



HOUSING COMMISSION AGENDA

Regular Meeting: April 8, 2020

Time: 8:00 a.m.

COVID-19 UPDATE: Based on guidance provided by the Centers for Disease Control Prevention, the Shelter in Place order from Alameda County Public Health officials and Governor Newsom’s Stay-at-Home Order, HACA’s office building is temporarily closed to the public through May 3, 2020 or until the orders are amended, extended or suspended. Pursuant to the State of California’s Executive Order N-25-20 (at paragraph 11), this meeting will be conducted electronically. The public can participate in this meeting through one of the following options:

Zoom Video Conference Platform: Listen, view, and/or participate in this meeting using Zoom. Using Zoom is free of charge; however, if using a mobile device and/or tablet, you may have to download the Zoom app to your device. Downloading the Zoom app is free of charge.

HOW TO PARTICIPATE IN THIS MEETING USING THE ZOOM VIDEO CONFERENCE PLATFORM:

From a desktop computer:	From a mobile device, e.g. cell phone and/or tablet:
Go to: https://www.zoom.us/join Enter Meeting ID: 952 387 781	Download the Zoom app to your device. In the app tap on “Join Meeting” Enter Meeting ID: 952 387 781

Conference call via phone: Join the meeting from your telephone or mobile phone.

HOW TO PARTICIPATE VIA PHONE:

To access the meeting via telephone:
Dial: 888-788-0099 When prompted, enter meeting ID: 952 387 781

PUBLIC COMMENT

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.

If you wish to comment on a matter NOT on the agenda, please email your comment to the Commission Clerk at melissat@haca.net preferably by 5:00 p.m. on Tuesday, April 7, 2020. Upon recognition by the Chairperson during Public Comment, state your name, comments and/or questions. Anyone wishing to address the Housing Commission on an agenda item or on business introduced by the 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.

Thank you for your understanding and flexibility during the COVID-19 public health emergency. If you have any questions please contact (510) 727-8511 or melissat@haca.net.

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HOUSING COMMISSION AGENDA
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1. CALL TO ORDER / ROLL CALL

2. CLOSED SESSION

Pursuant to Government Code §54957(a)
Executive Director Recruitment

3. APPROVAL OF THE MINUTES OF THE MARCH 11, 2020 MEETING

ACTION

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4. PUBLIC COMMENT - On matters not on the Agenda

5. NEW BUSINESS

5-1. Emergency Appointment of Retired Alameda County Employees' Retirement Association (ACERA) Member

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5-2. Approve HACA's Annual and 5-Year Public Housing Agency Plans

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5-3. Resolution Approving Update to HACA's Utility Allowance Schedule

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5-4. Approve Revisions to HACA's Section 8 Administrative Plan

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6. COMMISSIONER REPORTS

7. COMMITTEE REPORTS

8. COMMUNICATIONS

9. ADJOURNMENT

MINUTES
March 11, 2020



HOUSING COMMISSION MINUTES

Regular Meeting: March 11, 2020

Time: 8:00 a.m.

HACA Board Room, 22941 Atherton Street, Hayward, California 94541

SUMMARY ACTION MINUTES

1. CALL TO ORDER/ROLL CALL

Call to Order

Chairperson Hannon called the meeting to order at 8:06 a.m.

Roll Call

Present: Cmr. Gacoscos, Gerry, Hannon, Lamnin, McQuaid, Olson, Patz and Shao.

Entered after Roll Call: Cmr. Finley

Excused: Cmr. Ballew and Kumagai

2. CLOSED SESSION

The Commission entered into a closed session at 8:07 a.m. and reconvened in open session at 8:43 a.m.

Pursuant to Government Code §54957(a)

Executive Director’s Evaluation

There were no reportable actions taken in the closed session.

Pursuant to Government Code §54957(a)

Executive Director Recruitment

Chairperson Hannon reported that the Alameda County Board of Supervisors has completed its interviews of the candidates for the Executive Director position, that a selection has been made and that contract negotiations with the candidate need to be finalized. Chairperson Hannon thanked Cmr. Finley for attending the interviews.

Pursuant to Government Code §54956.9

Potential Litigation – 1 case

Chairperson Hannon asked Christine Gouig, Executive Director, to report on this matter. Ms. Gouig provided an overview of this case, reported that HACA has reached a settlement with the party violating HACA’s contract whereby the party will pay HACA the amount of \$208,435, and that the Housing Commission has authorized execution of the settlement agreement.

3. **ACTION: APPROVAL OF THE MINUTES OF THE FEBRUARY 19, 2020 REGULAR MEETING**

Recommendation: Approve the minutes of the February 19, 2020 regular meeting as presented.

Motion/Second: Patz/McQuaid.

8 ayes; 1 not present for the vote: Cmr. Finley.

Motion passed. **APPROVED AS RECOMMENDED.**

4. **PUBLIC COMMENT – *On matters not on the Agenda***

None.

5. **NEW BUSINESS**

5-1. **ACTION: APPROVE AMENDMENT TO CONTRACT WITH NAN MCKAY & ASSOCIATES FOR ANNUAL RECERTIFICATIONS**

Christine Gouig, Executive Director, presented the staff report. Ms. Gouig provided an overview of the contract HACA entered into with Nan McKay and Associates (NMA) for the processing of HACA’s annual Section 8 program re-certifications (RXs). Ms. Gouig described the services provided by NMA and reported that despite a system glitch that was identified and resolved, NMA has done a very good job. She reported that NMA was instrumental in assisting HACA to achieve High Performer status under HUD’s Section Eight Management Assessment Program (SEMAP) scoring system and that staff would like to continue utilizing NMA. Ms. Gouig recommended that the Commission approve an amendment to the contract with NMA to extend it for another year, and increase the contract amount and the number of RXs NMA will complete.

Recommendation: Authorize the Executive Director to execute an amendment to the current contract with Nan McKay and Associates to extend the contract to April 4, 2021 at a cost of \$170,000 for 1,500 recertifications.

Commission Discussion: Cmr. Lamnin asked if the amount was an “up to” amount and Ms. Gouig stated that it is. Cmr. Shao asked if Nan McKay has put measures in place to ensure that the system issue does not happen again and Ms. Gouig indicated that they have. Chairperson Hannon asked if there was a financial impact for any of the participants who were affected by the system glitch and Ms. Gouig indicated that there was no financial impact and explained why.

Motion/Second: Olson/Gacosos.

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

5-2. PUBLIC HEARING: DRAFT OF HACA’S 5-YEAR AND ANNUAL PUBLIC HOUSING AGENCY PLAN

Christine Gouig introduced this item. Ms. Gouig stated that HUD requires housing authorities to submit a Public Housing Agency Plan (PHA Plan) annually as well as every 5 years and that HACA’s 5-Year PHA Plan is due for submission this year by April 17. She described the process for preparing and submitting the 5-Year PHA Plans, discussed some of the comments and questions that she received from Cmr. Lamnin with regard to HACA’s Mission Statement and the average length of time a person participates in the Section 8 program.

Oscar Macias, Administrative Analyst, presented the staff report. Mr. Macias reported that staff has prepared drafts of HACA’s annual and 5-Year PHA Plans utilizing HUD’s required templates and that staff is planning to meet with HACA’s Resident Advisory Board (RAB) to obtain its input on the drafts. He summarized the key goals, strategies and the progress that HACA has made in achieving its goals outlined in the 5-Year PHA Plan. Mr. Macias recommended that the Housing Commission hold a public hearing to accept comments from the public on HACA’s drafts of the annual PHA Plan and 5-year Plan.

Public Hearing:

Chairperson Hannon opened the public hearing at 9:06 a.m. There were no comments received from the public in the public hearing. Chairperson Hannon closed the public hearing at 9:06 a.m.

Commission Discussion: Chairperson Hannon asked how the county’s housing needs were identified and Ms. Gouig indicated they were identified through Alameda County’s Consolidated Plan. Cmr. Shao asked that staff verify the data regarding minorities. Chairperson Hannon and Ms. Gouig discussed the goal to use 350 vouchers as Project-Based Vouchers (PBV) over the next 5 years. Chairperson Hannon asked about the goal related to participation in the Family Self-Sufficiency (FSS) program. Daniel Taylor, Special Programs Manager, described the FSS Program outreach and noted that there are limits to the number of participants that HACA can have in the program due to limited funding for FSS Coordinators. Cmr. Lamnin commented on the need to explore options and innovative strategies for expanding homeownership opportunities. Ms. Gouig commented that while HACA can initiate discussions about these topics, it would need to partner with the cities and county since the housing programs that HACA administers are rental programs and are highly regulated. Chairperson Hannon asked that staff agendaize this topic in 90 days. Vice-chairperson Patz stated that there is definitely a need to take a regionalized approach and create partnerships with the cities and county agencies to develop

more innovative housing strategies. Cmr. McQuaid commented that it would be important to partner with the other Housing Authorities in the county and with key city groups. Cmr. Gacoscos asked for a review and update of the status of HACA's Wait List at a future meeting. Ms. Gouig commented that for the last couple years HACA was in shortfall status so was not allowed to issue new vouchers to wait list applicants. Cmr. Olson and Mr. Macias discussed the goal to transition HACA's systems to a cloud-based system.

5-3. RESOLUTION NO. 05-20: APPROVING REVISIONS TO HACA'S PERSONNEL RULES

Charla Freckmann, Human Resources Manager, presented the staff report. Ms. Freckmann reported that on the recommendation of HACA's Personnel Committee (PC), staff is proposing to amend HACA's Personnel Rules in order to revise the requirement that staff seek advance authorization for recruitments of vacant or soon-to-be vacant positions. Chairperson Hannon, who is also the Chairperson of the PC, further clarified the PC believes that this particular process is an administrative one since positions that are being filled are already approved by the Housing Commission as part of the operating budget. He further explained that these proposed revisions would help to streamline the process and make it more efficient.

Recommendation: Adopt Resolution No. 05-20 approving the proposed revisions to HACA's Personnel Rules as presented.

Motion/Second: Shao/Gacoscos.

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

5-4. RESOLUTION NO. 06-20: APPROVING REVISIONS TO THE HOUSING AUTHORITY'S BUDGETED POSITIONS

Christine Gouig presented the staff report. Ms. Gouig reported that on February 19, the Housing Commission's Personnel Committee (PC) approved the creation of the Property Management Administrator and Property Management Assistant classifications. She explained that the creation of these 2 new job classifications is part of a minor department reorganization that will combine the property management and maintenance functions into one department. She described how the reorganization will streamline the management and maintenance of PACH's units and the HACA-owned units. Ms. Gouig recommended that the Housing Commission adopt the resolution approving the revisions to HACA's budgeted positions for the 2019-2020 fiscal year.

Recommendation: Adopt Resolution No. 06-20 approving revisions to HACA's budgeted positions for the July 1, 2019 – June 30, 2020 fiscal year.

Commission Discussion: Cmr. Gerry commented that it is crucial that these two functions operate and work together. Chairperson Hannon directed staff to have the Property Management Administrator develop a property management report.

Motion/Second: Patz/Olson.

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

5-5. ACTION: EXECUTIVE DIRECTOR EVALUATION AND COMPENSATION

Michael Hannon, Housing Commission Chairperson, presented the staff report. Chairperson Hannon reported that due to the Executive Director's outstanding performance the Personnel Committee recommends that she receive a 5% merit increase.

Recommendation: Approve the Executive Director's evaluation and compensation as presented.

Commission Discussion: Chairperson Hannon thanked Ms. Gouig for her outstanding performance.

Motion/Second: Olson/Gerry.

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

5-6. INFORMATION: BUDGET STATUS REPORT

Mansoorali Hudda, Finance Director, presented the staff report.

Commission Discussion: Cmr. Olson and Mr. Hudda discussed strategies for augmenting funding for HACA's projected deficit including utilizing Preserving Alameda County Housing, Inc. (PACH) funds as well as HACA's Housing Development Fund.

Chairperson Hannon asked staff to show the fluctuating net deficit in future budget status reports.

5-7. INFORMATION: PROGRAM ACTIVITY REPORT

Daniel Taylor, Special Program Manager, presented the staff report. Report received.

Commission Discussion: Cmr. Lamnin, Ms. Gouig and Jennifer Cado, Senior Administrative Analyst, discussed the referral process and status of the Mainstream Voucher Program.

6. COMMISSIONER REPORTS

None.

7. COMMITTEE REPORTS

None.

8. COMMUNICATIONS

Ms. Gouig distributed information on COVID-19 (Coronavirus) to the Commission and to the public. She described the measures that HACA is undertaking to mitigate the spread of the Coronavirus and to keep staff and residents safe. Ms. Gouig reported that due to escalating concerns regarding the Coronavirus, she will talk with Cmr. Finley about cancelling the trip to Washington, D.C. for the National Association of Housing & Redevelopment Officials (NAHRO) Washington Conference. She indicated that she wouldn't be surprised if the conference was cancelled all together. She also reported that it is likely that HUD will cancel the upcoming press conference planned for the Foster Youth Initiative. Cmr. McQuaid and Ms. Gouig discussed staff sick leave. Cmr. Shao stated that his twin brother is a director at the San Diego County Public Health Department and that his brother's main focus has been the Coronavirus.

9. ADJOURNMENT

There being no further business to discuss, Chairperson Hannon adjourned the meeting at 9:53 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

Christine Gouig
Executive Director/Housing Commission Secretary

Approved:

Michael Hannon
Housing Commission Chairperson

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: April 8, 2020

Subject: Approve Emergency Appointment of Retired ACERA Member

Exhibits Attached: - ACERA’s Authorization Form to Allow Emergency
Appointment of Retired ACERA Member
- Resolution 07-20

Recommendation: Adopt the Resolution Ratifying the Completed ACERA Form to
Allow Emergency Appointment of Retired ACERA Member

Financial Statement: Approximately \$29,000 in salary savings

BACKGROUND

As you know, Executive Director Christine Gouig retired effective March 31, 2020. A new Executive Director has not yet been appointed and Ms. Gouig has agreed to work temporarily in the Executive Director capacity through June 30, 2020.

When then-Governor Brown signed into law the California Public Employees’ Pension Reform Act (C-PEPRA), which took effect on January 1, 2013, it revised how public agency retirement system benefits are accrued and administered. One change that C-PEPRA created was a provision known as the 180-Day Wait Rule to govern how public entities employ retired annuitants. The Rule requires retired annuitants to wait at least 180 days before being brought back as an employee, contract employee, temporary employee or independent contractor. However, the statute delineating the Rule, Government Code Section 7522.56, also provides some exceptions when:

- The employer certifies the nature of the employment and that the appointment is necessary to fill a critically needed position before 180 days has passed;
- The appointment has been approved by the governing body of the employer in a public meeting; and
- The retiree annuitant certifies in writing to the employer upon accepting an offer of employment or contract for services to be performed that the retiree is in compliance with the requirements of Government Code Section 7522.56.

The Alameda County Employees' Retirement Association (ACERA), the pension system operated by Alameda County for the county and certain participating employers, including the Housing Authority, follows this procedure as the general rule.

DISCUSSION AND ANALYSIS

Temporary Suspension of Certain C-PEPRA Requirements for Hiring Retired Annuitants

In response to the COVID-19 pandemic, Governor Newsom issued Executive Order N-25-20 on March 12, 2020. This Order temporarily suspends certain rules described above that restrict public employers from allowing retirees to temporarily return to government service or employment. As of the start date of the state of emergency, March 4, 2020, the work hour limitations and wait period requirements for retired annuitants have been suspended. The suspension specifically includes the 180-day separation requirement (wait period) and the 960-hour work limitation per fiscal year.

This suspension applies only to retirees who are deemed critical to address the COVID-19 emergency and is only for the duration of the Governor's declared emergency. Once that declaration is over, all the previous rules apply.

Critical Employee

The Housing Authority has one Executive Director position, a single incumbent classification.

The Executive Director position is critically important to Housing Authority operations and the Housing Authority would experience extreme difficulty in operating without someone in the position. This is especially true during these times when extraordinary measures and decisions need to be made in reference to the COVID-19 pandemic. Therefore, staff proposes to retain Ms. Gouig in the Executive Director position in the capacity of an extra help employee, effective April 1, 2020, through June 30, 2020. Staff is working with a recruitment firm, Avery and Associates, and hopes to have a new Executive Director selected and in place by July 1.

Financial Impact

The estimated cost for Ms. Gouig for a 3-month period is approximately \$50,000. This includes only her hourly rate as she will not receive any benefits. The Executive Director's salary and benefit costs were already included in HACA's current fiscal year budget. Since no benefit costs are associated with Ms. Gouig working as a retired annuitant, there will be a salary savings of approximately \$29,000 for the 3-month period.

ACERA's Authorization Form to Allow Emergency Appointment of Retired ACERA Member

ACERA requires that retired annuitants who meet the criteria of critical employee and who are hired back during the suspension of the C-PEPRA requirements complete the Authorization Form to Allow Emergency Appointment of Retired ACERA Member. Ms. Gouig has completed this form and it is attached for your reference.

RECOMMENDATION

Staff recommends that your Housing Commission adopt attached Resolution No. 07-20 ratifying the Authorization Form to Allow Emergency Appointment of Retired ACERA Member completed and signed by Ms. Gouig and approving the post-retirement employment to be provided by retiree Christine Gouig pursuant to Governor Newsom's Executive Order suspending the general requirements of C-PEPRA as discussed above.



AUTHORIZATION: EMERGENCY APPOINTMENT OF RETIRED ACERA MEMBER

Gov't Code secs. 7522.56, 31680.2 and 31680.6 limit retired ACERA members' ability to work for ACERA-participating employers without being reinstated as active members.

On March 4, 2020, the Governor issued a Proclamation of a State of Emergency in response to the COVID-19 health crisis and, in Executive Orders N-25-20 and N-35-20, the Governor suspended all limitations under Gov't Code secs. 7522.56, 31680.2 and 31680.6, except for Gov't Code sec. 7522.56(e), which remains effective.

Gov't Code sec. 7522.56(e) provides that "any retired person shall not be eligible to serve or be employed by a public employer if, during the 12-month period prior to [the] appointment ... the retired person received any unemployment insurance compensation arising out of prior employment subject to this section with a public employer."

ACERA's "Regulations for IRC Section 401(a) Return to Work and Separation from Service" provide that ACERA's regulatory limitations on retiree appointments (to ensure a bona fide separation under IRS rules) are suspended during an emergency. Nevertheless, an emergency should not be exploited by employees who (a) were not otherwise planning on retiring and/or (b) whose services are not essential during the COVID-19 health crisis. Such abuses will call into question whether there has been a bona fide separation, even under emergency circumstances.

CERTIFICATIONS

I, [Christine Gouig], certify that: (1) I made plans to retire on or about [March 31, 2020], before it was evident that my post-retirement services to [Housing Authority of the County of Alameda] were essential during the COVID-19 health crisis; and (2) during the 12-month period prior to [April 1, 2020] I did not receive any unemployment insurance compensation arising out of prior employment subject to Gov't Code sec. 7522.56 with a public employer.

 [Christine Gouig] [SOCIAL SECURITY NUMBER]

I, [Mansoorali Hudda], certify that the post-retirement services of [Christine Gouig] for [Housing Authority of the County of Alameda] are essential during the COVID-19 health crisis.

 [Mansoorali Hudda] Acting Executive Director
 [DEPARTMENT HEAD, TITLE]

Based on the above, [Christine Gouig] may return to employment with [Housing Authority of the County of Alameda] at any time. Such employment shall not operate to reinstate [Christine Gouig] as an active member of ACERA or to terminate or suspend his/her retirement allowance, and no deductions shall be made from his/her salary as contributions to ACERA. **This authorization is valid only during the COVID-19 emergency. When the emergency has concluded, employment of all retired ACERA members must comply with then-applicable law and ACERA's policies and procedures that apply in the absence of an emergency.**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 07-20

RESOLUTION APPROVING EMERGENCY APPOINTMENT OF RETIRED ACERA MEMBER

WHEREAS, in compliance with Government Code section 7522.56, the Housing Authority of the County of Alameda (HACA) typically provides the Alameda County Employees' Retirement Association (ACERA) with this certification resolution when hiring a HACA retiree before one-hundred and eighty (180) days has passed since his or her retirement date; and

WHEREAS, in response to the COVID-19 pandemic, California Governor Gavin Newsom issued Executive Order No-25-20 on March 12, 2020, which temporarily suspends the rules regarding the 180-day wait period prior to hiring a retired annuitant and the 960-hour limit per fiscal year during the state emergency; and

WHEREAS, Christine Gouig retired from HACA in the position of Executive Director, effective March 31, 2020; and

WHEREAS, the Executive Director position is deemed to be a position that is critical to addressing the issues of the COVID-19 emergency; and

WHEREAS, the compensation paid to a retiree cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties divided by 173.333 to equal the hourly rate for the period of the exception under section 7522.56; and

WHEREAS, according to the Housing Authority's management salary range table, the maximum base monthly rate for this position is \$16,466; and

WHEREAS, Christine Gouig has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this monthly pay rate; and

WHEREAS, Christine Gouig has completed the required Authorization Form to Allow Emergency Appointment of Retired ACERA Member Form;

NOW, THEREFORE, BE IT RESOLVED, by the Housing Commission of the Housing Authority of the County of Alameda that

1. The Housing Authority of the County of Alameda Housing Commission, the Housing Authority of the County of Alameda and Christine Gouig certify that Christine Gouig has not and will not receive a Golden Handshake or any other retirement-related incentive.
2. The Housing Authority of the County of Alameda Housing Commission ratifies the completed Authorization Form to Allow Emergency Appointment of ACERA Member.
3. The Housing Authority of the County of Alameda Housing Commission hereby appoints Christine Gouig as an emergency appointment retiree annuitant to the vacant position of Executive Director under Government Code section 2122(h), with an effective date of April 1, 2020.
4. The Housing Authority of the County of Alameda Housing Commission hereby certifies the nature of the appointment of Christine Gouig as described herein and that this appointment is necessary to fill the critically needed position of Executive Director for the Housing Authority of the County of Alameda and no current staff member is qualified to perform the duties of the Executive Director.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 8th day of April 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Christine Gouig
Executive Director/Housing Commission Secretary

Michael Hannon
Housing Commission Chairperson

Adopted: _____

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: April 8, 2020

Subject: 5-Year Plan and Annual PHA Plan for Fiscal Year 2020

Exhibits: - Form HUD-50077-CR Civil Rights Certification Annual Certification and Board Resolution
- Attachment A: HACA's 5-Year Plan and Annual Plan for Fiscal Year 2020

Recommendation: Approve Plans; Authorize Staff to Submit Plans to HUD

Financial Statement: None

BACKGROUND

HUD requires that every housing authority prepare and submit an Annual PHA Plan. Every 5 years, housing authorities are also required to submit a 5-Year Plan. The Annual Plan is a guide to the housing authority's policies, programs, operations, and strategies for meeting local housing needs and goals for the upcoming fiscal year (in our case July 2020-June 2021). The 5-Year Plan provides similar guidance for FY 2020-2025.

The Plans are due at HUD by April 17. Your Commission's practice has been to hold the required public hearing in March and provide staff with comments. Staff returns with the final Plans at your April meeting. HUD has 75 days to approve the Plans, after which HACA will make them available to the public.

DISCUSSION and ANALYSIS

Staff has prepared HACA's Plans using HUD's streamlined *HCV Only Annual Plan* and *5-Year PHA Plan* templates as HACA is classified by HUD as an HCV-only, High Performing PHA. This year's Plans largely describe new activities and updates to HACA's Project-Based Voucher Program accomplishments, changes to its criteria for selection from the waitlist, HACA's progress in meeting its goals since the last 5-Year Plan submission, and a set of new goals for the next 5 years.

At your March meeting, you conducted a public hearing as required by HUD and no comments on the Plans from the public were received. Commissioner Shao questioned the statistics shown on Attachment B.1 of the Annual Plan with respect to the breakdown of housing needs looked at as a percentage of the overall Consortium population broken out by race. Staff reviewed the data source for the statistics and found that the summed up percentages do not equate to 100% because the percentage breakdowns are accounting for only those households experiencing housing problems in the extremely low, very low, and low income brackets as a percentage of the jurisdiction as a whole.

HUD requires that we include comments on the Plan made by the Resident Advisory Board (RAB). Staff conducted a telephonic RAB meeting on March 30th but, unfortunately no RAB members attended, most likely due to the COVID-19 pandemic. HUD does not require us to hold another meeting.

Staff recommends your Commission's authorization to submit the Plans this week.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the County of Alameda
 PHA Name

CA067
 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Michael Hannon	Housing Commission Chairperson
Signature	Date

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: April 8, 2020

Subject: Utility Allowance Schedule

Exhibits Attached: - Proposed 07/01/2020 Utility Allowance Schedule
 - Resolution No. 08-20

Recommendation: Adopt the attached Resolution

Financial Statement: Estimated \$73,632 increase in Section 8 program costs for HACA
 FY 2021 and subsequent fiscal years

BACKGROUND

HACA’s Section 8 Program subsidy is applied against the family’s rent and any utilities paid for by the family. The amount of the HACA utility subsidy is determined by our utility allowance schedule. The utility allowance schedule is based on the typical cost of essential utilities and services paid for by energy-conserving households that occupy housing of similar size and type in HACA’s jurisdiction. It is not meant to be an exact reimbursement of a household’s actual utility costs.

HUD requires that housing authorities review their utility allowance schedules at least annually and revise them if utility rates have changed, either up or down, **by 10% or more**. As some rates have changed by more than this amount, staff has developed a revised utility allowance schedule for your approval.

DISCUSSION AND ANALYSIS

Gas and Electricity

The utility allowances for gas and electric service are based on the PG&E residential rates. The underlying methodology for analyzing gas and electric rates follows that of an outside consultant retained by HACA in 2001, 2002 and 2004 except as otherwise noted.

Gas: Since rates fluctuate from month to month and year to year, HACA incorporates a floating 12-month rate average into its calculations. Gas rates increased by less than 2% last year and only 3% this year. Consequently, the current allowances for gas related utilities are not changed on the schedule.

Electricity: Electricity rates increased by 5.6% last year and 6.2% this year. The proposed electricity utility allowance schedule reflects increases from \$0-\$3.

Other Utilities

Water: Water rates increased by 5% last year and 5% this year. Water allowances were increased \$4-\$16 last year. Consequently, the current HACA allowances for water are not changed on the schedule.

Sewer: Sewer rates increased between 4.7% and 13.2%% last year and 2.7% this year. The proposed sewer utility allowance schedule reflects increases from \$0-\$4.

Garbage: Garbage rates increased by 4% two years ago, 3% last year and 5% this year. The proposed garbage utility allowance schedule reflects increases from \$4-\$10.

Tenant-Supplied Stove or Refrigerator: No increase is proposed over the current \$9 per month allowance.

Cost Impact

The \$73,632 increase in program costs shown above assumes all participants have their annual recertification effective as of July 1, 2020, the effective date of the utility allowance schedule. Therefore, it is a worst case impact for the 2020 – 2021 fiscal year but it is the true cost going forward into the next and subsequent fiscal years.

Housing Authority of Alameda County
Section 8 Utility Allowance Schedule
Effective 07/01/2020 for Re-examinations and Move-Ins Effective 07/01/2020 or Later

Single Family Homes	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electric Heating	25	25	48	65	117	126	145
Gas Heating	20	25	32	38	43	55	63
Electric Cooking	4	5	7	8	8	10	12
Gas Cooking	3	4	4	4	4	4	5
Electric Hot Water	28	28	50	73	76	76	86
Gas Hot Water	10	14	17	24	28	31	36
Refrigerator (If tenant-supplied)	9	9	9	9	9	9	10
Stove (If tenant-supplied)	9	9	9	9	9	9	10
Water	40	57	73	89	113	129	148
Sewer	28	28	28	28	28	28	36
Trash	33	33	33	49	49	87	100
Other Electric	30	37	51	63	72	79	91

Attached Homes	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Electric Heating	21	21	28	39	47	73	84
Gas Heating	15	20	22	26	30	31	36
Electric Cooking	4	5	7	8	8	10	12
Gas Cooking	3	4	4	4	4	4	5
Electric Hot Water	28	28	54	72	76	75	86
Gas Hot Water	10	14	17	24	29	33	38
Refrigerator (If tenant-supplied)	9	9	9	9	9	9	10
Stove (If tenant-supplied)	9	9	9	9	9	9	10
Water	33	47	60	73	93	107	123
Sewer	24	24	24	24	24	24	28
Trash	33	33	33	49	49	87	100
Other Electric	30	37	51	63	72	79	91

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 08-20

APPROVING UPDATE TO THE UTILITY ALLOWANCE SCHEDULE

WHEREAS, the U. S. Department of Housing and Urban Development (“HUD”) requires that housing authorities review their utility allowance schedules at least annually and revise them if utility rates have changed by 10% or more; and

WHEREAS, rates for some utilities have changed by at least 10%;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda does hereby adopt the utility allowance schedule presented at this meeting with an effective date of July 1, 2020 for annual re-examinations and move-ins with an effective date of July 1, 2020 or later.

PASSED, APPROVED, AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on April 8, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Christine Gouig
Executive Director/Housing Commission Secretary

Michael Hannon
Housing Commission Chairperson

Adopted: _____

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: April 8, 2020

Subject: Section 8 Administrative Plan Policy Revisions

Exhibits: Redline of Policy Revisions

Recommendation: Approve Proposed Policy Revisions to Admin Plan

Financial Statement: None

BACKGROUND

HACA’s Section 8 Housing Choice Voucher (HCV) Program Administrative Plan (Admin Plan) sets forth HACA’s policies for administering the Section 8 Program in a manner consistent with HUD requirements and HACA’s HUD-required Agency Plan. HACA’s Admin Plan is available for public review.

From time to time it becomes necessary to amend the Admin Plan in order to incorporate new or changed HUD regulations, new or revised HACA practices or program initiatives, or to make clarifications or corrections. Staff also periodically revises the Admin Plan for citation changes and grammatical or non-substantive edits. Only amendments that change HACA policy are brought to your Housing Commission for approval. Today, revisions to Chapter 5 are being submitted for your approval.

DISCUSSION and ANALYSIS

Staff has been managing the rapidly evolving situation surrounding the COVID-19 virus and its effect on our HCV program participants and landlords.

On March 4, 2020, Governor Gavin Newsom issued Executive Order N-28-20 that, among other things, directed all public housing authorities to extend deadlines for housing assistance recipients or applicants to deliver records or documents related to their eligibility for programs, to the extent that those deadlines are within the discretion of the housing authority. The Order also protects tenants from evictions effective through May 31st.

On March 16, 2020, the Health Officer of the County of Alameda, along with the officers of other counties in the Bay Area, under the authority of the California Health and Safety Code Sections 101040, 101085, and 120175, issued an order to Shelter in Place.

On March 31, 2020, the Health Officer of the County of Alameda issued a new Shelter in Place order that supersedes the March 16, 2020 order. In the March 31st order, the renting of residential property is considered an essential business provided that appointments and other residential viewings must only occur virtually or, if a virtual viewing is not feasible, by appointment with no more than two visitors at a time residing within the same household or living unit and one individual showing the unit (except that in-person visits are not allowed when the occupant is still residing in the residence). The March 31st order also placed limitations on moving from one unit to another. A move is allowed under the order only if it is not possible to defer it, if the move is necessitated by safety, sanitation, or habitability reasons, or if the move is necessary to preserve access to shelter.

After the first Shelter in Place order, HACA applicants and participants reported difficulties in locating rental units because landlords were cancelling appointments to show properties and were not offering to show properties going forward. And now, with the March 31st order, households can only move for certain reasons. These situations could result in voucher recipients exhausting their voucher term and having their voucher expire.

Admin Plan Provisions

HACA's Admin Plan provides for a voucher term of 180 days. While staff does not want to make an overall permanent change to the 180-day voucher term, staff does want the flexibility to respond appropriately at times of crisis. The changes to HACA's Admin Plan before you today allow us to respond more quickly and effectively whether the crisis is COVID-19, an earthquake, a wild fire, or an economic downturn such as a recession or depression. These would be effective April 1.

CHAPTER 5 – BRIEFINGS AND VOUCHER ISSUANCE

Section 5-II.E.: VOUCHER TERM, EXTENSIONS, AND SUSPENSIONS-Voucher Term (page 5-15)

Language is added to allow the Executive Director, at their sole discretion, and in response to various types of emergencies, crises, and disasters, to provide a reasonable extension to HACA's regular 180-day voucher term up front. This provision applies uniformly to applicants and participants first receiving a voucher or receiving a voucher to move after a crisis occurs but while the crisis is still active.

Section 5-II.E.: VOUCHER TERM, EXTENSIONS, AND SUSPENSIONS-Extensions of Voucher Term
(pages 5-15 to 5-16)

Language is added to allow the Executive Director, at their sole discretion, and in response to various types of emergencies, crises, and disasters, to provide a reasonable extension to HACA's regular 180-day voucher term to be applied equally to all voucher holders with a valid voucher. This provision applies uniformly to applicants and participants who already have an active voucher at the time the crisis occurs.

5-II.E. VOUCHER TERM, EXTENSIONS, AND SUSPENSIONS

Voucher Term [24 CFR 982.303]

The initial term of a voucher must be at least 60 calendar days. The initial term must be stated on the voucher [24 CFR 982.303(a)].

HACA Policy

The initial voucher term will be 180 calendar days.

At the sole discretion of the Executive Director, in response to a national-, state-, or locally-declared health emergency, financial crisis, recession, depression, disaster, or other national, state, or local emergency, HACA may provide an extension of a period deemed reasonable by the Executive Director to be applied up front to the initial voucher term.

The family must submit a Request for Tenancy Approval and proposed lease within the ~~180-day period~~ voucher term unless HACA grants an extension.

Extensions of Voucher Term [24 CFR 982.303(b), Notice 2012-42]

The PHA has the authority to grant extensions of search time, to specify the length of an extension, and to determine the circumstances under which extensions will be granted. There is no limit on the number of extensions that the PHA can approve. Discretionary policies related to extension and expiration of search time must be described in the PHA's administrative plan [24 CFR 982.54].

PHAs must approve additional search time if needed as a reasonable accommodation to make the program accessible to and usable by a person with disabilities. The extension period must be reasonable for the purpose.

The family must be notified in writing of the PHA's decision to approve or deny an extension. The PHA's decision to deny a request for an extension of the voucher term is not subject to informal review [24 CFR 982.554(c)(4)].

HACA Policy

HACA will approve a voucher extension for a period reasonable for the purpose only in the following circumstances:

As a reasonable accommodation for a person with disabilities.

When warranted by reasons beyond the family's control, as determined by HACA, such as

- Serious illness or death of an immediate family member (as defined in the Glossary); or
- Incapacitation of the head of household (due to an accident or illness requiring hospitalization or restricting mobility);

VASH Vouchers: Upon written request from the Veterans Administration when it finds that a family's search for a unit is being hindered by a lack of availability of units or special challenges of the family.

Any request for an extension must be made in writing before the family's voucher expires and include the reason(s) an extension is necessary. HACA may require the family to provide documentation to support the request or obtain verification from a qualified third party. At the sole discretion of the Executive Director, in response to a national-, state-, or locally-declared health emergency, financial crisis, recession, depression, disaster, or other national, state, or local emergency, HACA may provide a blanket waiver of the policies in this paragraph by automatically granting an extension of a period deemed reasonable by the Executive Director to be applied equally to all voucher holders with a valid voucher.

HACA will provide the family written notice of its decision on an extension request within 10 business days of the date the request is received.

Suspensions of Voucher Term [24 CFR 982.303(c)]

The PHA must provide for suspension of the initial or any extended term of the voucher from the date the family submits a request for PHA approval of the tenancy until the date the PHA notifies the family in writing whether the request has been approved or denied.

Expiration of Voucher Term

Once a family's housing choice voucher term (including any extensions) expires, the family is no longer eligible to search for housing under the program and its program participation ends.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: April 8, 2020

Subject: Coronavirus Update

Exhibits Attached: None

Recommendation: Receive Report

BACKGROUND

Based on guidance provided by the Centers for Disease Control Prevention, the updated Shelter-in-Place order from Alameda County Public Health officials and Governor Newsom's Stay-at-Home Order, HACA's office building remains closed to the public through May 3, 2020 or until the order is amended, rescinded, extended or suspended.

HACA continues to review this health emergency crisis as it evolves. Staff will report on the precautionary actions that have been taken to maintain employee safety and to help mitigate the spread of the coronavirus in our rental projects.

BUDGET STATUS REPORT

Housing Authority of the County of Alameda
HOUSING CHOICE VOUCHER
Administrative Budget Status Report FYE June 30, 2020
February 2020

FY 2020 - HCV OPERATING BUDGET	Budgeted @ 2/29/2020	Actual @ 2/29/2020	OVER (UNDER)	PROJECTED 6/30/2020	SCH. NO.	2019 BUDGET	2020 BUDGET	DIFFERENCE
INCOME								
Investment Income	28	5	(23)	8	A1	500	42	(459)
Misc. Income	218,345	169,254	(49,091)	323,260	A1	327,518	327,518	0
Grant Income	0	0	0	0				0
Administrative Fee Income	4,937,792	4,757,338	(180,454)	7,136,006	A	6,946,058	7,406,688	460,630
TOTAL INCOME	5,156,165	4,926,597	(229,568)	7,459,275		7,274,076	7,734,248	460,172
EXPENSES								
Administration								
Salaries	(2,663,422)	(2,539,907)	123,515	(3,995,132)	B-1& 2	(3,969,090)	(3,995,132)	(26,042)
Other Admin.	(1,189,463)	(977,237)	212,226	(1,659,123)	C-1&2	(1,695,551)	(1,784,194)	(88,643)
Total	(3,852,884)	(3,517,144)	335,741	(5,654,255)		(5,664,641)	(5,779,327)	(114,685)
General								
Insurance	(122,913)	(77,503)	45,410	(116,255)	E	(224,511)	(184,369)	40,142
Employee Benefits	(1,544,784)	(1,489,653)	55,132	(2,317,177)		(2,262,381)	(2,317,177)	(54,795)
Miscellaneous	0	0	0	0		0	0	0
Total	(1,667,697)	(1,567,156)	100,541	(2,433,432)		(2,486,893)	(2,501,546)	(14,653)
Total Routine Expenses	(5,520,582)	(5,084,300)	436,282	(8,087,687)		(8,151,534)	(8,280,873)	(129,339)
Capital Expenditures	0	0	0	0	D2	0	0	0
TOTAL EXPENSES	(5,520,582)	(5,084,300)	436,282	(8,087,687)		(8,151,534)	(8,280,873)	(129,339)
Income (Deficit)						(877,458)	(546,625)	
NET INCOME (DEFICIT)	(364,417)	(157,703)	206,714	(628,412)		(877,458)	(546,625)	330,833

Unrestricted Net Position @ 6/30/18 856,404
 Projected Income (Deficit) @ 6/30/19 (647,168)
 Budgeted Income (Deficit) FYE 6/30/20 (546,625)
 Projected Unrestricted Net Position @ 6/30/20 (337,389)

Projected Deficit Prior month (712,649)
 Projected Deficit current month (628,412)

PROGRAM ACTIVITY REPORT

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: April 8, 2020

Subject: Programs Activity Report

Exhibits Attached: Section 8 Contract and Housing Assistance Payments (HAP) Report;
Section 8 Average Contract Rent Report; Landlord Rental Listing
Report; FSS Program Monthly Report

Recommendation: Receive Report

SECTION 8 HOUSING CHOICE VOUCHERS (HCV)

- **Lease-Up:** As of April 1, 2020, the Section 8 HCV program had 6,069 units under contract. This number includes HACA vouchers and portability clients for which we are being billed by the receiving housing authority, but excludes portability clients for which we are billing the initial housing authority.
- **HCV Program Utilization:** As of April 1, 2020, the average HAP subsidy was \$1,683 and the average tenant-paid rent portion was \$568 for an average Contract Rent of \$2,251. These amounts include HACA vouchers, but do not include incoming and outgoing portability clients.
 - ❖ As of April 1, 2020, HACA had 153 outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority's jurisdiction).
 - ❖ As of April 1, 2020, HACA billed other housing authorities for 424 incoming portability contracts.
 - ❖ As of April 1, 2020, 225 of PACH's 230 project-based voucher (PBV) units are leased. Two units at Nidus Court are being held vacant to be used as temporary living units for tenants while we remodel their units at the property (a total of 28 units will be remodeled). These are HACA's former public housing units converted under HUD's Section 18 or Rental Assistance Demonstration programs and transferred to PACH, HACA's instrumentality.
- **Section 8 Contract Reports:** Copies of the Contract Reports are attached. The Section 8 Contract and HAP Report includes HACA certificates, HACA vouchers and portability clients for which we are billing the initial housing authority. The Section 8 Average Contract Rent Report includes HACA vouchers and portability clients for which we are billing the initial housing authority.
- **HCV Housing Quality Standards (HQS) Abatements:** We will provide first quarter of 2020 data next month.
- **Landlord Rental Listings:** As of April 1, 2020, there were 63 active properties listed.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the month of March 2020

City	Certificates		Vouchers		MARCH 2020 TOTAL		MARCH 2019	MARCH 2018
	Number	HAP*	Number	HAP**	Number	HAP		
		based on avg		based on avg				
		\$1,903		\$1,699				
Albany	0	\$0	12	\$20,388	12	\$20,388	15	18
Castro Valley	4	\$7,612	210	\$356,790	214	\$364,402	226	214
Dublin	3	\$5,709	395	\$671,105	398	\$676,814	406	398
Emeryville	6	\$11,418	142	\$241,258	148	\$252,676	148	154
Fremont	21	\$39,963	1,081	\$1,836,619	1,102	\$1,876,582	1,054	1,061
Hayward	45	\$85,635	1,856	\$3,153,344	1,901	\$3,238,979	1,953	1,982
Newark	5	\$9,515	226	\$383,974	231	\$393,489	214	211
Pleasanton	4	\$7,612	218	\$370,382	222	\$377,994	217	206
San Leandro	13	\$24,739	1,322	\$2,246,078	1,335	\$2,270,817	1,314	1,358
San Lorenzo	3	\$5,709	180	\$305,820	183	\$311,529	191	202
Union City	6	\$11,418	685	\$1,163,815	691	\$1,175,233	705	731
TOTALS	110	209,330	6,327	10,749,573	6,437	10,958,903	6,443	6,535

* Based on an average March Housing Assistance Payment (HAP) of \$1,903 per certificate contract

**Based on an average March Housing Assistance Payment (HAP) of \$1,699 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of March 2020

City	Number of HAP Contracts (HCV Only)	Average Contract Rent	Average HAP Paid by HACA	Average Rent Paid by Family	Average Family-Paid Rent as a Percentage of Average Contract Rent
Albany	12	\$1,700	\$1,355	\$415	24%
Castro Valley	210	\$2,291	\$1,762	\$529	23%
Dublin	395	\$2,202	\$1,686	\$515	23%
Emeryville	142	\$1,799	\$1,257	\$542	30%
Fremont	1,081	\$2,423	\$1,849	\$573	24%
Hayward	1,856	\$2,176	\$1,625	\$551	25%
Newark	226	\$2,601	\$1,875	\$726	28%
Pleasanton	218	\$1,982	\$1,554	\$427	22%
San Leandro	1,322	\$2,191	\$1,643	\$548	25%
San Lorenzo	180	\$2,486	\$1,776	\$708	28%
Union City	685	\$2,443	\$1,824	\$616	25%

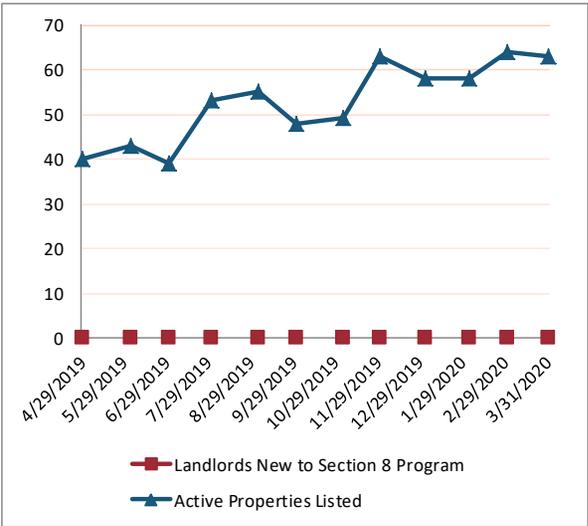
*Some rents may vary by \$1 due to rounding

This report includes HACA vouchers and portability clients for which we are billing the initial housing authority.

Landlord Rental Listing Report

Monthly

	4/29/2019	6/3/2019	7/1/2019	8/1/2019	9/3/2019	10/1/2019	11/4/2019	12/1/2019	1/2/2020	2/3/2020	3/2/2020	4/1/2020
Landlords New to Section 8 Program	0	0	0	0	0	0	0	0	0	0	0	0
Active Properties Listed	40	43	39	53	55	48	49	63	58	58	64	63



Landlords New to Section 8 Program data is currently unavailable. We hope to be able to report on this again in the future.



To: Christine Gouig, Executive Director
From: Daniel Taylor, Special Programs Manager
Re: **FSS Program Summary**
CC: Linda Evans, Phyllis Harrison, Mary Sturges, Vannessa Kamerschen
Date: March 27, 2020

Program Summary	March 2020
Total Clients Under Contract:	196
MDRC:	100
Graduates:	1
Escrow Disbursed:	\$12,457
Ports In:	0
Ports Out:	0
Terminations:	0
New Contracts:	0

HACA Scholarship

On Thursday, February 27, 2020, Executive Assistant, Melissa Taesali and the FSS team prepared and mailed out the 2020 HACA Scholarship Applications. The applications were mailed to all participants in the FSS program and PACH residents. Packets are due on Friday, March 27, 2020.

Workshops

The Section 8 Homeownership Orientation and Credit/Money Management workshop were cancelled due to the March 16, 2020 Order of the County Health Officer to Shelter in Place.

Case Management Referrals = 11
Job Referrals = 39

ATTACHMENT A

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the County of Alameda</u> PHA Code: <u>CA067</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Plan is readily available to the public at our office located at: 22941 Atherton Street Hayward, CA 94541-6633</p> <p>This Plan can also be found on HACA's website at: www.haca.net</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) 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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

B.	5-Year Plan. Required for all PHAs completing this form.
B.1	<p>Mission. 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.</p> <p>Through the delivery of housing assistance and other related services, our mission is to enable our clients to become self-sufficient and economically independent. For elderly and disabled persons, economic independence and self-sufficiency means the ability to live independently within their economic resources. For able-bodied family members, economic independence and self-sufficiency means short term reliance on housing assistance; participation in education, training or job development activities designed to lead self-sufficiency in return for the housing assistance; and personal responsibility for the economic consequences of the family’s decisions.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See Attachment B.2</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment B.3</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Attachment B.4</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>HACA defines a "Significant Amendment/Modification" to its 5-year and Annual Plan as a change:</p> <p>a) to HACA’s criteria for eligibility for admission; or b) any change with regard to homeownership programs.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment B.6</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. 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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment B.2

Goals and Objectives

Below describes HACA's quantifiable goals and objectives that will enable it to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

1. **Goal:** Maintain, improve, and implement HACA policy that supports affordable housing and fair housing.
 - a) **Objective:** Promote fair housing enforcement and outreach by providing fair housing materials to program participants through the distribution of flyers, pamphlets, website postings, and other marketing activities. Work with fair housing organizations as applicable.
 - b) **Objective:** Strive to meet HACA's nine regional fair housing goals under Alameda County's *Regional Analysis of Impediments to Fair Housing Choice (2020-2025)*. These goals include:
 - **Regional Policy 1:** Promote fair housing enforcement and outreach.
 - Provide fair housing marketing materials to program participants through the distribution of flyers, pamphlets, website postings, and other marketing activities. Work with fair housing organizations as applicable.
 - **Regional Policy 2:** Maintain, improve, and implement local policy that supports affordable housing and fair housing.
 - Incorporate these regional goals into HACA's Annual Plan and 5-Year Plan.
 - 1) Work with the other housing authorities in the Oakland-Fremont HUD FMR area to evaluate the need to conduct a fair market rent study when new annual FMRs are issued.
 - 2) Work with the other housing authorities in the Oakland-Fremont HUD FMR area to commission a fair market rent study if such a study is warranted based on its evaluation.
 - 3) Continue to work with HUD and the other local housing authorities to evaluate and suggest refinements to the FMR methodology.
 - **Regional Policy 3:** Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.
 - Implement SB 329 by raising awareness to landlords and program participants through landlord workshops, HACA's website, and self-service portals.
 - **Regional Policy 4:** Preserve and rehabilitate existing affordable housing stock.
 - Commit approximately \$2 million for the complete interior rehabilitation of up to 50 of HACA's/PACH's senior housing units
 - **Regional Policy 5:** Increase the number of affordable housing units.
 - Continue to support Project-Based Voucher (PBV) developments and, depending on available HCV funding, issue up to 350 new PBVs targeted to seniors, persons with disabilities, the homeless, veterans, and families, including large families, within the next 5 years. The cities of Albany, Emeryville, Dublin, Fremont, Hayward, Newark, Pleasanton, San

Leandro, and Union City as well as the unincorporated communities of Castro Valley and San Lorenzo and unincorporated Alameda County are currently identified locations.

- **Regional Policy 6:** Increase homeownership among low- and moderate-income households.
 - Continue to provide 50 Family Self-Sufficiency (FSS) program participants with two financial literacy and homebuyer education classes.
 - **Regional Policy 7:** Maintain and expand supportive services for lower-income households.
 - Continue to provide 50 Family-Self Sufficiency (FSS) program participants with job training referrals and career networking.
 - Provide rental subsidies to persons experiencing homelessness through the following programs: Section 8 Project Based Vouchers (PBV) where units are designated for homeless persons, Mainstream Vouchers either made available directly to persons experiencing homeless or to serve “move-up” participants in Permanent Supportive Housing, Veterans Affairs Supportive Housing (VASH) vouchers, and Foster Youth Initiative (FYI) vouchers, as funding is available.
 - **Regional Policy 8:** Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.
 - Continue to advertise available rental units through HACA’s website and GoSection8 for Section 8 program participants.
 - Continue to provide program materials in multiple languages upon request. HACA has Spanish, Chinese, Vietnamese, Farsi and Tagalog speakers on staff and contracts with Language Line for other languages and for backup services.
 - **Regional Goal 9:** Continue to find ways to finance affordable housing, community development, and economic development activities.
 - Evaluate any new funding HUD makes available to housing authorities and apply for such funding if applicable. Continue to pursue funding for the Mainstream Voucher, Non-Elderly Disabled (NED), Project Based Voucher (PBV), Veterans Affairs Supportive Housing (VASH), and Foster Youth Initiative (FYI) programs as HUD makes funding available.
2. **Goal:** Expand the supply of assisted housing.
- a) **Objective:** Continue to support Project-Based Voucher (PBV) developments and, depending on available HCV funding, issue up to 350 new PBVs targeted to seniors, persons with disabilities, the homeless, veterans, and families, including large families, within the next 5 years. The cities of Albany, Emeryville, Dublin, Fremont, Hayward, Newark, Pleasanton, San Leandro, and Union City as well as the unincorporated communities of Castro Valley and San Lorenzo and unincorporated Alameda County are currently identified locations.
 - b) **Objective:** Provide rental subsidies to persons experiencing homelessness through the following programs: Section 8 Project Based Vouchers (PBV) where units are designated for homeless persons, Mainstream Vouchers either made available directly to persons experiencing homeless or to serve “move-up” participants in

- Permanent Supportive Housing, Veterans Affairs Supportive Housing (VASH) vouchers, and Foster Youth Initiative (FYI) vouchers, as funding is available.
- c) **Objective:** Evaluate opportunities to partner with affordable housing developers to help ensure availability of units to the HCV Program and an increase in affordable units in general. Enter into partnerships where feasible.
3. **Goal:** Increase operational efficiency and effectiveness.
 - a) **Objective:** Evaluate and update policies and procedures, including HCV policies and procedures, to ensure compliance, consistency, and efficiency in operations.
 - b) **Objective:** Maintain HACA's SEMAP High Performer ranking.
 - c) **Objective:** Ensure the ongoing financial viability of HACA as a functioning entity by regularly updating and analyzing HUD's Two Year Tool.
 - d) **Objective:** Explore and evaluate opportunities to convert to a more powerful enterprise housing software platform, if feasible.
 - e) **Objective:** as part of a new housing software, establish the ability for tenants and applicants to update their information on line directly, including annual recertifications.
 4. **Goal:** Preserve and rehabilitate HACA's/PACH's existing affordable housing stock.
 - a) **Objective:** Commit approximately \$2 million for the complete interior rehabilitation of up to 50 of HACA's/PACH's senior housing units.
 - b) **Objective:** Undertake renovation of units upon turnover.
 - c) **Objective:** Implement the repairs and rehabilitation reflected in the Physical Condition Assessment for HACA's/PACH's units.
 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).
 - a) **Objective:** As part of HUD's ongoing national assessment of the FSS Program, MDRC (the former Manpower Demonstration Research Corporation), in partnership with HACA, is conducting a cost/benefit analysis of the HACA FSS Program.
 6. **Goal:** Assist as many qualified families as possible within available staff and financial resources.
 - a) **Objective:** Achieve and maintain over 98% utilization of either HACA's HCV Annual Contributions Contract (ACC) units or HCV funding.
 - b) **Objective:** Continue to support and expand HACA's FSS Home Ownership Program.
 - c) **Objective:** Continue to voluntarily administer the FSS program upon conclusion of HACA's mandatory requirement.
 7. **Goal:** Enhance business continuity capabilities in order to ensure that HACA's operations and core business functions are not severely impacted in the event of an emergency or disaster
 - a) **Objective:** Replace existing hardware-based systems with cloud-based solutions as deemed necessary to ensure the preservation of essential operating systems.

- b) **Objective:** Update HACA's Continuity of Operations Plan as deemed necessary.

Attachment B.3

Progress Report

Below states the progress HACA has made in meeting its goals and objectives described in the previous 5-Year Plan, FY 2015-2020.

1. **Goal 5.2.1:** Preserve the long-term financial viability of HACA's remaining 72 PH units.
 - a) **Goal met:** HACA accomplished this in April 2016 by converting the units to project-based vouchers under HUD's RAD program.
2. **Goal 5.2.2:** Expand the supply of assisted housing.
 - a) **Goal met:** HACA accomplished this through the commitment and issuance of project-based vouchers and by applying for HUD funding such as HUD-VASH, Foster Youth Initiative and Mainstream, when available. Last fiscal year HACA was awarded 83 Mainstream vouchers for the non-elderly disabled who are homeless, at risk of homelessness, at risk of institutionalization or coming out of an institution and another 62 vouchers this fiscal year. In addition, HACA was awarded 25 Foster Youth Initiative (FYI) vouchers for young adults under the age of 25 who are, or have recently left, the foster care system and are homeless or at risk of becoming homeless.

HACA currently has 643 project-based units in addition to the RAD units. For the Fiscal Year 2016-2017, HACA project-based 25 units in the City of Fremont for Veterans, 25 units in the City of Dublin for Veterans and 50 units in the City of Pleasanton for the elderly.

For the Fiscal Year 2018-2019, HACA project-based 30 units in the city of Fremont for the elderly, 20 units in the City of Fremont for families, 62 units in the City of San Leandro for the elderly, and 4 units in the City of Hayward for persons with disabilities. Additionally, HACA committed to project-basing up to 10 units in the City of Fremont for Veterans and 25 units in the City of San Leandro for Veterans. These projects are projected to complete construction and lease up in 2021.

For the Fiscal Year 2019-2020, HACA project-based 12 units in the City of Fremont for families and for persons with disabilities.

HACA did not project-base any units during Fiscal Years 2015-2016 and 2017-2018.

3. **Goal 5.2.3:** Increase access to available housing assistance and increase the likelihood that applicants reflect current, rather than past, need.
 - a) **Goal met through different objective:** HACA is not currently pursuing the implementation of a regional housing assistance waitlist due to the extremely high cost of development that exceeds HACA's resources and capacity. However, HACA has continued to revise its preferences to better increase access to available assistance based on local needs.

4. **Goal 5.2.4:** Validate the cost-effectiveness of the HACA Family Self-Sufficiency (FSS) Program.
 - a) **Goal continuing through FY 2020-2021:** As part of a multi-year national assessment undertaken by HUD's contracted consultant, MDRC, the study has been extended through FY 2020-2021.
5. **Goal 5.2.5:** Assist as many qualified families as possible.
 - a) **Goal met:** HACA transitioned into a new enterprise housing software platform in September 2017. Although conversion issues with the new software are continuing, HACA has been able to increase operational efficiency and effectiveness of its HCV program by improving its reporting capabilities, utilizing online portal applications, increasing data accessibility, and streamlining housing and subsidy management operations. HACA uses 98-100% of its budget authority to assist Housing Choice Voucher participants.
6. **Goal 5.2.6:** Fully implement the Violence Against Women Act.
 - a) **Goal met:** HACA has updated its Administrative Plan to reflect HUD's latest guidance; notified landlords and participants of their rights, responsibilities, and obligations; developed implementation procedures; and trained staff on procedures and requirements.

Attachment B.4

Violence Against Women Act (VAWA) Goals

In order to better serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking, HACA has established the following goals and objectives:

Goal: Support the right of program participants to enjoy the benefits of the assistance programs administered by HACA free of domestic violence, dating violence, sexual assault, and stalking.

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

See attachment **B.4.A** for an index of HACA's VAWA policies.

Attachment B.6

RESIDENT ADVISORY BOARD

**Housing Authority of the County of Alameda (HACA)
Resident Advisory Board (RAB) Meeting
March 30, 2020, 6:00 P.M.**

HACA 5-Year Plan and Annual Plan for HACA Fiscal Year 2020

Summary

Resident Advisory Board Members Present:	Absent:
	Tonja E Fuller-Bryant
	Paris M Davis
	Maya I Nelson
	Tammie S Perry
Staff Present:	Ilahna A Johnson-Aziz
Oscar Macias, Administrative Analyst	Bertha Barraza
	Sarah Bahadur (FSS)

Oscar Macias opened the conference call at 6:00 PM. Mr. Macias remained on the call until 6:25 PM. No RAB members joined the conference call.

Mr. Macias confirmed that the conference call number was accurate and operational. RAB members may have not been able to attend due to issues relating to the Coronavirus.

No elements of the Plan were challenged.

The meeting adjourned at 6:25 PM.

B.7 Certification by State or Local Officials.

Please see the attached certification.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Michelle Starratt, the Housing and Community Development Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Alameda
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

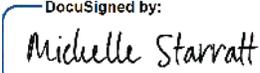
County of Alameda
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Provides affordable housing for low-income people.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Michelle Starratt	Title Housing and Community Development Director
DocuSigned by:  8EA68C9468F246B...	Date 3/26/2020

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p>PHA Name: <u>Housing Authority of the County of Alameda</u> PHA Code: <u>CA067</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>6,669</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p style="text-align: center;">See Attachment A.1</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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Lead HA:																																				

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): See Attachment B.1</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. See Attachment B.2</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials. Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Not applicable, as this is the first year Annual Plan in the new 5-Year PHA Plan 2020-2025 cycle in which new goals have been established.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See Attachment B.7</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Attachment A.1

PHA Information

PHA Name: Housing Authority of the County of Alameda

PHA Code: CA067

PHA Plan for Fiscal Year Beginning: 07/2020

Number of Housing Choice Vouchers (HCVs): 6,669

PHA Plan Submission Type: Annual Submission

Availability of Information

The Plan is readily available to the public at our office located at:

22941 Atherton Street

Hayward, CA 94541-6633

The Plan can also be found on HACA's website at:

www.haca.net

Attachment B.1

Revision of PHA Plan Elements

1) Housing Needs and Strategy for Addressing Housing Needs

Housing Needs

Housing needs for renters in HACA's jurisdiction are set forth in Section NA-10 Housing Needs Assessment of the Alameda County HOME Consortium's FY 2015-2020 Consolidated Plan as follows:

i. Families with incomes below 30 percent of the area median income (extremely low income)

In 2014, there were approximately 362,604 housing units in the Alameda County HOME Consortium. Of the total number of units, 143,229 (39.5%) are renters and 219,375 (60.5%) are owners. In 2014, median income in the OAKLAND PMSA was \$88,500 for a household of four; down 4% from the 2011 ACS data. 111,820 households (33%) are low income households (both rental and ownership); of these 48,594 renters had a cost burden of more than 30%; 27,309 had a severe cost burden of between 30% and 50%; and 9,238 had overcrowding issues.

ii. Elderly families and families with disabilities

8,187 elderly households (renters) were identified to have cost burdens above 30%. An additional 5,141 have a severe cost burden between 30% and 50%. According to the 2012 ACS estimates, 84,673 residents of the HOME Consortium (or 8.5% of the total population) were of a disabled status. The data also reflected that 2.4% of the HOME Consortium's population had self-care limitations.

iii. Households of various races and ethnic groups residing in the jurisdiction or on the waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, the breakdown of races which make up these housing needs are as follows: White (11%), Black/African American (8%), Asian (7%), American Indian/Alaska Native (16%), Pacific Islander (9%) and Hispanic (9%). People of all races and income levels are experiencing housing problems.

In addition, Everyone Home, a collective impact initiative, facilitates the implementation of Alameda County's plan to end homelessness. It also administers HUD's Continuum of Care programs in Alameda County. On January 30th, 2019, Everyone Home conducted the biennial Point-In-Time Count (PIT) for Alameda County and drafted the *EveryOne Counts! 2019 Homeless Count and Survey*. The data gathered is used in its strategic plan, which recommends strategies and actions to reduce homelessness so that in five years no person without a permanent home would need to sleep outside.

The *Survey* identified a total of 8,022 individuals experiencing homelessness in Alameda County, an increase of 2,393 individuals (+43%) from 2017. Of those individuals, 79% were unsheltered. The remaining 21% were residing in either emergency shelters or transitional housing. The *Survey* identified the following Subpopulations experiencing homelessness:

i. Persons in Families with Children

There were 170 families consisting of 524 individuals counted in 2019. The number of people in families with children represented 7% of the county's overall homeless population. Children under 18 represented 57% of those in families.

The most frequently reported cause of homelessness among individuals in families with children was family or domestic violence (26%). Eleven percent (11%) reported eviction or foreclosure, 9% reported friends or family could not afford to let them stay with them, 9% reported aging out of foster care, and 8% reported a rent increase as the primary cause of their homelessness.

ii. Unaccompanied Youth and Young Adults (ages 18-24)

Transition-age youth, young people between the ages of 18 and 24 years old, represented 9% of the overall population experiencing homelessness in Alameda County (702 individuals). Unaccompanied children, under age 18, represented less than 1% of the population (29 individuals).

An argument with a family, friend, or roommate was the most frequently cited cause of homelessness among unsheltered unaccompanied youth (14%), compared to aging out of foster care among sheltered youth (29%). Unsheltered youth also more frequently attributed their homelessness to a family member or friend who could not afford to let them stay with them (12% compared to 2%). Eighteen percent (18%) of youth under age 25 reported that aging out of the foster care system was the primary cause of their current homelessness.

iii. Chronically Homeless

In total, 2,236 individuals were experiencing chronic homelessness in Alameda County in 2019. Of those, 2,103 were single individuals and 61 were heads of households with children under 18 years of age in Alameda County.

Nearly half of both unsheltered and sheltered survey respondents experiencing chronic homelessness identified money issues as the primary cause of their homelessness (49% and 47% respectively). Sheltered respondents experiencing chronic homelessness were more likely to report a physical health issue as the primary cause of their homelessness than unsheltered respondents experiencing chronic homelessness; unsheltered

respondents experiencing chronic homelessness were slightly more likely to report substance use or mental health.

iv. Veterans

In total, 692 veterans were experiencing homelessness in 2019. Of those, 690 were single individuals and the remaining two were in families with children. Seventy-nine percent (79%) of veterans were unsheltered in 2019. In 2019, veterans represented 9% of the adult population, similar to 2017 (10%).

Unsheltered veterans most frequently cited mental health issues as the primary cause of their homelessness (18%), while sheltered veterans most frequently cited a rent increase (13%). Unsheltered veterans attributed their homelessness to job loss at nearly twice the rate as sheltered veterans (15% and 8% respectively). Ten percent (10%) of unsheltered veterans and 8% of sheltered veterans reported their homelessness was the result of eviction or foreclosure.

The *Survey* also found that 32% of those counted were adults with a serious mental illness, an increase from 29% in 2017 and 3% of those counted were adults with HIV/AIDS, which has stayed consistent with prior years.

Additionally, the *Everyone Home Plan to end homelessness, 2018 Strategic Update* identified the following as contributing factors to homelessness in Alameda County:

i. California and Alameda County face serve shortages of rental housing, exacerbated by the high cost of development

California now faces a shortage of 3.4 million homes, including 1 million homes for extremely low-income households, the group most at-risk of experiencing homelessness. Alameda County has only 28,000 units affordable to the 71,000 extremely low-income renters— a 44,000-unit gap.

The UC Berkeley Turner Center for Housing Innovations estimated that a 100-unit affordable housing project in California costs almost \$425,000 per unit in 2016. Those costs continue to rise.

ii. High development and operating costs, inadequate housing stock, and increasing demand contribute to out of reach rents for the lowest income renters

Oakland is now the 5th most expensive rental market in the nation and the market with the 2nd steepest increase in median rent over the last five years, up 51% since 2012.

iii. Longstanding discriminatory housing policies, such as exclusionary zoning and federal underwriting standards that favored whites, continue to reverberate today,

contributing to displacement, housing instability, and higher rates of homelessness among African Americans

The Race Counts initiative of the Advancement Project California ranks Alameda County as the 4th most racially disparate of California's 58 counties. Here, a white household that rents typically keeps \$56,500 after housing costs as compared with \$19,000 kept by African American households. Additionally, 49% of Alameda County's homeless population identified as Black or African American during the 2017 point in time census, as compared with 11% of the general population.

iv. Other populations subjected to stigmatization are also at greater risk of homelessness

Rates of homelessness among those that self-identify as having mental health or substance use problems in Alameda County are 3-5 times higher than their prevalence in the general population. Changes to statewide community care licensing regulations and increased fees have resulted in substantial reductions in the number of licensed care facility beds available for extremely low income disabled individuals that need daily living supports. These declines increase the number of disabled individuals, including those with serious mental health issues, at-risk of homelessness. Moreover, persons with serious mental illness and other disabilities often live with family members and are highly vulnerable to becoming homeless when those care givers experience illness or pass away.

Strategy for Addressing Housing Needs

HACA will address those of the Housing Needs identified above that are within its Mission as identified in its 5-Year Plan in Section B.1. In doing so, it will use all resources available to it through HUD housing assistance programs, and otherwise, to accomplish the Goals and Objectives identified in its 5-Year Plan in Section B.2 to efficiently and effectively administer ongoing program operations.

2) Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission

The following revisions were made to Chapter 4 of HACA's Administrative Plan since its last Annual Plan submission:

- HUD is providing targeted funding for its Foster Youth to Independence (FYI) initiative. FYI serves persons between the ages of 18 and 24 who have left foster care or will leave foster care within 90 days at age 16 or older, and who are homeless or at risk of becoming homeless. Recipients of this housing may keep their voucher for 36 months at which time the voucher sunsets. HACA has included language in Chapter 4-III.B. SELECTION AND HCV FUNDING SOURCES, Targeted Funding so that HACA can apply for this funding. Additionally, HACA added a preference to provide Housing Choice Vouchers to participants in HACA's FYI Program who are nearing the end of their participation in the FYI program in order to avoid homelessness or excessive rent burden.

Attachment B.1

Page 4 of 5

- In order to respond to instances where a participant or household in a Project-Based Voucher unit is receiving verifiable or documented threats of real and/or imminent criminal violence and is not eligible for protections under the Violence Against Women Act (VAWA), the order of selection for HCV assistance was updated to prioritize VAWA and Non-VAWA Emergency Transfers.

For a list of policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV, see applicable chapters from HACA's Administrative Plan in **Attachment B.1.(a)**.

3) Financial Resources

In addition to the HCV funding it receives each year, HACA will evaluate any new funding HUD makes available to housing authorities and apply for such funding if applicable. HACA will continue to pursue funding for the Family Self-Sufficiency (FSS), Mainstream Voucher, Non-Elderly Disabled (NED), Project Based Voucher (PBV), Veterans Affairs Supportive Housing (VASH), and Foster Youth Initiative (FYI) programs as HUD makes funding available.

Attachment B.2**New Activities**

HACA currently has 72 project-based vouchers under RAD and 643 project-based units in addition to the RAD units. HACA anticipates project-basing additional vouchers for a total, *including* current project-based vouchers, of up to 1,100 units over the next five years. The cities of Albany, Emeryville, Dublin, Fremont, Hayward, Newark, Pleasanton, San Leandro, and Union City as well as the unincorporated communities of Castro Valley and San Lorenzo and unincorporated Alameda County are currently-identified locations.

For the Fiscal Year 2019-2020, HACA project-based 12 units in the city of Emeryville for families and for persons with disabilities. During Fiscal Year 2018-2019, HACA committed to project-basing up to 10 units in the city of Fremont for Veterans and 25 units in the city of San Leandro for Veterans. These projects are projected to complete construction and lease up in 2021.

To create housing opportunity and promote mobility, HACA may project-base up to approximately 350 additional units in the next five years. These would be targeted to non-impacted census tracts, higher-cost opportunity areas and neighborhoods undergoing revitalization. Projects would be for families, persons with disabilities, the elderly, and Veterans, depending on funding, including but not limited to up to 100 units in Fremont, Hayward and San Leandro to serve Veterans.

HACA will evaluate additional opportunities to project-base vouchers by: partnering with developers in the development and ownership of new and rehabilitated projects; by applying for set-aside VASH Vouchers; by applying for Mainstream vouchers; by project-basing Mainstream vouchers; and by acquiring existing rental properties for which low-income housing tax credits and/or tax exempt housing bonds can be obtained.

B.5 Certification by State or Local Officials.

Please see the attached certification.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Michelle Starratt, the Housing and Community Development Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Alameda
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

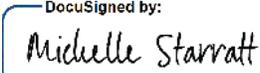
County of Alameda
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Provides affordable housing for low-income people.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Michelle Starratt	Title Housing and Community Development Director
DocuSigned by:  8EA68C9468F246B...	Date 3/26/2020

Attachment B.7

RESIDENT ADVISORY BOARD

**Housing Authority of the County of Alameda (HACA)
Resident Advisory Board (RAB) Meeting
March 30, 2020, 6:00 P.M.**

HACA 5-Year Plan and Annual Plan for HACA Fiscal Year 2020

Summary

Resident Advisory Board Members Present:	Absent:
	Tonja E Fuller-Bryant
	Paris M Davis
	Maya I Nelson
	Tammie S Perry
Staff Present:	Ilahna A Johnson-Aziz
Oscar Macias, Administrative Analyst	Bertha Barraza
	Sarah Bahadur (FSS)

Oscar Macias opened the conference call at 6:00 PM. Mr. Macias remained on the call until 6:25 PM. No RAB members joined the conference call.

Mr. Macias confirmed that the conference call number was accurate and operational. RAB members may have not been able to attend due to issues relating to the Coronavirus.

No elements of the Plan were challenged.

The meeting adjourned at 6:25 PM.