



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

Housing Authority of the County of Alameda - CA067

**5-Year and Annual Plan Attachment**  
**Fiscal Year Beginning: 7/2015**

# HUD-50075 5-Year and Annual Plan Attachment Fiscal Year Beginning: 07/2015

## 5.0 Five-Year Plan

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

### 5.2 Goals and Objectives

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

Corporation), in partnership with HACA, is conducting a cost/benefit analysis of the HACA FSS Program.

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

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

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

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

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

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

6.1.1 Element #1: Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures;

6.1.2 Element #2: Financial Resources;

6.1.3 Element #3: Rent Determination;

6.1.4 Element #4: Operation and Management;

6.1.5 Element #11: Fiscal Year Audit;

6.1.6 Element #12: Asset Management; and

6.1.7 Element #13 Violence Against Women Act (VAWA).

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

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

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

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

applied in November 2013. HUD notified HACA November 10, 2014 that HACA's application was Contingently Approved and placed on a HUD waiting list. The cap on RAD conversions was increased from 60,000 units to 185,000 units under the fiscal year 2015 Appropriations Act. HACA received a Commitment to enter into a Housing Assistance Payments contract (CHAP) from HUD on March 27 and is completing the milestones delineated in the CHAP.

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

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

On July 9, 2014, HACA approved a Significant Amendment to its 2014 Annual Plan in order to adopt the resident rights, and participation, wait list and grievance procedure safeguards set forth under the guidelines of PIH Notice 2012-32, REV-1. That amendment remains in force (Attachment R) and is incorporated into this successor 5-Year and Annual Plan Attachment for the HACA fiscal year beginning July 1, 2015.

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

## **7.4 Homeownership N/A**

## **7.5 Project-Based Vouchers**

- 7.5.1 HACA anticipates project-basing additional vouchers for a total, including existing project based vouchers, of up to 725 units. The cities of Albany, Emeryville, Dublin, Fremont, Hayward, Newark, Pleasanton, San Leandro, and Union City as well as the unincorporated communities of Castro Valley and San Lorenzo and unincorporated Alameda County are currently-identified locations.
- 7.5.2 HACA is planning to project-base up to 50 units in non-impacted census tracts in Dublin and/or Fremont in order to expand housing opportunities for homeless veterans in higher cost opportunity areas. HACA has been awarded 25 project-based VASH vouchers through set-aside funding for the Fremont project. If no additional set-aside funding becomes available for the Dublin project, HACA will apply to HUD for project-based VASH vouchers for the project. If fewer than 25 VASH vouchers are available to

be project-based, HACA will utilize its regular project-based vouchers to reach a total of 25 project-based vouchers. If additional VASH set-aside funding becomes available, HACA will apply to HUD and the VA to project-base up to and including 25 VASH vouchers in the Dublin project to replace some or all of HACA's regular project-based vouchers so as to ensure the veterans in the project receive the supportive services provided by the VA under VASH.

- 7.5.3 HACA is planning to project-base up to and including eight units in central and southern Alameda County to serve the disabled population. It is working with Alameda County and the Neighborhood Stabilization Program on this project.
- 7.5.4 HACA is planning to project-base up to 24 units in the City of Emeryville, a higher cost opportunity area, to support the development of housing for families and the elderly.
- 7.5.5 The Pleasanton Housing Authority plans to dispose of its 50-unit Kottinger Place project, its sole public housing project that serves elderly families. The public housing project will be demolished and the site redeveloped with 185 affordable units. HACA is planning to apply for 50 replacement housing vouchers now that the Pleasanton Housing Authority has received HUD approval of its disposition application and then project-base those vouchers in order to preserve the affordable housing serving the elderly population in the city and house the current public housing residents when they return to the new project.
- 7.5.6 HACA is planning to project-base up to 20 units in non-impacted census tracts in Pleasanton in order to expand housing opportunities for families in higher cost opportunity areas.
- 7.5.7 HACA will evaluate additional opportunities to project-base vouchers by:
  - 7.5.7.1. partnering with developers in the development and ownership of new or rehabilitated projects; and by
  - 7.5.7.2. acquiring existing rental properties for which low-income tax credits or tax exempt bonds can be obtained.

## **8.0 Capital Improvements**

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

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

## 9.0 Housing Needs

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

### **Housing Problems of Renter Households**

Low, very low and extremely low income households face a broad range of housing problems. At one end are the homeless households living in shelters or those who are in and out of temporary housing. Moving toward the middle of the range are those who have a place to call home, but who have tentative housing situations. These households often live from pay check to pay check and cannot afford to pay for both their housing and other basic necessities, such as food and clothing. They often do not have access to housing near work which is affordable and may face discrimination in finding affordable housing. Given the above factors, the housing they may find may be overcrowded, unsafe or rundown.

#### *Nature and Extent of Renter Housing Problems*

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

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

Of renters in the Consortium who have housing problems (49%), the extremely low income households have the highest percentage of housing problems. Eighty-one percent (81%) of extremely low income renters have



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

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

## **9.1 Strategy for Addressing Housing Needs**

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

## **10.0 Additional Information**

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

- 10.1.1 **Mission:** HACA's success in meeting its mission is reflected in its High Performing SEMAP designation and its PHAS Standard Performer designation.
- 10.1.2 **Goal:** Preserve the long-term financial viability of HACA's remaining 72 Public Housing units,
  - 10.1.2.1. **Objective:** Increase funding for operations and for the backlog of public housing capital improvements and ensure that the units remain permanently affordable to very low-income households by disposing of them through HUD's Rental Assistance Demonstration (RAD) Program and transferring them to a HACA-controlled non-profit entity in order to achieve a one-to-one replacement of the 72 Public Housing units with RAD Section 8 Project-Based Vouchers.

- 10.1.2.1.1. **Progress:** HUD notified HACA November 10, 2014 that HACA’s RAD application was Contingently Approved and placed on a HUD waiting list. HUD has issued HACA a Commitment to enter into a Housing Assistance Payments contract (CHAP) and HACA is processing the milestones delineated in the CHAP.
- 10.1.2.2. **Objective:** Follow recommendations in the Physical Condition Assessment (PCA) conducted for the RAD conversion in order to maintain the units and provide for their long term sustainability.
- 10.1.2.2.1. **Progress:** The Housing Authority of the County of Alameda released a Quotation for Small Purchases (QSP) for the PCA services on November 19, 2014. The vendor has been selected and the PCA will be completed by the end of Q2 2015.
- 10.1.2.3. **Objective:** Prior to disposing of HACA’s remaining 72 Public Housing units through HUD’s Rental Assistance Demonstration (RAD) Program, complete exterior modernization of the 36-unit Emery Glen Development and, on turnover, casualty loss, or due to changes in market conditions beyond HACA’s control, the modernization of the interior of up to 15 of the 72 units. HACA’s public housing portfolio is shown on the following table.

Address	Unit Designation	Unit Status Type
4125 Dyer Street #1	General Occupancy	Initial Approval Completed
4125 Dyer Street #10	General Occupancy	Initial Approval Completed
4125 Dyer Street #11	General Occupancy	Initial Approval Completed
4125 Dyer Street #12	General Occupancy	Initial Approval Completed
4125 Dyer Street #13	General Occupancy	Initial Approval Completed
4125 Dyer Street #14	General Occupancy	Initial Approval Completed
4125 Dyer Street #15	General Occupancy	Initial Approval Completed
4125 Dyer Street #16	General Occupancy	Initial Approval Completed
4125 Dyer Street #17	General Occupancy	Initial Approval Completed
4125 Dyer Street #18	General Occupancy	Initial Approval Completed
4125 Dyer Street #19	General Occupancy	Initial Approval Completed
4125 Dyer Street #2	General Occupancy	Initial Approval Completed
4125 Dyer Street #20	General Occupancy	Initial Approval Completed
4125 Dyer Street #21	General Occupancy	Initial Approval Completed
4125 Dyer Street #22	General Occupancy	Initial Approval Completed
4125 Dyer Street #23	General Occupancy	Initial Approval Completed
4125 Dyer Street #24	General Occupancy	Initial Approval Completed
4125 Dyer Street #25	General Occupancy	Initial Approval Completed
4125 Dyer Street #26	General Occupancy	Initial Approval Completed
4125 Dyer Street #27	General Occupancy	Initial Approval Completed
4125 Dyer Street #28	General Occupancy	Initial Approval Completed
4125 Dyer Street #29	General Occupancy	Initial Approval Completed
4125 Dyer Street #3	General Occupancy	Initial Approval Completed
4125 Dyer Street #30	General Occupancy	Initial Approval Completed
4125 Dyer Street #31	General Occupancy	Initial Approval Completed
4125 Dyer Street #32	General Occupancy	Initial Approval Completed
4125 Dyer Street #33	General Occupancy	Initial Approval Completed



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

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

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

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

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

10.1.3.2.1. **Progress:** HACA has leased 32 project-based units at Main Street Village, a Fremont project providing housing and services to the homeless and mentally ill; has leased 5 project-based units at Magnolia Terrace, an Emeryville project providing housing and services to the disabled; has leased 2 project-based units at Eden Commons, a San Leandro project providing housing and services to the disabled; has leased 1 project-based unit at Flanders House, a San Leandro project providing housing and services to the disabled; has leased 3 project based units at FESCO, a Hayward project providing housing and services to homeless families with children; has leased 12 project-based units at Bridgeway East, a Fremont project providing housing to the homeless; has leased 18 project-based units at Lorenzo Creek, a Castro Valley project providing housing to the homeless; has leased 30 project-based units at Mayten Manor, a Hayward project providing housing for the elderly; has leased 49 project-based units at Carlow Court, a Dublin project providing housing for the elderly; and has leased 98 project based units at Nidus Court and Dyer Street, HACA's former Union City Public Housing developments for the elderly. By Q4 2016, HACA plans to project base up to 50 VASH units in non-impacted census tracts in Dublin and/or Fremont in order to expand housing opportunities for homeless veterans.

10.1.4 **Goal:** Increase access to available housing assistance and increase the likelihood that applicants reflect current, rather than past, need.

10.1.4.1. **Objective:** Deploy an internet cloud-based, applicant-accessible, always-open housing assistance application that can be expanded into a regional application for HUD housing assistance, other housing assistance, and other regional social welfare programs.

10.1.4.1.1. **Progress:** Code development is nearing completion and a phased roll-out of the application is expected to begin by Q2 2015. The roll-out will begin by transferring legacy applications

to the cloud-based program and then allowing those applicants to update their application at will. The universally available application is anticipated to be rolled out by Q3 2015.

- 10.1.5 **Goal:** Validate the cost-effectiveness of the HACA Family Self-Sufficiency (FSS) Program. (The FSS Program is designed to increase employment and earnings and reduce reliance on government subsidies).
  - 10.1.5.1. **Objective:** As part of HUD's ongoing national assessment of the FSS Program, MDRC (the former Manpower Demonstration Research Corporation), in partnership with HACA, is conducting a cost/benefit analysis of the HACA FSS Program.
    - 10.1.5.1.1. **Progress:** HACA has completed the enrollment process for the evaluation. It has enrolled 200 program participants into the study; 100 FSS participants and 100 control group participants. HACA and MDRC are currently conferencing monthly to advance the study process and objectives.
  
- 10.1.6 **Goal:** Support the right of women and all other program participants to enjoy the benefits of the assistance programs administered by HACA free of violence.
  - 10.1.6.1. **Objective:** Fully implement all relevant provisions of the Violence Against Women Act.
    - 10.1.6.1.1. **Progress:** HACA has adopted the revised HAP Contract (Form HUD-52641) and Tenancy Addendum (Form HUD-52641A) incorporating the expanded protection provisions of VAWA 2013. It is complying with the requirement to notify participants that they may port to another jurisdiction before the end of the lease term to protect the health and safety of a victim of domestic violence.
  
- 10.1.7 **Goal:** Assist as many qualified families as possible within available staff and financial resources.
  - 10.1.7.1. **Objective:** Achieve over 98% utilization of HACA's HCVP HAP units or funding by July 1, 2015.
    - 10.1.7.1.1. **Progress:** As of the end of January 2015, utilization was 95%. HACA anticipates achieving over 98% utilization through a combination of increased monthly voucher issuances and planned monthly net absorptions. Both are currently in progress.
  - 10.1.7.2. **Objective:** Increase operational efficiency and effectiveness by converting to a more powerful enterprise housing software platform.
    - 10.1.7.2.1. **Progress:** HACA awarded the contract for the new enterprise software in November 2014. Conversion is expected to be complete by the end of Q4 2015.

## **10.2**

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

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

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

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

Not applicable.

## HACA Annual Plan for Fiscal Year 2014 RAD Significant Amendment

### Attachment R – Rental Assistance Demonstration (RAD)

The Housing Authority of the County of Alameda is amending its Fiscal Year 2014 PHA Plan because it is an applicant in the Rental Assistance Demonstration (RAD). As a result, if its application is approved, the Housing Authority of the County of Alameda will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32, REV-1. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of the County of Alameda is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Housing Authority of the County of Alameda with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the Housing Authority of the County of Alameda may also borrow funds to address its capital needs. The Housing Authority of the County of Alameda will also be contributing Operating Reserves in the amount of \$1,670,000 and CY 2014 Capital Funds in the amount of \$182,630 towards the conversion.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

#### **Development #1**

<u>Name of Public Housing Development:</u> <b>Nidus and Dyer</b>	<u>PIC Development ID:</u> <b>CA067000001</b>	<u>Conversion type (i.e., PBV or PBRA):</u> <b>PBV</b>	<u>Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)</u> <b>No</b>
<u>Total Units:</u> <b>72</b>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> <b>Family</b>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> <b>N/A</b>	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project):</u> <b>\$182,630</b>

<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	48	48	0
Three Bedroom	20	20	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
(If performing a Transfer of Assistance): N/A	(Explain how transferring waiting list): N/A		

### **Resident Rights, Participation, Waiting List and Grievance Procedures**

#### **C. PBV Resident Rights and Participation**

**1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

**2. Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner’s offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

**3. Renewal of Lease.** Under current regulations at 24 CFR § 983.257(b)(3), upon lease expiration, a PHA can choose not to renew the lease, without good cause. In such a case, the regulatory consequence is the loss of the assisted unit. Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR § 983.257(b)(3) will not apply.



**4. Phase-in of Tenant Rent Increases.** If a tenant’s monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section “standard TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- Year 5 AR and all subsequent recertifications – Full standard TTP

*Please Note:* In either the three year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

**5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD, subject to the following:

- a. If a PHA has an HCV FSS program, a PHA must convert the PH FSS program participants at the covered project to their HCV FSS program.

b. If a PHA does not have an HCV FSS program, but is currently funded for PH FSS for that project, current participants at the covered project will continue to be eligible under PH FSS guidelines.

Once the property is converted, residents not then enrolled in PH FSS will not be eligible to participate in the program. PHAs will be allowed to use any funds already granted for PH FSS coordinator salaries until such funds are expended, at which point they are no longer required to include the families in the FSS program. Participants in converted units will not be counted towards future PH FSS funding once converted.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants.

**6. Resident Participation and Funding.** In accordance with Attachment 1B, residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

**7. Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

**a. Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert to assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to owner termination of tenancy and eviction, as modified by the waiver in Section 1.6(C)(3) above, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

i. A reasonable period of time, but not to exceed 30 days:

- If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
- In the event of any drug-related or violent criminal activity or any felony conviction;

ii. 14 days in the case of nonpayment of rent; and

iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

**b. Grievance Process.** HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),<sup>1</sup> an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a PHA (as owner) action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

- For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
- For any additional hearings required under RAD, the PHA (as owner) will perform the hearing.

ii. An informal hearing will not be required for class grievances or to disputes between residents not involving the PHA (as owner) or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the PHA (as owner) or contract administrator.

iii. The PHA (as owner) will give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).

iv. The PHA (as owner) will provide opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

**8. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of Section I: Public Housing Projects conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion [e.g., due to loss of employment], tenants that move into the property following conversion, etc.) is covered by this waiver.

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<sup>1</sup> § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate has been repealed. Section I: Public Housing Projects

**9. Capital Fund Education and Training Community Facilities (CFCF) Program.** CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection with or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as “PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

#### **D. PBV: Other Miscellaneous Provisions**

##### **1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.**

PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

**2. Additional Monitoring Requirement.** The PHA’s Board must approve the operating budget for the covered project annually in accordance with HUD requirements.<sup>2</sup>

##### **3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968**

**(Section 3).** Under existing PBV program rules, projects that qualify as “existing housing” under 24 CFR §983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as existing housing. Developmental requirements under 24 CFR §983.154 and fair housing provisions under 24 CFR §983.152(c)(vi) continue to apply.<sup>3</sup>

**4. Establishment of Waiting List.** In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion, unless the assistance is being transferred to another neighborhood. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the waiting list of the transfer of assistance, and how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project’s waiting list. In addition, the waiting list must be established and maintained in accordance with PBV program requirements.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA’s public housing

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<sup>2</sup> For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of the evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

<sup>3</sup> Applicable to projects with nine or more units.

community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR §8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).<sup>4</sup>

To implement this provision, HUD is waiving 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR §983.251(c).

**5. Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.

**6. Agreement Waiver.** For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the AHAP, including regulations under 24 CFR Part 983 Subpart D, are waived.

**7. Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

**8. Administrative Fees for Public Housing Conversions.** For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not Section 8 assistance, the annual contributions contract (ACC) between the PHA and HUD will cover the project units but will be for zero dollars. For this transition period, the ACC will primarily serve as the

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<sup>4</sup> For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing Section 8 administrative fee funding during this time.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive Section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the ACC will be amended to include Section 8 funding that corresponds to the units covered by the ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

#### **Site Selection and Neighborhood Standards Review**

If Transferring Assistance to a new site, please list the applicable site selection and neighborhood review standards as explained in Attachment 1D, Table 2 of PIH Notice 2012-32, REV-1. *If a new site has not been selected, please append no later than when submitting the Financing Plan. N/A*

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#### **Relocation Plans**

If relocating residents, please append the Accessibility and Relocation Plan Checklist here. *If relocation plans have not been developed yet, please fill out the Accessibility and Relocation Checklist and submit with the Financing Plan. N/A*

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#### **Significant Amendment Definition**

If your PHA is changing its definition for substantial deviation to the PHA Plan, below find a suggested version: **N/A**

# **Attachment 1B – Resident Provisions in Conversions of Assistance from Public Housing to PBRA and PBV**

This Attachment contains two sections, describing:

1B.1 Summary of Resident Provisions

1B.2 Resident Participation and Funding

## **1B.1 Summary of Resident Provisions**

The following is a summary of special provisions and alternative requirements related to tenants of public housing projects converting under RAD:

- Conversion will be considered a significant amendment to a PHA Plan (see Section 1.5(E) of this Notice);
- Notification of proposed conversion, meetings during the conversion process, written response to residents comments on conversion, and notification of conversion approval and impact (see Section 1.8 of this Notice);
- No rescreening at conversion (see Section 1.6(C)(1) of this Notice for conversions to PBV and Section 1.7(B)(1) for conversions to PBRA);
- Right to return after temporary relocation to facilitate rehabilitation or construction (see Section 1.6(C)(2) of this Notice for conversions to PBV and Section 1.7(B)(2) for conversions to PBRA);
- Renewal of lease at expiration in the PBV program, unless good cause exists (see Section 1.6(C)(3) of this Notice);
- Phase-in of tenant rent increases (see Section 1.6(C)(4) of this Notice for conversions to PBV and Section 1.7(B)(3) for conversions to PBRA);
- Continued participation in the ROSS-SC and FSS programs (see Section 1.6(C)(5) of this Notice, for conversions to PBV and Section 1.7(B)(4) for conversions to PBRA);
- Continued Earned Income Disregard (see Section 1.6(C)(8) of this Notice, for conversions to PBV and Section 1.7.(B)(7) for conversions to PBRA);
- Continued recognition of and funding for legitimate resident organizations (see Section 1.6(C)(6) of this Notice for conversions to PBV, Section 1.7(B)(5) of this Notice for conversions to PBRA, and below in Attachment 1B.2 for additional requirements for both programs);
- Procedural rights consistent with section 6 of the Act (see Section 1.6(C)(7) of this Notice for conversions to PBV and Section 1.7(B)(6) of this Notice for conversions to PBRA); and
- Choice-mobility option allowing a resident to move with a tenant-based voucher after tenancy in the covered project (see 24 CFR § 983.260 for conversions to PBV and Section 1.7(C)(5) of this Notice for conversions to PBRA).

## 1B.2 Resident Participation and Funding<sup>5</sup>

The following provisions contain the resident participation and funding requirements for public housing conversions to PBRA and PBV, respectively.

### A. PBRA: Resident Participation and Funding

Residents of covered projects converting assistance to PBRA will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245 (Tenant Participation in Multifamily Housing Projects). In addition, PHAs must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to the legitimate tenant organization at the covered property. These funds must be used for resident education, organizing around tenancy issues, and training activities.

In the absence of a legitimate resident organization at a covered project:

1. HUD encourages the PHAs and residents to work together to determine the most appropriate ways to foster a constructive working relationship, including supporting the formation of a legitimate residents organization. Residents are encouraged to contact the PHA directly with questions or concerns regarding issues related to their tenancy. PHAs are also encouraged to actively engage residents in the absence of a resident organization; and
2. PHAs must make resident participation funds available to residents for organizing activities in accordance with this Notice. Residents must make requests for these funds in writing to the PHA. These requests will be subject to approval by the PHA.

### B. PBV: Resident Participation and Funding

To support resident participation following conversion of assistance, residents of covered projects converting assistance to the PBV program will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment, which includes the terms and conditions of their tenancy as well as activities related to housing and community development.

- 1. Legitimate Resident Organization.** A PHA must recognize legitimate resident organizations and give reasonable consideration to concerns raised by legitimate resident organizations. A resident organization is legitimate if it has been established by the residents of a covered project, meets regularly, operates democratically, is representative of all residents in the development, and is completely independent of PHAs, management, and their representatives.

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<sup>5</sup> For the purposes of this Attachment, HUD uses the term “PHA” to refer to the owner of a converting or covered project. In some instances the owner of a project could be a public, non-profit, or for-profit, e.g., mixed-finance projects.



In the absence of a legitimate resident organization at a covered project, HUD encourages the PHA and residents to work together to determine the most appropriate ways to foster a constructive working relationship, including supporting the formation of a legitimate residents organization. Residents are encouraged to contact the PHA directly with questions or concerns regarding issues related to their tenancy. PHAs are also encouraged to actively engage residents in the absence of a resident organization; and

**2. Protected Activities.** PHAs must allow residents and resident organizers to conduct the following activities related to the establishment or operation of a resident organization:

- a. Distributing leaflets in lobby areas;
- b. Placing leaflets at or under residents' doors;
- c. Distributing leaflets in common areas;
- d. Initiating contact with residents;
- e. Conducting door-to-door surveys of residents to ascertain interest in establishing a resident organization and to offer information about resident organizations;
- f. Posting information on bulletin boards;
- g. Assisting resident to participate in resident organization activities;
- h. Convening regularly scheduled resident organization meetings in a space on site and accessible to residents, in a manner that is fully independent of management representatives. In order to preserve the independence of resident organizations, management representatives may not attend such meetings unless invited by the resident organization to specific meetings to discuss a specific issue or issues; and
- i. Formulating responses to PHA's requests for:
  - i. Rent increases;
  - ii. Partial payment of claims;
  - iii. The conversion from project-based paid utilities to resident-paid utilities;
  - iv. A reduction in resident utility allowances;
  - v. Converting residential units to non-residential use, cooperative housing, or condominiums;
  - vi. Major capital additions; and

vii. Prepayment of loans.

In addition to these activities, PHAs must allow residents and resident organizers to conduct other reasonable activities related to the establishment or operation of a resident organization.

PHAs shall not require residents and resident organizers to obtain prior permission before engaging in the activities permitted in this section.

**3. Meeting Space.** PHAs must reasonably make available the use of any community room or other available space appropriate for meetings that is part of the multifamily housing project when requested by:

- a. Residents or a resident organization and used for activities related to the operation of the resident organization; or
- b. Residents seeking to establish a resident organization or collectively address issues related to their living environment.

Resident and resident organization meetings must be accessible to persons with disabilities, unless this is impractical for reasons beyond the organization's control. If the development has an accessible common area or areas, it will not be impractical to make organizational meetings accessible to persons with disabilities.

PHAs may charge a reasonable, customary and usual fee, approved by the Secretary as may normally be imposed for the use of such facilities in accordance with procedures prescribed by the Secretary, for the use of meeting space. A PHA may waive this fee.

**4. Resident Organizers.** A resident organizer is a resident or non-resident who assists residents in establishing and operating a resident organization, and who is not an employee or representative of current or prospective PHAs, managers, or their agents.

PHAs must allow resident organizers to assist residents in establishing and operating resident organizations.

**5. Canvassing.** If a covered project has a consistently enforced, written policy against canvassing, then a non-resident resident organizer must be accompanied by a resident while on the property of the project.

If a project has a written policy favoring canvassing, any non-resident resident organizer must be afforded the same privileges and rights of access as other uninvited outside parties in the normal course of operations. If the project does not have a consistently enforced, written policy against canvassing, the project shall be treated as if it has a policy favoring canvassing.

A resident has the right not to be re-canvassed against his or her wishes regarding participation in a resident organization.

**6. Funding.** PHAs must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to the legitimate resident organization at the covered property. These funds must be used for resident education, organizing around tenancy issues, and training activities.

In the absence of a legitimate resident organization at a covered project:

a. HUD encourages the PHAs and residents to work together to determine the most appropriate ways to foster a constructive working relationship, including supporting the formation of a legitimate residents organization. Residents are encouraged to contact the PHA directly with questions or concerns regarding issues related to their tenancy. PHA are also encouraged to actively engage residents in the absence of a resident organization; and

b. PHAs must make resident participation funds available to residents for organizing activities in accordance with this Notice. Residents must make requests for these funds in writing to the PHA. These requests will be subject to approval by the PHA.

Housing Authority of the County of Alameda - CA067

**Resident Advisory Board (RAB)**  
**Meeting Minutes**

RESIDENT ADVISORY BOARD MEMBERS

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Sarah Bahadur  
Tanja Fuller-Bryant  
Helen Iosefa  
Ilahna Johnson-Aziz  
Sherrett Lawrence  
Maya Nelson  
Tammie Perry  
Goljan Zamani

SUMMARY

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HACA's draft 5-Year and Annual Plan for the fiscal year beginning July 1, 2015 was submitted to the members of HACA's Resident Advisory Board (RAB) for their review and comments.

A meeting of the RAB was held on March 24, 2015. No elements of HACA's 5-Year and Annual Plan were challenged and no changes to HACA's 5-Year and Annual Plan were recommended at the March 24<sup>th</sup> RAB meeting.

A second meeting of the RAB was held on April 6, 2015. No elements of HACA's 5-Year and Annual Plan were challenged and no changes to HACA's 5-Year and Annual Plan were recommended at the April 6<sup>th</sup> meeting.

The meeting minutes of the March 24<sup>th</sup> and April 6<sup>th</sup> RAB meetings are attached.

**Housing Authority of the County of Alameda (HACA)**

**Resident Advisory Board (RAB) Meeting**

**March 24, 2015, 6:00 P.M.**

**5-Year Plan for HACA Fiscal Years 2015 – 2019; HACA Annual Plan for HACA Fiscal Year 2015 - 2016**

**Summary**

**Resident Advisory Board Members**

**Present:**

Helen Iosefa

**Absent:**

Tonya Fuller-Bryant

Sherett Lawrence

Goljan Zamani

Maya Nelson

Tammie Perry

Ilahna Johnson-Aziz

Sarah Bahadur

**HACA Staff:**

**Present:**

Ron Dion, Deputy Director for Programs

The RAB met by conference call at 6:00 PM, at which time Ron Dion described the requirements for the 5-Year and Annual Plans (Plans) and the process that HACA follows in developing the Plans, namely:

- staff development of the draft Plans;
- submission of the draft Plans to the HACA Housing Commission for its review and for it to conduct a public hearing to accept comments;
- review of the draft Plans with the RAB for information and comments;
- submission of the proposed Plans to the HACA Housing Commission for approval along with a description of challenges to any elements of the Plans from the RAB and staff responses to the challenges; and
- submission of the Plans approved by the Housing Commission to HUD.

All RAB members had been mailed the draft Plans prior to the conference call.

Mr. Dion presented an overview of the Plans, including:

- Section 5.2, Goals and Objectives;
- Section 7, Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers; and
- Section 10.1, Progress in Meeting Mission and Goals.

No elements of the Plans were challenged and staff proposes no change to the draft presented to the Housing Commission for review at its January 14, 2015 meeting other than the change to Section 7 described in the Agenda Statement for the Plans.

The meeting adjourned at 6:22 PM.

**Housing Authority of the County of Alameda (HACA)  
Resident Advisory Board (RAB) Meeting  
April 6, 2015, 6:00 P.M.**

**5-Year Plan for HACA Fiscal Years 2015 – 2019; HACA Annual Plan for HACA Fiscal Year 2015 - 2016**

**Summary**

**Resident Advisory Board Members Present:**

Tonya Fuller-Bryant	Tammie Perry
Sherett Lawrence	Ilahna Johnson-Aziz
Maya Nelson	Sarah Bahadur

**Staff Present:**

Ron Dion, Deputy Director for Programs

**Absent:**

Helen Iosefa (Excused)  
Goljan Zamani

The RAB met by conference call at 6:00 PM, at which time Ron Dion described the requirements for the 5-Year and Annual Plans (Plans) and the process that HACA follows in developing the Plans, namely:

- staff development of the draft Plans;
- submission of the draft Plans to the HACA Housing Commission for its review and for it to conduct a public hearing to accept comments;
- review of the draft Plans with the RAB for information and comments;
- submission of the proposed Plans to the HACA Housing Commission for approval along with a description of challenges to any elements of the Plans from the RAB and staff responses to the challenges; and
- submission of the Plans approved by the Housing Commission to HUD.

RAB members had been mailed the draft Plans prior to the conference call.

Mr. Dion presented an overview of the Plans, including:

- Section 5.2, Goals and Objectives;
- Section 7, Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers; and
- Section 10.1, Progress in Meeting Mission and Goals.

One participant asked if the Plans imposed any changes on current Section 8 Housing Choice Voucher participants. Mr. Dion replied that they did not and added that current Public Housing residents of HACA's Mission View and Emery Glen Developments would be transitioned from the Public Housing Program to the Section 8 Project-Based Voucher Program—a change with minor practical impact on residents.

No elements of the Plans were challenged. Staff proposes no change to the draft presented to the Housing Commission for review at its January 14, 2015 meeting other than those described in the Agenda Statement for the Plans.

The meeting adjourned at 6:24 PM.

Housing Authority of the County of Alameda - CA067

**Capital Fund Program**

**CFP Grant No.: CA3906750115**



# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding

CFP GRANT NO.: CA3906750015 / CAL 67-12/13 PHA-WIDE OPERATIONS

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

4125 Dyer Street, Union City, Alameda County, CA 94587  
6200 Doyle Street, Emeryville, Alameda County, CA 94608

Check here  if there are workplaces on file that are not identified on the attached sheets.

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)

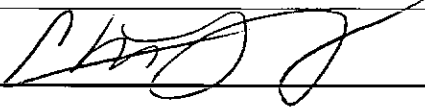
Name of Authorized Official

Christine Gouig

Title

Executive Director

Signature



Date

04/13/2015

X

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding

CFP GRANT NO.: CA3906750115 / CAL 67-12/13 PHA-WIDE OPERATIONS

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Christine Gouig

Title

Executive Director

Signature



Date (mm/dd/yyyy)

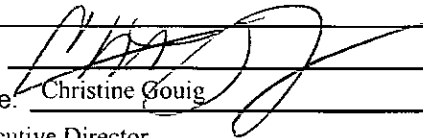
04/13/2015

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)


<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 13, 15, & 17	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Capital Fund Program CFDA Number, if applicable: 14-872	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ 182,000	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): Housing Authority of the County of Alameda 22941 Atherton Street Hayward, CA 94541	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Christine Gouig Title: Executive Director Telephone No.: 510-727-8513      Date: 04/13/2015	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

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

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

Part I: Summary					
PHA Name: Housing Authority of Alameda County		Grant Type and Number Capital Fund Program Grant No: CA3906750115      Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2015 FFY of Grant Approval: 2015	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		4-13-15			

Part II: Supporting Pages								
PHA Name: Housing Authority of Alameda County		Grant Type and Number Capital Fund Program Grant No: CA3906750115 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2015		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
CAL 67-12/13 PHA-wide	Operations	1406		\$182,000		\$182,000		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

<b>Part II: Supporting Pages</b>									
PHA Name:		<b>Grant Type and Number</b>			CFPP (Yes/ No):			<b>Federal FFY of Grant:</b>	
		Capital Fund Program Grant No:							
		Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sup>2</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of Alameda County					<b>Federal FFY of Grant:</b> 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CAL 67-12/13 PHA-wide	05/1/2015		04/30/2017		

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



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

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

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

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

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

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

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

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

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

Capital Fund Program—Five-Year Action Plan

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

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

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2015</u>	Work Statement for Year <u>2</u> <u>FFY 2016</u>		Work Statement for Year: <u>3</u> <u>FFY 2017</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Operations	\$180,000	Operations	\$170,000
Annual Statement				
	Subtotal of Estimated Cost	\$ 180,000	Subtotal of Estimated Cost	\$ 170,000



Housing Authority of the County of Alameda - CA067

**Capital Fund Program**

**CFP Grant No.: CA39R06750115**



# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding

CFP Grant No.: CA39R06750115/CAL 067 - Development activities per RHF plan. Acquire a site

and develop new public housing units. Support existing renovation of existing units after conversion under HUD's RAD program.

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

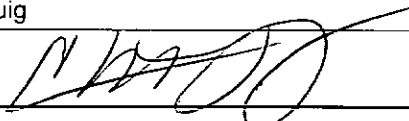
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

22941 Atherton Street, Hayward, Alameda County, CA 94541  
 4125 Dyer Street, Union City, Alameda County, CA 94587  
 6200 Doyle Street, Emeryville, Alameda County, CA 94608

Check here  if there are workplaces on file that are not identified on the attached sheets.

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 Christine Gouig	Title Executive Director
Signature 	Date 04/13/2015

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding CFP Grant No.: CAR06750115 / Development activities per RHF plan. Acquire site and develop new public housing units. Support renovation of existing units after conversion under HUD's RAD program.

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Christine Gouig

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/13/2015

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

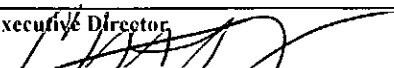
<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 13, 15, & 17	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Capital Fund Program CFDA Number, if applicable: 14-872	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ 237,792	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): Housing Authority of the County of Alameda 22941 Atherton Street Hayward, CA 94541	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): .	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Christine Gouig Title: Executive Director Telephone No.: 510-727-8513      Date: 04/13/2015	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

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

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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of Alameda County		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: 2015	
				FFY of Grant Approval: 2015	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director 		Date 4-13-15		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of Alameda County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA39R06750115			CFPP (Yes/ No): NO		Federal FFY of Grant: 2015	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
CAL 067	Development activities per RHF plan	1499		\$237,792		\$237,792		
	Acquire a site and develop new public housing units							
	Support renovation of existing units after conversion under HUD's RAD program							

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:		<b>Grant Type and Number</b> Capital Fund Program Grant No:			CFPP (Yes/ No):		<b>Federal FFY of Grant:</b>	
		Replacement Housing Factor Grant No: CAR06750115						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sup>2</sup>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of Alameda County					<b>Federal FFY of Grant:</b> 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CA39-067	03/12/2015		10/29/2019		

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Housing Authority of the County of Alameda - CA067

# **Board Resolution & Certifications**



HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 02-15

RESOLUTION ADOPTING THE 2015-2019 FIVE-YEAR AND ANNUAL PUBLIC HOUSING AGENCY PLAN FOR THE  
JULY 1, 2015 - JUNE 30, 2015 FISCAL YEAR

**WHEREAS**, the U.S. Department of Housing and Urban Development ("HUD") requires that housing authorities submit a 5-Year and an annual Public Housing Agency Plan ("PHA Plan"); and

**WHEREAS**, the Housing Authority of the County of Alameda ("HACA") has developed its 5-Year PHA Plan for fiscal years 2015-2019 and an annual PHA Plan for the fiscal year beginning July 1, 2015; and

**WHEREAS**, the proposed PHA Plan was made available for public inspection, a public hearing to discuss the proposed PHA Plan was held, and the HACA Resident Advisory Board ("RAB") was given the opportunity to review and comment on the proposed PHA Plan;

**NOW, THEREFORE, BE IT RESOLVED**, that the Housing Commission of the Housing Authority of the County of Alameda does hereby adopt the proposed Five-Year and annual PHA Plan as presented and authorizes the Executive Director or her designee to 1) sign and submit the 5-Year and annual PHA Plan to HUD and 2) sign and submit any other documents or information requested by HUD and 3) execute any and all documents that may be required to complete the 5-Year and annual PHA Plan approval process.

**PASSED, APPROVED, AND ADOPTED** by the Housing Commission of the Housing Authority of the County of Alameda on this 8<sup>TH</sup> day of **April** 2015, by the following vote:

**AYES: CMRS. BIDDLE, CASHMERE, GERRY, HANNON, PEIXOTO AND STEINER**

**NAYS: NONE**

**ABSTAIN: NONE**

**EXCUSED: CMR. ASHER, GACOSCOS, IOSEFA AND REED**

**ABSENT: NONE**



Don Biddle,  
Housing Commission Chairperson

**Attest:**

  
Christine Gouig  
Executive Director/Housing Commission Secretary

Adopted: APRIL 8, 2015

**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

HACA Resolution No. 02-15

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

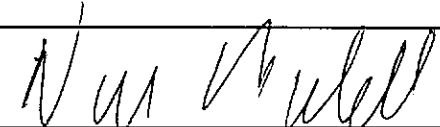
Housing Authority of the County of Alameda  
 PHA Name \_\_\_\_\_

CA067  
 PHA Number/HA Code \_\_\_\_\_

5-Year PHA Plan for Fiscal Years 20<sup>15</sup>- 20<sup>19</sup>

Annual PHA Plan for Fiscal Years 20<sup>15</sup>- 20<sup>16</sup>

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
Don Biddle	Housing Commission Chairperson
Signature: 	Date April 8, 2015

**Civil Rights Certification**

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

**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 if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

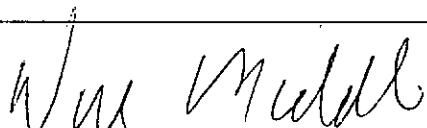
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the County of Alameda

CA067

PHA Name

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 <p style="text-align: right;">Don Biddle</p>	Title <p style="text-align: right;">Housing Commission Chairperson</p>
Signature 	Date <p style="text-align: right;">04/08/2015</p>

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

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

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

I, Susan S. Muranishi the Alameda County County Administrator certify that the Five Year and Annual PHA Plan of the Alameda County Housing Authority (CA067) is consistent with the Consolidated Plan of Alameda County prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official