19,641	(57,230)	C-1	(28,830)	(96,513)	(67,683)
Total	(153,241)	(132,015)	21,226	(264,030)		(255,047)	(306,481)	(51,435)
<b>Tenant Services</b>								
Resident Managers	(2,750)	(300)	2,450	(5,500)		(5,500)	(5,500)	0
Recreation	(3,750)	0	3,750	(7,500)		(7,500)	(7,500)	0
Total	(6,500)	(300)	6,200	(13,000)		(13,000)	(13,000)	0
<b>Utilities</b>								
Water	(25,041)	(18,555)	6,485	(37,111)		(50,081)	(50,081)	0
Electricity	(9,500)	(5,637)	3,863	(11,274)		(19,000)	(19,000)	0
Gas	(700)	(616)	85	(1,232)		(1,400)	(1,400)	0
Sewage	(13,200)	(5,675)	7,526	(11,349)		(26,400)	(26,400)	0
Total	(48,441)	(30,483)	17,960	(60,965)		(96,881)	(96,881)	0
<b>Maintenance</b>								
Salaries	(35,411)	(35,566)	(155)	(71,132)	B-2	(69,983)	(70,822)	(839)
Materials	(21,952)	(8,631)	13,321	(45,419)	D	(51,942)	(43,904)	8,038
Contract Costs	(179,417)	(141,704)	37,713	(333,407)	D	(368,818)	(358,834)	9,984
Total	(236,780)	(185,901)	50,879	(449,959)		(490,743)	(473,560)	17,183
<b>General</b>								
Insurance	(14,213)	(10,277)	3,936	(39,400)	E	(41,081)	(28,426)	12,656
Tax-In Lieu Of	(12,617)	(12,618)	(0)	(25,235)		(29,366)	(25,235)	4,132
Employee Benefits	(73,006)	(43,206)	29,800	(144,525)		(154,024)	(146,011)	8,013
Collection Loss	(500)	0	500	0		(1,000)	(1,000)	0
Miscellaneous	(500)	0	500	0		(1,000)	(1,000)	0
Total	(100,836)	(66,101)	34,736	(209,160)		(226,472)	(201,672)	24,800
Total Routine Expenses	(545,797)	(414,799)	131,000	(997,114)		(1,082,143)	(1,091,594)	(9,452)
<b>TOTAL EXPENSES</b>	<b>(545,797)</b>	<b>(414,799)</b>	<b>131,000</b>	<b>(997,114)</b>		<b>(1,082,143)</b>	<b>(1,091,594)</b>	<b>(9,452)</b>
<b>NET INCOME (DEFICIT)</b>	<b>(64,526)</b>	<b>166,843</b>	<b>231,370</b>	<b>(60,625)</b>		<b>(150,688)</b>	<b>(129,052)</b>	<b>21,636</b>

Unrestricted Net Assets @ 6/30/14  
**Projected Income/(Deficit) @ 6/30/15**  
**Projected Unrestricted Net Assets Balance @ 6/30/15**

\$1,452,594  
(60,625)  
**\$1,391,969**

# **PROGRAM ACTIVITY** **REPORT**



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

Meeting: February 11, 2015

Subject: Programs Activity Report

Exhibits Attached: Section 8 Contract Report; Section 8 Average Contract Rent Report; Fraud Payments Report; Landlord Rental Listing Report; FSS Program Monthly Report

Recommendation: Receive Report

---

**SECTION 8 HOUSING CHOICE VOUCHERS**

- **Lease-Up:** As of January 1, 2015, the Section 8 Housing Choice Voucher program had 5,864 units under contract. The fiscal year-to-date lease-up average is 96.05% units as of January 1, 2015. The budget authority use average through December 2014 is 93%.
- **Program Utilization:** As of January 1, 2015, the average HAP subsidy was \$1,048 and the average tenant-paid rent portion was \$445 for an average Contract Rent of \$1,492. Amounts vary by \$1 due to rounding.
  - ❖ As of January 1, 2015, HACA had 70 outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority's jurisdiction).
  - ❖ As of January 1, 2015, HACA billed other housing authorities, primarily the Oakland Housing Authority, for 1,077 incoming portability contracts. HACA receives only 80% of the HUD-authorized Administrative Fee for billed incoming portability contracts.
- **Section 8 Contract Report:** A copy of the Contract Report is attached.
- **Fraud / Debt Recovery:** HACA retained \$7,260.33 in fraud and debt recovery payments for the month of December 2014. A total of \$28,015.73 was retained over the last six months.
- **Landlord Rental Listings:** As of January 2, 2015 and February 2, 2015, there were 1,645 landlords with properties in HACA's jurisdiction utilizing the *GoSection8* rental listing service. There were no new landlords added to the Section 8 program last month or this month. There were 16 active properties listed as of January 2, 2015 and 11 active properties listed as of February 2, 2015.

**FAMILY SELF SUFFICIENCY (FSS)**

In January, the FSS Department concentrated on auditing 205 participant files in order to gather information needed for their annual report to HUD. The FSS department achieved some great outcomes in 2014 while also enrolling 200 participants for HUD's national FSS study. Eleven participants made educational milestones by obtaining their GED, High School diploma, AA degree or BA degree. Fifty-eight households increased their earned income with 81 FSS participants employed full-time and an additional 52 individuals employed part-time. Seven families either experienced a reduction in welfare assistance or ceased receiving welfare assistance altogether. Twenty-one households successfully graduated from the FSS program with \$246,158.30 in escrow funds disbursed to those graduates. Three households surrendered their voucher because they had become self-sufficient and one FSS alumni purchased a home of their own.

**PUBLIC HOUSING**

- **Occupancy:** As of January 1, 2015, the Public Housing program had 69 of 72 units leased and had a 95.14% fiscal year-to-date lease up rate.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

Section 8 Contracts and HAP Report for the Month of December 2014

City	Certificates		Vouchers		December 2014 TOTAL		December 2013	December 2012
	Number	HAP*	Number	HAP**	Number	HAP		
Albany	0	\$0	29	\$30,363	29	\$30,363	33	37
Castro Valley	11	\$9,691	214	\$224,058	225	\$233,749	224	245
Dublin	2	\$1,762	356	\$372,732	358	\$374,494	355	276
Emeryville	6	\$5,286	114	\$119,358	120	\$124,644	110	112
Fremont	25	\$22,025	1,148	\$1,201,956	1,173	\$1,223,981	1,266	1,363
Hayward	117	\$103,077	2,169	\$2,270,943	2,286	\$2,374,020	2,432	2,567
Newark	3	\$2,643	240	\$251,280	243	\$253,923	255	276
Pleasanton	4	\$3,524	115	\$120,405	119	\$123,929	128	140
San Leandro	19	\$16,739	1,516	\$1,587,252	1,535	\$1,603,991	1,502	1,449
San Lorenzo	2	\$1,762	216	\$226,152	218	\$227,914	235	228
Union City	6	\$5,286	775	\$811,425	781	\$816,711	836	871
<b>TOTALS</b>	195	\$171,795.00	6,892	\$7,215,924.00	7,087	\$7,387,719	7,376	7,564

\*Based on an average December Housing Assistance Payment (HAP) of \$881 per certificate contract

\*\*Based on an average December Housing Assistance Payment (HAP) of \$1047 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

Section 8 Contracts and HAP Report for the Month of January 2015

City	Certificates		Vouchers		January 2015 TOTAL		January 2014	January 2013
	Number	HAP*	Number	HAP**	Number	HAP		
Albany	0	\$0	28	\$29,344	28	\$29,344	33	35
Castro Valley	11	\$9,691	212	\$222,176	223	\$231,867	223	243
Dublin	2	\$1,762	354	\$370,992	356	\$372,754	360	294
Emeryville	6	\$5,286	115	\$120,520	121	\$125,806	111	113
Fremont	25	\$22,025	1,142	\$1,196,816	1,167	\$1,218,841	1,264	1,355
Hayward	117	\$103,077	2,140	\$2,242,720	2,257	\$2,345,797	2,425	2,566
Newark	3	\$2,643	237	\$248,376	240	\$251,019	255	280
Pleasanton	4	\$3,524	117	\$122,616	121	\$126,140	127	139
San Leandro	19	\$16,739	1,504	\$1,576,192	1,523	\$1,592,931	1,512	1,458
San Lorenzo	2	\$1,762	215	\$225,320	217	\$227,082	234	231
Union City	6	\$5,286	770	\$806,960	776	\$812,246	835	859
<b>TOTALS</b>	195	\$171,795.00	6,834	\$7,162,032.00	7,029	\$7,333,827.00	7,379	7,573

\*Based on an average January Housing Assistance Payment (HAP) of \$881 per certificate contract

\*\*Based on an average January Housing Assistance Payment (HAP) of \$1048 per voucher contract

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**Section 8 Average Contract Rent Report for the Month of: December 2014**

<b>City</b>	<b>Number of HAP Contracts</b>	<b>Average Contract Rent</b>	<b>Average HAP Paid by HACA</b>	<b>Average Rent Paid by Family</b>	<b>Average Family-Paid Rent as a Percentage of Average Contract Rent</b>
Albany	29	\$1,360	\$1,039	\$320	24%
Castro Valley	196	\$1,423	\$979	\$444	31%
Dublin	276	\$1,682	\$1,228	\$454	27%
Emeryville	110	\$1,251	\$866	\$386	31%
Fremont	1,073	\$1,634	\$1,127	\$506	31%
Hayward	2,098	\$1,417	\$997	\$420	30%
Newark	237	\$1,865	\$1,280	\$585	31%
Pleasanton	115	\$1,340	\$970	\$369	28%
San Leandro	1,501	\$1,390	\$973	\$417	30%
San Lorenzo	215	\$1,714	\$1,241	\$473	28%
Union City	585	\$1,677	\$1,181	\$496	30%

\*Some rents may vary by \$1 due to rounding

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**Section 8 Average Contract Rent Report for the Month of: January 2015**

<b>City</b>	<b>Number of HAP Contracts</b>	<b>Average Contract Rent</b>	<b>Average HAP Paid by HACA</b>	<b>Average Rent Paid by Family</b>	<b>Average Family-Paid Rent as a Percentage of Average Contract Rent</b>
Albany	29	\$1,360	\$1,039	\$321	24%
Castro Valley	196	\$1,429	\$968	\$461	32%
Dublin	277	\$1,686	\$1,220	\$466	28%
Emeryville	110	\$1,311	\$887	\$424	32%
Fremont	1,088	\$1,651	\$1,130	\$521	32%
Hayward	2,119	\$1,425	\$992	\$433	30%
Newark	240	\$1,874	\$1,285	\$589	31%
Pleasanton	115	\$1,347	\$964	\$382	28%
San Leandro	1,513	\$1,398	\$972	\$426	30%
San Lorenzo	216	\$1,721	\$1,231	\$490	28%
Union City	592	\$1,688	\$1,181	\$507	30%

\*Some rents may vary by \$1 due to rounding

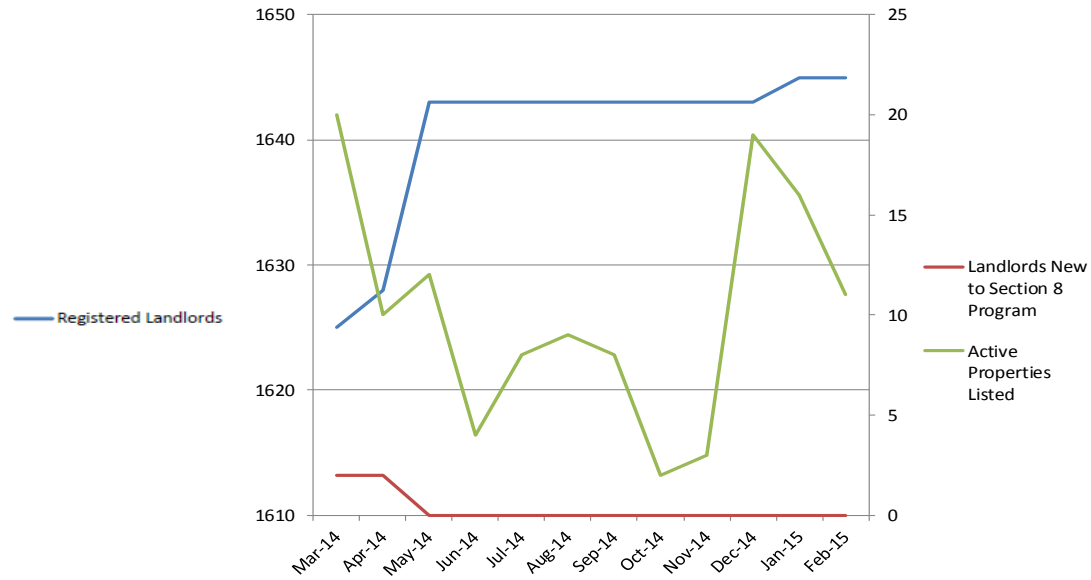
**DEBT COLLECTIONS**

2014-2015  
 FYE 06/30/15

	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY '15	FEBRUARY	MARCH	APRIL	MAY	JUNE	GRAND TOTALS
<i>DAMAGE CLAIMS</i>	\$170.00	\$125.00	\$170.00	\$136.00	\$50.00	\$290.00							\$941.00
<i>FRAUD REPAYMENTS</i>	\$2,820.43	\$3,557.50	\$3,986.71	\$7,315.00	\$3,075.76	\$7,260.33							\$28,015.73
<b>TOTALS</b>	<b>\$2,990.43</b>	<b>\$3,682.50</b>	<b>\$4,156.71</b>	<b>\$7,451.00</b>	<b>\$3,125.76</b>	<b>\$7,550.33</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$28,956.73</b>

Monthly

	3/3/2014	4/1/2014	5/1/2014	6/2/2014	7/1/2014	8/1/2014	9/2/2014	10/1/2014	11/3/2014	12/1/2014	1/2/2015	2/2/2015
Registered Landlords	1625	1628	1643	1643	1643	1643	1643	1643	1643	1643	1645	1645
Landlords New to Section 8 Program	2	2	0	0	0	0	0	0	0	0	0	0
Active Properties Listed	20	10	12	4	8	9	8	2	3	19	16	11







**To:** Christine Gouig, Executive Director  
**From:** Daniel Taylor, Special Programs Manager  
**Re:** **FSS Program Summary**  
**CC:** Ron Dion, Linda Evans, Phyllis Harrison, Mary Sturges, Eli Isaacs  
**Date:** January 28, 2015

---

<b>Program Summary</b>	<b>January 2015</b>
Total Clients Under Contract:	153
MDRC:	100
Graduates:	1
Escrow Disbursed:	\$777.03
Ports In:	0
Ports Out:	2
Terminations:	0
New Contracts:	1

**FSS PROGRAM NEWS:**

**FSS Annual Program Report - January 2014 - December 2014**

The FSS team audited 205 participant files in preparation for our annual report to HUD. Listed below are program highlights of services / activities and outcomes for 2014:

- 21 participants successfully graduated from the FSS program.
- \$246,158.30 in escrow account funds were disbursed to graduates.
- 1 FSS alumni purchased a home.
- 3 households surrendered their voucher because they are now self-sufficient.
- 58 households increased their self-sufficiency earned income.
- 3 families had a reduction in welfare assistance.
- 4 households ceased receiving welfare.
- 81 individuals were employed full-time.
- 52 individuals were employed part-time.
- 83 participants received employment counseling / preparation.
- 6 participants obtained a BA degree.
- 2 participants obtained an AA degree.
- 3 persons obtained a GED / High School diploma.

# **ATTACHMENT A**

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<b>PHA Information</b> PHA Name: Housing Authority of the County of Alameda PHA Code: CA067 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing (SEMAP) <input checked="" type="checkbox"/> Standard (PHAS) <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2015																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 72 Number of HCV units: 6186																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: HACA's mission is to deliver housing, housing assistance and related services to low-, very low- and extremely low-income: <ul style="list-style-type: none"> <li>Elderly persons and persons with verifiable disabilities, in order to enable them to live as independently as possible within their economic resources, and</li> <li>Persons who are not elderly or do not have verifiable disabilities, for the time necessary to enable them to become self-sufficient and economically independent.</li> </ul>																										
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>See Annual Plan Attachment.</b>																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>See Annual Plan Attachment.</b>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <b>See Annual Plan Attachment.</b>																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>See Annual Plan Attachment.</b>																										
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See Annual Plan Attachment.</b>																										
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>See Annual Plan Attachment.</b>																										

<p><b>9.1</b></p>	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
<p><b>10.0</b></p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> <li>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. <b>See Annual Plan Attachment.</b></li> <li>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification.” <b>None</b></li> </ul>
<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

## HUD-50075 Annual Plan Attachment Fiscal Year Beginning: 07/2015

### 5.0 Five-Year Plan

#### 5.1 Mission (See Section 5.1 of Form HUD-50075)

#### 5.2 Goals and Objectives

- 5.2.1 **Goal:** Preserve the long-term financial viability of HACA's remaining 72 Public Housing units,
- 5.2.1.1.**Objective:** Increase funding for operations and for the backlog of public housing capital improvements and ensure that the units remain permanently affordable to very low-income households by disposing of them through HUD's Rental Assistance Demonstration (RAD) Program and transferring them to a HACA-controlled non-profit entity in order to achieve a one-to-one replacement of the 72 Public Housing units with RAD Section 8 Project-Based Vouchers.
- 5.2.1.2.**Objective:** Follow recommendations in the Physical Condition Assessment (PCA) conducted for the RAD conversion in order to maintain the units and provide for their long term sustainability.
- 5.2.1.3.**Objective:** Prior to disposing of HACA's remaining 72 Public Housing units through HUD's Rental Assistance Demonstration (RAD) Program, complete the exterior modernization of the 36 unit Emery Glen Development and, on turnover, the modernization of the interior of up to 15 of the 72 units.
- 5.2.2 **Goal:** Expand the supply of assisted housing.
- 5.2.2.1.**Objective:** Apply for additional rental vouchers in response to published Notices of Fund Availability (NOFAs).
- 5.2.2.2.**Objective:** Depending on available funding, utilize Section 8 HCV project-basing to increase housing opportunities for special needs populations.
- 5.2.3 **Goal:** Increase access to available housing assistance and increase the likelihood that applicants reflect current, rather than past, need.
- 5.2.3.1.**Objective:** Deploy an internet cloud-based, applicant-accessible, always-open housing assistance application that can be expanded into a regional application for HUD housing assistance, other housing assistance, and other regional social welfare programs.
- 5.2.4 **Goal:** Validate the cost-effectiveness of the HACA Family Self-Sufficiency (FSS) Program. (The FSS Program is designed to increase employment and earnings and reduce reliance on government subsidies).
- 5.2.4.1.**Objective:** As part of HUD's ongoing national assessment of the FSS Program, HACA, in partnership with MDRC (the former Manpower

Demonstration Research Corporation), is conducting a cost/benefit analysis of the HACA FSS Program.

5.2.5 **Goal:** Assist as many qualified families as possible within available staff and financial resources.

5.2.5.1.**Objective:** Achieve over 98% utilization of HACA’s HCVP HAP units or funding by July 1, 2015.

5.2.5.2.**Objective:** Increase operational efficiency and effectiveness by converting to a more powerful enterprise housing software platform.

5.2.6 **Goal:** Support the right of women and all other program participants to enjoy the benefits of the assistance programs administered by HACA free of violence.

5.2.6.1.**Objective:** Fully implement all relevant provisions of the Violence Against Women Act.

**6.0 The following PHA Plan elements have been revised since HACA’s last Annual Plan submission:**

- 6.1.1 Element #1: Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures;
- 6.1.2 Element #2: Financial Resources;
- 6.1.3 Element #3: Rent Determination;
- 6.1.4 Element #4: Operation and Management;
- 6.1.5 Element #11: Fiscal Year Audit;
- 6.1.6 Element #12: Asset Management; and
- 6.1.7 Element #13 Violence Against Women Act (VAWA).

This completed form HUD-50075 with attachments is available at the PHA’s Business Office, 22941 Atherton St., Hayward, CA 94541. It’s also available on the HACA website at <http://www.haca.net/index.php/phdownloads/category/9-section-8-housing-choice-voucher-program>.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.**

**7.1 Hope VI, Mixed Finance Modernization or Development.**

7.1.1 Effective March 1, 2011, HACA consolidated with the Dublin Housing Authority (DHA) subsequent to DHA’s disposal of the 150-unit Arroyo Vista project, its sole public housing project. (DHA did not administer any Section 8 housing or any other federal, state, or local housing program.) HACA now has access to the modest HUD Replacement Housing Factor (RHF) funds from Arroyo Vista and to remaining development funds from DHA, which it may use to support the renovation of its existing public housing units after they are converted under HUD’s Rental Assistance Demonstration (RAD) program for which HACA

applied in November 2013. HUD notified HACA November 10, 2014 that HACA's application was Contingently Approved and placed on a HUD waiting list. The cap on RAD conversions was increased from 60,000 units to 185,000 units under the fiscal year 2015 Appropriations Act. HACA now awaits HUD's issuance of a commitment to enter into a housing assistance payments contract (CHAP).

## **7.2 Demolition and/or Disposition.**

- 7.2.1 Because the combination of tenant rents and fees, HUD Operating Subsidy, and Capital Fund funding is inadequate to finance the long-term viability of HACA's Public Housing units, HACA has disposed of all but 72 units of Public Housing.
- 7.2.2 Disposition Timetable for remaining 72 Public Housing units (36 units at the Mission View site and 36 units at the Emery Glen site):  
HACA has applied to HUD for approval to include its remaining 72 units of Public Housing in the Rental Assistance Demonstration (RAD) program. HACA's application has been Contingently Approved and HACA now awaits HUD's issuance of a commitment to enter into a housing assistance payments contract (CHAP).

## **7.3 Conversion of Public Housing (to tenant-based assistance). N/A**

## **7.4 Homeownership. N/A**

## **7.5 Project-Based Vouchers.**

- 7.5.1 HACA anticipates project-basing additional vouchers for a total, including existing project based vouchers, of up to 725 units. The cities of Albany, Emeryville, Dublin, Fremont, Hayward, Newark, Pleasanton, San Leandro, and Union City as well as the unincorporated areas of Castro Valley and San Lorenzo are currently-identified locations.
- 7.5.2 HACA is planning to project-base up to 50 units in non-impacted census tracts in Dublin and/or Fremont in order to expand housing opportunities for homeless veterans in higher cost opportunity areas. HACA has been awarded 25 project-based VASH vouchers through set-aside funding for the Fremont project. If no additional set-aside funding becomes available for the Dublin project, HACA will apply to HUD for project-based VASH vouchers for the project. If fewer than 25 VASH vouchers are available to be project-based, HACA will utilize its regular project-based vouchers to reach a total of 25 project-based vouchers. If additional VASH set-aside funding becomes available, HACA will apply to HUD and the VA to project-base up to and including 25 VASH vouchers in the Dublin project to replace some or all of HACA's regular project-based vouchers so as to ensure the veterans in the project receive the supportive services provided by the VA under VASH.
- 7.5.3 HACA is planning to project-base up to and including eight units in central and southern Alameda County to serve the disabled population. It

is working with Alameda County and the Neighborhood Stabilization Program on this project.

- 7.5.4 HACA is planning to project-base up to 24 units in the City of Emeryville, a higher cost opportunity area, to support the development of housing for families and the elderly.
- 7.5.5 The Pleasanton Housing Authority plans to dispose of its 50-unit Kottinger Place project, its sole public housing project that serves elderly families. The public housing project will be demolished and the site redeveloped with 185 affordable units. HACA is planning to apply for 50 replacement housing vouchers after the Pleasanton Housing Authority receives HUD approval of its disposition application and then project-base those vouchers in order to preserve the affordable housing serving the elderly population in the city and house the current public housing residents.
- 7.5.6 HACA is planning to project-base up to 20 units in non-impacted census tracts in Pleasanton in order to expand housing opportunities for families in higher cost opportunity areas.
- 7.5.7 HACA will evaluate additional opportunities to project-base vouchers and to partner with developers in the development and ownership of the projects.

**8.0 Capital Improvements**

HACA will use 100 percent of funds from the Capital Fund program for activities that are eligible under the Operating Fund, including capital improvements. See HUD Form 50075.2 approved by HUD on 06/01/2010.

- 8.1 Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* has been completed as required and is enclosed.
- 8.2 Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* has been completed as required and is enclosed.
- 8.3 HACA does not propose to pledge any portion of its CPF/RHF funds to repay debt incurred to finance capital improvements.

**9.0 Housing Needs**

Housing needs for renters in HACA’s jurisdiction are set forth in Part I of the Alameda County HOME Consortium's FY10-14 Consolidated Plan as follows:

**Housing Problems of Renter Households**

Low, very low and extremely low income households face a broad range of housing problems. At one end are the homeless households living in shelters or those who are in and out of temporary housing. Moving toward the middle of the range are those who have a place to call home, but who have tentative housing situations. These households



often live from pay check to pay check and cannot afford to pay for both their housing and other basic necessities, such as food and clothing. They often do not have access to housing near work which is affordable and may face discrimination in finding affordable housing. Given the above factors, the housing they may find may be overcrowded, unsafe or rundown.

*Nature and Extent of Renter Housing Problems*

Fifty-one percent (51 %) of all renters in the Consortium had housing cost burdens; of those with cost burdens, 15% had severe cost burdens (paying over 50% of income for rent) and another 36% had moderate cost burdens (paying 30-50% of income) (2000 Census).

Sixty-four percent (64%) of extremely low income households (18,262) are renters. Small related households are the predominant family type among extremely low income renters (35%), followed by elderly one and two member households (27%). Eleven percent (11 %) of the extremely low income renters are in large related households; the remaining 27% are other household types.

Of renters in the Consortium who have housing problems (49%), the extremely low income households have the highest percentage of housing problems. Eighty-one percent (81 %) of extremely low income renters have housing problems. More than 78% of the extremely low income renters spend more than 30% of their incomes on housing, i.e. are "cost-burdened." Sixty-six percent (66%) of the extremely low income renter households spend in excess of 50% of their incomes on housing (severe cost burden). Large related extremely low income renter households have the highest percentage of housing problems (95%).

Low-income renter households (with incomes between 50-80% of median) also have acute housing problems. Fully 88% of these low income renters had severe or moderate housing problems; 33% had severe cost burdens and 80% had moderate cost burdens. According to the National Low Income Housing Coalition, these figures make it clear that creating subsidized housing for renters with incomes above 50% of median will do very little to reduce the number of households with severe problems. Most renters with severe problems were either in Other Not Related Households (48%), in Small Related Households (31 %), or Elderly (38%).

**9.1 Strategy for Addressing Housing Needs**

9.1.1 HACA will address those of the Housing Needs identified in Section 9.0 above that are within its Mission as identified in Section 5.1 above. In doing so, it will use all resources available to it through HUD housing assistance programs, and otherwise, to accomplish the Objectives identified in Section 5.2 above and to efficiently and effectively administer ongoing program operations.

**10.0 Additional Information**

**10.1 Progress in Meeting Mission and Goals**

10.1.1 **Mission:** HACA’s success in meeting its mission is reflected in its High Performing SEMAP designation and its PHAS Standard Performer designation.

10.1.2 **Goal:** Preserve the long-term financial viability of HACA’s remaining 72 Public Housing units,

10.1.2.1. **Objective:** Increase funding for operations and for the backlog of public housing capital improvements and ensure that the units remain permanently affordable to very low-income households by disposing of them through HUD’s Rental Assistance Demonstration (RAD) Program and transferring them to a HACA-controlled non-profit entity in order to achieve a one-to-one replacement of the 72 Public Housing units with RAD Section 8 Project-Based Voucher.

10.1.2.1.1. **Progress:** HUD notified HACA November 10, 2014 that HACA’s RAD application was Contingently Approved and placed on a HUD waiting list. HACA now awaits HUD’s issuance of a commitment to enter into a housing assistance payments contract (CHAP).

10.1.2.2. **Objective:** Follow recommendations in the Physical Condition Assessment (PCA) conducted for the RAD conversion in order to maintain the units and provide for their long term sustainability.

10.1.2.2.1. **Progress:** The Housing Authority of the County of Alameda released a Quotation for Small Purchases (QSP) for the PCA services on November 19, 2014. The vendor has been selected and the Assessment will be completed by Q3 2015.

10.1.2.3. **Objective:** Prior to disposing of HACA’s remaining 72 Public Housing units through HUD’s Housing Assistance Demonstration (RAD) Program, complete exterior modernization of the 36 unit Emery Glen Development and, on turnover, casualty loss, or due to changes in market conditions beyond HACA’s control, the modernization of the interior of up to 15 of the 72 units. HACA’s public housing portfolio is shown on the following table.

Address	Unit Designation	Unit Status Type
---------	------------------	------------------



6200 Doyle Street #20	General Occupancy	Initial Approval Completed
6200 Doyle Street #21	General Occupancy	Initial Approval Completed
6200 Doyle Street #22	General Occupancy	Initial Approval Completed
6200 Doyle Street #23	General Occupancy	Initial Approval Completed
6200 Doyle Street #24	General Occupancy	Initial Approval Completed
6200 Doyle Street #25	General Occupancy	Initial Approval Completed
6200 Doyle Street #26	General Occupancy	Initial Approval Completed
6200 Doyle Street #27	General Occupancy	Initial Approval Completed
6200 Doyle Street #28	General Occupancy	Initial Approval Completed
6200 Doyle Street #29	General Occupancy	Initial Approval Completed
6200 Doyle Street #3	General Occupancy	Initial Approval Completed
6200 Doyle Street #30	General Occupancy	Initial Approval Completed
6200 Doyle Street #31	General Occupancy	Initial Approval Completed
6200 Doyle Street #32	General Occupancy	Initial Approval Completed
6200 Doyle Street #33	General Occupancy	Initial Approval Completed
6200 Doyle Street #34	General Occupancy	Initial Approval Completed
6200 Doyle Street #35	General Occupancy	Initial Approval Completed
6200 Doyle Street #36	General Occupancy	Initial Approval Completed
6200 Doyle Street #4	General Occupancy	Initial Approval Completed
6200 Doyle Street #5	General Occupancy	Initial Approval Completed
6200 Doyle Street #6	General Occupancy	Initial Approval Completed
6200 Doyle Street #7	General Occupancy	Initial Approval Completed
6200 Doyle Street #8	General Occupancy	Initial Approval Completed
6200 Doyle Street #9	General Occupancy	Initial Approval Completed

10.1.2.3.1. **Progress:** The exterior modernization of the 36 unit Emery Glen Development is expected to be completed by Q4 2015. The pace of interior modernization is dependent on the timing of the RAD conversion.

10.1.3 **Goal:** Expand the supply of assisted housing.

10.1.3.1. **Objective:** Apply for additional rental vouchers in response to published Notices of Fund Availability (NOFAs) for which HACA is eligible to apply.

10.1.3.1.1. **Progress:** No NOFAs for which HACA is eligible to apply are currently in force.

10.1.3.2. **Objective:** Depending on available funding, utilize Section 8 HCV project-basing to increase housing opportunities for special needs populations.

10.1.3.2.1. **Progress:** HACA has leased 32 project-based units at Main Street Village, a Fremont project providing housing and services to the homeless and mentally ill; has leased 5 project-based units at Magnolia Terrace, an Emeryville project providing housing and services to the disabled; has leased 2 project-based units at Eden Commons, a San Leandro project providing housing and services to the disabled; has leased 1 project-based unit at Flanders House,

a San Leandro project providing housing and services to the disabled; has leased 3 project based units at FESCO, a Hayward project providing housing and services to homeless families with children; has leased 12 project-based units at Bridgeway East, a Fremont project providing housing to the homeless; has leased 18 project-based units at Lorenzo Creek, a Castro Valley project providing housing to the homeless; has leased 30 project-based units at Mayten Manor, a Hayward project providing housing for the elderly; has leased 49 project-based units at Carlow Court, a Dublin project providing housing for the elderly; and has leased 98 project based units at Nidus Court and Dyer Street, HACA's former Union City Public Housing developments for the elderly. By Q4 2016, HACA plans to project base up to 50 VASH units in non-impacted census tracts in Dublin and/or Fremont in order to expand housing opportunities for homeless veterans.

- 10.1.4 **Goal:** Increase access to available housing assistance and increase the likelihood that applicants reflect current, rather than past, need.
- 10.1.4.1. **Objective:** Deploy an internet cloud-based, applicant-accessible, always-open housing assistance application that can be expanded into a regional application for HUD housing assistance, other housing assistance, and other regional social welfare programs.
- 10.1.4.1.1. **Progress:** Code development is nearing completion and a phased roll-out of the application is expected to begin by Q2 2015. The roll-out will begin by transferring legacy applications to the cloud-based program and then, allowing those applicants to update their application at will. The universally available application is anticipated to be rolled out by Q3 2015.
- 10.1.5 **Goal:** Validate the cost-effectiveness of the HACA Family Self-Sufficiency (FSS) Program. (The FSS Program is designed to increase employment and earnings and reduce reliance on government subsidies).
- 10.1.5.1. **Objective:** As part of HUD's ongoing national assessment of the FSS Program, HACA, in partnership with MDRC (the former Manpower Demonstration Research Corporation), is conducting a cost/benefit analysis of the HACA FSS Program.
- 10.1.5.1.1. **Progress:** HACA has completed the enrollment process for the evaluation. It has enrolled 200 program participants into the study; 100 FSS participants and 100 control group participants. HACA and MDRC are currently conferencing monthly to advance the study process and objectives.
- 10.1.6 **Goal:** Support the right of women and all other program participants to enjoy the benefits of the assistance programs administered by HACA free of violence.

10.1.6.1. **Objective:** Fully implement all relevant provisions of the Violence Against Women Act.

10.1.6.1.1. **Progress:** HACA has adopted the revised HAP Contract (Form HUD-52641) and Tenancy Addendum (Form HUD-52641A) incorporating the expanded protection provisions of VAWA 2013. It is complying with the requirement to notify participants that they may port to another jurisdiction before the end of the lease term to protect the health and safety of a victim of domestic violence.

10.1.7 **Goal:** Assist as many qualified families as possible within available staff and financial resources.

10.1.7.1. **Objective:** Achieve over 98% utilization of HACA's HCVP HAP units or funding by July 1, 2015.

10.1.7.1.1. **Progress:** As of the end of January 2015, utilization was 95%. HACA anticipates achieving over 98% utilization through a combination of increased monthly voucher issuances and planned monthly net absorptions. Both are currently in progress.

10.1.7.2. **Objective:** Increase operational efficiency and effectiveness by converting to a more powerful enterprise housing software platform.

10.1.7.2.1. **Progress:** HACA awarded the contract for the new enterprise software in November 2014. Conversion is expected to be complete by Q4 2015,

## 10.2

### **Significant Amendment and Substantial Deviation/Modification**

HACA defines a "significant amendment" and a "substantial deviation/modification" as, except for changes in the following required to reflect changes in HUD regulatory requirements, a change:

- to HACA's criteria for eligibility for admission; or
- that provides for public housing demolition and/or disposition.

## 10.3 **Memorandum of Agreement with HUD or Plan to Improve Performance**

Not applicable.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Alameda County		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA3906750115      Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2015 <b>FFY of Grant Approval:</b> 2015
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$182,000		\$182,000	
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$182,000		\$182,000	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
**Expires 4/30/2011**

<b>Part I: Summary</b>				
<b>PHA Name:</b> Housing Authority of Alameda County		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA3906750115      Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2015 <b>FFY of Grant Approval:</b> 2015
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated      Expended</b>
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>	
			<b>Date</b>	











Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Alameda County		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				<b>FFY of Grant:</b> 2015 <b>FFY of Grant Approval:</b> 2015	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$237,792		\$237,792	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$237,792		\$237,792	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
**Expires 4/30/2011**

<b>Part I: Summary</b>				
<b>PHA Name:</b> Housing Authority of Alameda County		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		<b>Replacement Housing Factor Grant No:</b> _____
				<b>FFY of Grant:</b> 2015 <b>FFY of Grant Approval:</b> 2015
<b>Type of Grant</b>				
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated      Expended</b>
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>
<b>Date</b>				









Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
**Expires 4/30/2011**

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>							
PHA Name/Number HACA CA067			Locality (City/County & State) Alameda County, California			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019	
B.	Physical Improvements Subtotal	Annual Statement					
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations		\$180,000	\$170,000	\$160,000	\$150,000	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds		\$180,000	\$170,000	\$160,000	\$150,000	
L.	Total Non-CFP Funds						
M.	Grand Total		\$180,000	\$170,000	\$160,000	\$150,000	

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number HACA CA067		Locality (City/county & State) Alameda County, California			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019	
PHA-Wide	Annual Statement					
CAL 67-12/13						

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2015	Work Statement for Year 2 _____ FFY 2016			Work Statement for Year: 3 _____ FFY 2017		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA-wide			PHA-Wide		
Annual Statement	CAL 67-12/13-OPERATIONS		\$180,000	CAL 67-12/13 OPERATIONS		\$170,000
	Subtotal of Estimated Cost		\$ 180.000	Subtotal of Estimated Cost		\$ 170,000

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2015	Work Statement for Year 4 _____ FFY 2018			Work Statement for Year: 5 _____ FFY 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide			PHA Wide		
Annual Statement	CAL 67-12/13 OPERATIONS		\$160,000	CAL 67-12/13 OPERATIONS		\$150,000
	Subtotal of Estimated Cost		\$ 160.000	Subtotal of Estimated Cost		\$ 150,000







**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number HACA CA067			Locality (City/County & State) Alameda County, California			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development		\$237,792			
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$237,792			
L.	Total Non-CFP Funds					
M.	Grand Total		\$237,792			

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

**Part I: Summary (Continuation)**

PHA Name/Number HACA CA067		Locality (City/county & State) Alameda County, California				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019		
PHA-Wide	<b>Annual Statement</b>	ending yr for 1st increment RHF					
CA39-067							

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2015</u>	Work Statement for Year <u>2</u> FFY <u>2016</u> -end of RHF			Work Statement for Year: <u>3</u> FFY <u>2017</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA-wide			PHA-Wide		
Annual	CA39-067 Development		\$237,792			
Statement	Support renovation of existing units after conversion under HUD's RAD program					
	Subtotal of Estimated Cost		\$ 237.792	Subtotal of Estimated Cost		\$

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2015	Work Statement for Year 4 _____ FFY 2018			Work Statement for Year: 5 _____ FFY 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement						
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2015</u>	Work Statement for Year <u>2</u> FFY _____		Work Statement for Year: <u>3</u> FFY <u>2017</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	CA39-067 Development	\$237,792		
	Support renovation of existing units after conversion under HUD's RAD program			
	Subtotal of Estimated Cost	\$ 237.792	Subtotal of Estimated Cost	\$

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2015	Work Statement for Year 4 FFY 2018		Work Statement for Year: 5 FFY 2019	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	CA39-067 Development		CA39-067 Development	
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$