



## HOUSING COMMISSION AGENDA

### Regular Meeting: March 14, 2012

Time: 8:00 a.m.

HACA Board Room, 22941 Atherton Street, Hayward, CA 94541-6633

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

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

*The Housing Commission Secretary of the Housing Authority of the County of Alameda has, on **Thursday, March 8, 2012**, duly distributed this Agenda to the Clerk of the Board of Supervisors for posting in the office of the Alameda County Administration Building and has posted it on the bulletin board of the Housing Authority of the County of Alameda.*

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

	<u>PAGE</u>
<b>1. CALL TO ORDER / ROLL CALL</b>	
<b>2. APPROVAL OF THE MINUTES OF THE FEBRUARY 8, 2012 MEETING</b>	2
<b>3. PUBLIC COMMENT</b> On matters not on the Agenda	
<b>4. NEW BUSINESS</b>	
4-1. Resolution Approving HACA's 5-Year and Annual PHA Plan for Fiscal Year 2012	<b>ACTION</b> 9
4-2. Resolution Authorizing Application for 100 Replacement Vouchers for the Nidus and Dyer Developments in Union City	<b>ACTION</b> 16
4-3. Budget/Audit and Negotiating Committee Appointments	<b>ACTION</b> 18
4-4. Scholarship Committee Appointments	<b>ACTION</b> 19
4-5. Participation in PHA Consortium re: HUD Demonstration	<b>ACTION</b> 20
4-6. Procurement Award Information	<b>INFORMATION</b> 23
4-7. Budget Status Report	<b>INFORMATION</b> 24
4-8. Program Activity Report	<b>INFORMATION</b> 27
<b>5. COMMITTEE REPORTS</b>	
<b>6. COMMISSIONER REPORTS</b>	
<b>7. COMMUNICATIONS</b>	
<b>8. ADJOURNMENT</b>	

**MINUTES**  
**February 8, 2012**



**HOUSING COMMISSION MINUTES  
REGULAR MEETING: FEBRUARY 8, 2012, 8:00 A.M.  
HACA BOARD ROOM**

**SUMMARY ACTION MINUTES**

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

**Call to Order**

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

**Roll Call**

Present: Cmr. Asher, Biddle, Cashmere, Gacoscos, Haddock, Iosefa, Natarajan, Peixoto, Reed and Steiner.

Entered after roll call: Cmr. Apodaca

Excused: Cmr. Gerry

**2. ACTION: APPROVAL OF THE MINUTES OF THE JANUARY 11, 2012 MEETING**

Recommendation: Approve the minutes of the January 11, 2012 meeting as presented.

Motion/Second: Natarajan/Gacoscos.

10 Ayes; 1 not present for the vote: Cmr. Apodaca; 1 excused: Cmr. Gerry.

Motion passed.

**APPROVED AS RECOMMENDED.**

**3. PUBLIC COMMENT – On matters not on the agenda**

None.

*Before moving on to New Business, Chairperson Steiner introduced Jacqueline Asher, Emeryville’s newly appointed Housing Commissioner. Cmr. Asher spoke briefly about her background, expressed her interest in affordable housing issues, and commented that she is looking forward to serving on the Housing Commission.*

**4. NEW BUSINESS**

**4-1. RESOLUTION NO. 02-12: RECOGNIZING RUTH ATKIN FOR HER YEARS OF SERVICE ON THE HOUSING COMMISSION**

Christine Gouig, Executive Director, presented the staff report. Ms. Gouig read Resolution No. 02-12 and stated that in appreciation for Cmr. Atkin's service on the Housing Commission, HACA will make a donation to the Emery Education Fund in her name. Ms. Gouig noted that staff would amend the wording on the resolution to reflect Cmr. Atkin's service on the HACA Scholarship Committee.

Recommendation: Adopt Resolution No. 02-12 as amended.

Commission Discussion: Cmr. Atkin acknowledged staff and management and thanked them for the work that they do. She thanked the Commissioners for their commitment and service on the Commission and commented that it is an honor and privilege to serve the public. Cmr. Atkin thanked HACA and the Housing Commission for the donation to the Emery Ed fund.

Cmr. Natarajan stated that Cmr. Atkin will be missed. She commented that she learned a lot from Cmr. Atkin and admired her for her passion and courage especially when speaking on many difficult issues.

Motion/Second: Biddle/Natarajan.

10 Ayes; 1 not present for the vote: Cmr. Apodaca; 1 excused: Cmr. Gerry. Motion passed.

**APPROVED AS RECOMMENDED.**

*Before moving on to the next item, Chairperson Steiner introduced Ana Apodaca, Newark's newly appointed Housing Commissioner. Cmr. Apodaca commented that a city councilmember has not represented Newark on the Housing Commission for a number of years and that she looks forward to serving as the city's representative.*

#### **4-2. ACTION: PERSONNEL COMMITTEE APPOINTMENT**

Christine Gouig presented the staff report. Ms. Gouig requested that the Commission appoint a member to the Personnel Committee to replace Cmr. Atkin.

Recommendation: Appoint a member of the Housing Commission to serve on the Personnel Committee.

Commission Discussion: Cmr. Reed recommended the appointment of Cmr. Don Biddle and Cmr. Biddle agreed to serve.

Motion/Second: Reed/Natarajan.

Ayes: All Motion passed.

**APPROVED AS RECOMMENDED.**

#### **4-3. RESOLUTION NO. 03-12: AUTHORIZING TRANSFER OF FUNDS FROM THE OCEAN AVENUE RESERVE ACCOUNT TO THE PUBLIC HOUSING ACCOUNT FOR THE RENOVATION OF EMERY GLEN**

Christine Gouig presented the staff report. Ms. Gouig reported that the exterior siding on the Emery Glen public housing project in Emeryville needs to be replaced and provided the cost estimates for this work. She indicated that staff looked at various potential sources of funding and has identified the Ocean Avenue project reserves as a source. Ms. Gouig explained that Ocean Avenue is not a part of the public housing program.

Recommendation: Adopt Resolution No. 03-12 authorizing a transfer of funds from the Ocean Avenue reserve account to the Public Housing account.

Commission Discussion: Cmr. Reed asked what the original plans were for the funds in Ocean Avenue's reserve account. Ms. Gouig indicated that there were no specific plans for these funds. She explained that Ocean Avenue differs from public housing projects because the project earns sufficient revenue from rents and Section 8 subsidy to accumulate funds in its reserve account. Cmr. Reed asked if the funds could only be used for projects in Emeryville. Ms. Gouig indicated that they could be used for projects in any city that HACA serves.

Cmr. Natarajan asked what staff will do if redevelopment funds from the City of Emeryville eventually become available. Ms. Gouig indicated such funds would be used for repairs to the interiors of the units, particularly energy efficiency work. George Smith, Maintenance and Modernization Manager, indicated that he has been working with Alameda County HCD on possible grant funding but nothing is available at this time.

Motion/Second: Reed/Natarajan.

Ayes: All Motion passed.

**APPROVED AS RECOMMENDED.**

**4-4. ACTION: RESIDENT ADVISORY BOARD APPOINTMENTS**

Ron Dion, Deputy Director for Programs, presented the staff report. Mr. Dion reported that HACA's Family Self-Sufficiency (FSS) coordinators helped to identify FSS participants who would be willing to serve on HACA's Resident Advisory Board (RAB). He noted that Cmr. Haddock and Iosefa, HACA's tenant commissioners, have also agreed to serve on the RAB. He indicated that once the appointments are made, staff will seek input from the RAB on HACA's 5-Year and Annual PHA Plan.

Commission Discussion: Cmr. Biddle commented that it was a good idea to engage FSS participants.

Recommendation: Appoint those on the list presented at the meeting to HACA's Resident Advisory Board.

Motion/Second: Biddle/Natarajan.

Ayes: All Motion passed.

**APPROVED AS RECOMMENDED.**

**4-5. INFORMATION: HACA's 5-Year and Annual PHA Plan for FY 2012**

Ron Dion presented the staff report. Mr. Dion presented the Commission with a draft of HACA's 5-Year and Annual PHA Plan (Plan) for fiscal year 2012. Ms. Gouig noted that the City of Dublin has expressed an interest in providing housing vouchers for veterans at a veterans' housing project and that staff plans to incorporate this into the final draft of the Plan that will be presented to the Housing Commission at its March meeting. Mr. Dion requested that the Commission conduct a public hearing to receive comments from the public on the draft of the

Plan.

Commission Discussion: None.

Chairperson Steiner opened the public hearing at 8:38 a.m.

Public Comment: None.

Chairperson Steiner closed the public hearing at 8:39 a.m.

**4-6. INFORMATION: QUARTERLY BUDGET STATUS REPORT FOR THE QUARTER ENDED DECEMBER 31, 2011**

Christine Gouig presented the staff report. Ms. Gouig briefed the Commissioners on HACA's funding from HUD and the cost saving measures that were implemented as a result of drastic cuts this year. She spoke about the budget deficits, additional cuts to funding that are anticipated, and outlined some of the challenges that HACA will be faced with in the coming year.

Commission Discussion: Cmr. Peixoto asked if staff is considering long-term structural changes. Ms. Gouig indicated that HACA must make long-term changes in response to these funding cuts. Cmr. Cashmere commented that some of the program processes are very cumbersome and that change is needed. Cmr. Natarajan commented that the agency cannot operate as before with this level of cuts. Chairperson Steiner commented that that the Commission would be willing to write to elected officials to advocate for regulatory relief.

**4-7. INFORMATION: PROGRAM ACTIVITY REPORT**

Report received.

Commission Discussion: Cmr. Reed asked for a clarification on case management referrals and Sharon DeCray, HAFS Program Manager, described the various types of referrals.

**5. COMMITTEE REPORTS**

None.

**6. COMMISSIONER REPORTS**

Cmr. Biddle reported that construction at the Emerald Vista development is going well. Chairperson Steiner reported that the City of Pleasanton has not adopted a housing element yet.

**7. COMMUNICATIONS**

Mary Rizzo-Shuman, HAHM Program Manager, reported on her attendance at the 2012 NAHRO NorCal/Nevada Chapter conference and stated that HUD presented HACA with awards for high performance in both the Section 8 and Public Housing programs. The certificates were passed around and viewed by the Commissioners.

Sharon DeCray reported that HACA has received special vouchers to assist non-elderly persons who are transitioning out of nursing facilities into their own unit. She reported that HACA has been able to house 8 participants to date. Continuing on the topic of vouchers, Christine Gouig reported that HACA has received 96 vouchers in conjunction with the opt-out of the Los Robles

development in Union City and that the vouchers will be used to assist the eligible low-income families that reside in this development.

**8. ADJOURNMENT**

There being no further business Chairperson Steiner adjourned the meeting at 9:18 a.m.

Respectfully submitted,

Melissa Taesali  
Executive Assistant

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Christine Gouig  
Executive Director/Commission Secretary

**Approved:**

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Christine Steiner, Chairperson

# **NEW BUSINESS**

**March 14, 2012**



## HOUSING AUTHORITY OF ALAMEDA COUNTY

### AGENDA STATEMENT

Meeting: March 14, 2012

Subject: Annual Plan for Fiscal Year 2012

Exhibits Attached: - Resident Advisory Board Meeting Minutes  
- Resolution 04-12 – PHA Certifications of Compliance  
- Civil Rights Certification  
- Attachment A: HACA’s Annual Plan for Fiscal Year 2012

Recommendation: Authorize staff to submit the Plan to HUD

Financial Statement: None

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#### BACKGROUND

The HACA Annual Plan is a guide to HACA’s policies, programs, operations, and strategies for meeting the local housing needs and goals set forth in HACA’s 5-Year Plan for Fiscal Years 2010-2014. HUD regulations require that housing authorities update their Annual Plan each year. Staff brought the draft Annual Plan to you in February for your review prior to the due date and to provide for a public hearing. No members of the public asked to be heard.

Staff met with the Resident Advisory Board (RAB) on February 28, 2012. Minutes of the meeting along with staff responses are attached (Attachment “A”). No changes to the draft Plan are proposed in response to RAB input.

#### DISCUSSION AND ANALYSIS

This iteration of the Annual Plan for Fiscal Year 2012 contains the following changes to the one presented to your Commission at your February meeting:

- Section 7.5 has been expanded to state that HACA is planning to project-base up to 35 Veteran Affairs Supportive Housing (VASH) vouchers in a non-impacted census tract in Dublin in order to expand housing opportunities for homeless veterans in the eastern part of Alameda County. The initiative results from discussions among HACA, the Veterans Administration (Menlo Park), the City of Dublin, and Eden Housing. It’s contingent upon HACA receiving additional VASH special-needs Section 8 project-based housing vouchers.

- **Form HUD-50075.1.** This form reports Fiscal Year 2012 estimated and actual values for Capital Fund Program funds and Replacement Housing Factor (RHF) funds. Capital Fund Program fund estimates have been updated with HACA's actual FY 2012 allocation. A separate schedule has been added for estimated RHF funds.

RHF funds are provided to a housing authority whenever its public housing is demolished or disposed of. Such funds can only be used to acquire or develop new public housing—they cannot be used to renovate existing public housing. HACA will receive modest amounts of RHF funds for the former Arroyo Vista units as well as the 58 scattered site HACA units that have been sold to our instrumentality, PACH, and converted to project-based vouchers. HACA staff is considering the construction of three single family public housing rental units on three lots that HACA owns in the Union City Decoto neighborhood. The City of Union City has long wanted HACA to develop these lots and RHF funds now provide an opportunity for HACA to do so.

- **Form HUD-50075.2, Capital Fund Program—Five Year Action Plan.** A separate schedule has been added for estimated RHF funds.

Staff has prepared the Annual Plan, using the template required by HUD. The Plan is due at HUD by April 16. HUD has 75 days to approve it. It will then post the approved Annual Plan on the HUD website.

Staff recommends that your Commission authorize staff to submit the Plan to HUD.

**Housing Authority of the County of Alameda (HACA)  
Resident Advisory Board (RAB) Meeting  
February 28, 2012, 6:00 P.M.  
Summary**

<b>Resident Advisory Board Members Present:</b>	<b>Staff Present:</b>
Tonja Fuller-Bryant	Ron Dion, Deputy Director for Programs
Maxine Haddock	
Helen Iosefa	
Sherrett Lawrence	
Swameka Martin	
Goljan Zamani	
<b>Absent:</b>	
None	

The RAB met by conference call at 6:00 PM, at which time Ron Dion (RD) described the Agency Plan (Plan) requirements to the participants and the process that HACA followed in developing the Plan, namely:

- staff development of the draft Plan;
- submitting the draft Plan to the HACA Housing Commission for information and comments;
- reviewing the draft Plan with the RAB for information and comments;
- submitting the proposed Plan to the HACA Housing Commission for approval along with any comments from the RAB; and,
- submitting the Plan approved by the Housing Commission to HUD by the April 16, 2012 deadline.

RAB members had been mailed the draft Plan prior to the meeting and all RAB members participated in the conference call.

RD described the substantive changes that have been made to the Plan to reflect activity that has taken place since last year's submission to HUD, namely:

- Section 7.1 relates the developments that have taken place since last year's Annual Plan regarding HACA's disposition of its public housing units and the merger of HACA and the Dublin Housing Authority. Additionally, as stated in Section 7.5, HACA is planning to project-base up to 35 VASH vouchers in a non-impacted census tract in Dublin in order to

expand housing opportunities for homeless veterans in the eastern part of Alameda County.

- Progress toward Goal 10.1.2., Expand the supply of assisted housing, has been expanded to describe HACA's utilization of Section 8 HCV Project-Basing to increase housing opportunities for special needs populations.
- The narrative for Goal 10.1.3., Improve the quality of assisted housing, has been expanded to describe HACA's modernization plans in greater detail.
- Goal 10.1.6., Promote self-sufficiency and asset development of assisted households, has been expanded to describe the FY 2012 funding of the Family Self-Sufficiency Program (FSS) and to describe the program's focus.

One participant asked whether the FSS program was in danger of termination. RD responded that HACA was in the process of applying for funding for next fiscal year and would vigorously promote the merits of the application. We, probably, will not know whether we will be funded until September. There were no further questions or comments.

RD thanked the RAB participants for their participation and invited them to attend the March 14 Housing Commission meeting at which time the Commission would act on the Plan.

No change to the HACA 2012-2013 Annual Plan is recommended in response to RAB input.

The meeting adjourned at 6:30 PM.

<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing Expires 4/30/2011
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**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  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 2012, 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.

Alameda County Housing Authority

CA067

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20<sup>12</sup> - 20<sup>16</sup>

Annual PHA Plan for Fiscal Years 20<sup>12</sup> - 20<sup>13</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
Christine Steiner	Housing Commission Chairperson
Signature	Date
	03/14/2012

**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.

Alameda County Housing Authority

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 Christine Steiner	Title Housing Commission Chairperson
Signature	Date 03/14/2012

form HUD-50077-CR (1/2009)  
OMB Approval No. 2577-0226

## HOUSING AUTHORITY OF ALAMEDA COUNTY

### AGENDA STATEMENT

Meeting: March 14, 2012

Subject: Resolution authorizing application for 100 replacement vouchers for Nidus and Dyer developments in Union City

Exhibits Attached: Resolution 05-12

Recommendation: Adopt the resolution

Financial Statement: N/A

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#### BACKGROUND

On February 14, 2012, HACA received approval from HUD of its application to dispose of 100 Public Housing units in HACA's Nidus and Dyer developments in Union City. HACA is "disposing" of the units in order to convert them to Section 8 project-based vouchers. HACA does not, however, receive additional Section 8 vouchers as part of the HUD approval.

In order to preclude a reduction in subsidized units in a housing authority's jurisdiction as a result of disposition, housing authorities are allowed to apply for additional, so called, "tenant protection" vouchers to replace the public housing units being disposed of.

#### DISCUSSION AND ANALYSIS

The maximum number of disposition vouchers for which a housing authority may be eligible is based on the number of occupied units that will be disposed of. The resolution before your Commission authorizes HACA to make application for 100 Section 8 Housing Choice Vouchers (HCVs) as replacement vouchers for the 100 public housing units.

There is often a queue of housing authorities that have disposed of public housing and are awaiting HCVs. HACA's application will be placed in that queue, if any. Funding will likely occur sometime in the current federal fiscal year, which began October 1, 2011 and ends September 30, 2012.



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**RESOLUTION NO. 05-12**

**AUTHORIZING APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FOR 100 REPLACEMENT VOUCHERS FOR THE NIDUS AND DYER DEVELOPMENTS**

**WHEREAS**, in December 2010, the Housing Authority of the County of Alameda (“HACA”) submitted a disposition application to the U.S. Department of Housing and Urban Development (“HUD”) for 100 public housing units in the Nidus and Dyer developments in Union City, California; and

**WHEREAS**, tenants residing in public housing units approved for disposition are eligible for Section 8 Housing Choice Voucher (“HCV”) assistance; and

**WHEREAS**, HUD regulations do not permit a housing authority to apply for replacement HCVs until a disposition application is approved; and

**WHEREAS**, on February 14, 2012, HUD approved HACA’s disposition application;

**NOW, THEREFORE, BE IT RESOLVED** that the Housing Commission of the Housing Authority of the County of Alameda does hereby authorize the submittal of an application to the U.S. Department of Housing and Urban Development for up to 100 replacement vouchers.

**BE IT FURTHER RESOLVED** that the Housing Commission of the Housing Authority of the County of Alameda authorizes the Executive Director to submit any and all additional documents, supplements, and/or information that may be requested or required by HUD in its review and consideration of the application.

**PASSED, APPROVED, AND ADOPTED** by the Housing Commission of the Housing Authority of the County of Alameda on this \_\_\_\_\_ day of \_\_\_\_\_ 2012, by the following vote:

**AYES:**

**NAYS:**

**ABSTAIN:**

**EXCUSED:**

**ABSENT:**

Christine Steiner, Commission Chairperson

**Attest:**

Christine Gouig, Commission Secretary/Executive Director

**Adopted:** \_\_\_\_\_

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

Meeting: March 14, 2012

Subject: Budget/Audit and Negotiations Committee

Exhibits Attached: None

Recommendation: Appoint Committee members

Financial Statement: None

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**DISCUSSION**

At your meeting in February 2011 (last year) your Commission considered and approved various committee appointments and decided that the Budget/Audit Committee should be combined with the Negotiations Committee since the outcomes of the budget and the negotiations processes are so closely linked to one another.

The duties of this Committee included:

- Reviewing the draft budget prepared by staff and communicating to the Commission its recommendations related to the budget;
- Meeting and consulting with staff during the labor negotiating process as it relates to the memorandum of understanding (MOU) between HACA and SEIU 1021;
- Overseeing the independence and performance of the independent auditors;
- Providing an avenue of communication among the independent auditors, staff, and the Commissioners; and
- Representing and providing assistance to the Commission in fulfilling its fiduciary obligations with respect to matters involving the accounting, auditing, and financial reporting functions of the Housing Authority.

Your Commission needs to appoint a Budget/Audit/Negotiations Committee for the Fiscal Year 2012-2013. Commissioners Gerry, Natarajan, Reed and Steiner comprised the Committee last year. These Commissioners can be appointed to this year's Committee, if they wish to serve again, or your Commission may appoint new members.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

Meeting: March 14, 2012

Subject: Scholarship Committee Appointments

Exhibits Attached: None

Recommendation: Appoint Committee members

Financial Statement: None

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**DISCUSSION**

Each year, the HACA Scholarship Program provides an opportunity for residents of the Public Housing program and participants of the Family Self-Sufficiency (FSS) program to apply for a scholarship that can be used to pay for eligible expenses related to their education. Up to 10 scholarships (not to exceed \$15,000 total) are awarded each year by the Scholarship Committee.

Your Commission must appoint a Scholarship Committee for 2012 to work with staff in reviewing scholarship applications. In 2011, Commissioners Biddle, Gerry, and Reed served on the Scholarship Committee. If they wish to serve on this year's Scholarship Committee, your Commission may appoint them again or, if you so choose, appoint new members.

The Scholarship Committee usually has one meeting and follow-up discussions via telephone or email if needed. The Scholarship Committee then makes award recommendations to the Commission for approval.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

Meeting: March 14, 2012

Subject: Possible participation in housing authority consortium re: HUD Demonstration Program

Exhibits Attached: None

Recommendation: Authorize participation in the consortium

Financial Impact: \$24,000 per year from Local Fund

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**BACKGROUND**

Last week, Chairperson Steiner and I met in the city of Tracy with staff and commissioners from the housing authorities of Alameda City, San Joaquin County, Stanislaus County, Fresno City and County, Madera and Merced. We heard a presentation from the executive director of the Santa Clara County Housing Authority about HUD’s Moving to Work (MTW) demonstration program. We discussed the benefits of the program and an approach to obtaining congressional approval of an expanded program that would give us all an opportunity to participate. Those at the meeting agreed to discuss the program with their respective commissions and reconvene on March 21 via phone to decide how to proceed.

**DISCUSSION and ANALYSIS**

Purpose and History of MTW

MTW is a demonstration program for housing authorities that provides them the opportunity to design and test innovative, locally-designed strategies to advance the three MTW statutory objectives:

1. Reduce cost and achieve great cost effectiveness in federal expenditures.
2. Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, education programs, or program that assist people to obtain employment and become economically self-sufficient.
3. Increase housing choices for low-income families.

HUD’s Office of Public Housing Investments oversees the MTW program, reviews and monitors the performance of the participating housing authorities and evaluates program objectives.

The MTW program was created in 1996 and currently has 35 participating housing authorities. In California the MTW housing authorities are: Oakland, San Diego, Santa Clara County, San Bernardino County, San Mateo County and Tulare County. These six entered the program at different points between 1996 and 2008.

The number of participating housing authorities is controlled by statute. From time to time HUD seeks proposals from housing authorities as Congress authorizes additional participants. Currently, HUD is seeking proposals in order to add four more housing authorities but has capped the number of units those housing authorities can have to less than 5,000 so we are not eligible to apply.

### Benefits of MTW

Having the MTW designation provides a housing authority with two key benefits:

1. It allows a housing authority to “block grant” all its HUD funds (i.e., Section 8 administrative fee, Section 8 housing assistance payments, public housing operating subsidy, public housing capital fund, replacement housing factor funds) and use the “block grant” for *any* of its programs, regardless of the amount of funds allocated by HUD for the individual programs.
2. It allows a housing authority to seek waivers from provisions of the HUD regulations and 1937 Housing Act (the federal law we operate under) to create locally-designed policies and procedures to better serve its clients and meet local needs.

It is important to note that the MTW demonstration program does not provide any funding—it simply allows housing authorities to use the funding they have in a more creative and cost effective manner.

### What Would These Benefits Mean for HACA?

Heavy federal emphasis on “process” and rigid funding allocation ties our hands when we try to improve local program efficiency and results. Many times, your Commission has heard staff say, “We are required by HUD to do X, Y or Z.” Your Commission is also aware of the severe and ill-timed funding cuts to our programs, which don’t allow us to budget in a realistic way.

But with an MTW designation we could:

- Plan for more predictable funding from HUD
- Increase program efficiency and flexibility through streamlining procedures
- Simplify rent calculations, making it easier for both tenants and staff
- Reduce the frequency of inspections, re-examinations and interim re-examinations
- Increase the number of households served with the same amount of funding
- Increase the number of project-based vouchers to provide for greater leveraging of funds for affordable housing development
- Redeploy staff from processing Section 8 paperwork to providing assistance to promote self-sufficiency
- Responsibly and creatively support local community housing needs

Despite the recent drastic funding cuts to the Section 8 and public housing programs HUD has not offered any regulatory relief. Rather, the opposite is true—it continues to require an increasing number of reports and issues excruciatingly-detailed regulatory notices that leave many of us wondering how we are to comply, given the reduced resources we have. Having the

MTW authority would allow us to modify regulations and procedures to work with the funds we have and better serve our clients.

### Proposed Approach

For many years now, some version of an expanded MTW program has been contained in authorizing legislation but such legislation hasn't passed both the House of Representatives and the Senate. Your Commission has heard staff describe the Section Eight Voucher Reform Act (SEVRA), the Section Eight Savings Act (SESA) and now the Affordable Housing and Self-Sufficiency Improvement Act of 2012 (AHSSIA), all of which have MTW provisions. However, the House and Senate authorizing committees haven't done any large scale housing legislation for years and the trend has been to attach modest housing legislation to annual appropriations bills instead.

The Santa Clara County/San Jose Housing Authorities worked with a Washington DC governmental affairs consulting firm for several years and, in 2008, was finally successful in having the 2008 appropriations bill designate the housing authority (along with two others) as an MTW agency. 2008 was the last year in which housing authorities were *specifically* named in a bill and HUD (and several members of Congress) has opposed such naming ever since. In 2009 and 2010 the appropriations bills used criteria instead—for example, in 2009, housing authorities competing for the MTW designation had to be a high performer under HUD's public housing rating system, administer less than 5,000 units, and be a HOPE VI grantee. The current competition drops the HOPE VI criterion but retains the public housing high performer and less-than-5,000-units threshold criteria. In order for HACA to compete, these types of threshold criteria would have to be changed as we have more than 5,000 units.

The approach discussed by those East Bay and Central Valley housing authorities in attendance at the meeting would involve retaining a Washington governmental affairs consultant to assist us in: 1) expanding the threshold criteria (for example, capping the number of units at 15,000, allowing for Section 8-only housing authorities to apply, permitting a high performer designation in *either* public housing or Section 8) and 2) expanding the number of housing authorities allowed to participate in the program to some number between 60 and 80. Of course, HACA wouldn't be guaranteed an MTW designation if these changes were made but would at least be eligible to apply. The City of Alameda Housing Authority has been working with Murray Montgomery & O'Donnell, the consultant that obtained the MTW legislation for the Santa Clara County and San Jose Housing Authorities, and indicates that the cost of each housing authority's participation would be \$2,000 per month. We would be free to drop out of the contract for any reason at any time. We are not permitted to use HUD funds for this purpose so would access our non-federal Local Fund.

**HOUSING AUTHORITY OF ALAMEDA COUNTY**

**AGENDA STATEMENT**

Meeting: March 14, 2012

Subject: Procurement Award Information

Exhibits Attached: None

Recommendation: Receive the information

Financial Statement: As indicated below

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**BACKGROUND**

The information below is provided in accordance with the Housing Authority's Procurement Policy, which requires that procurement actions valued between \$25,000 and \$100,000 be brought to your Housing Commission as an information item.

**DISCUSSION AND ANALYSIS**

On December 12, 2011, the Housing Authority issued an Invitation for Bids for multiple years for electrical services required in the course of maintaining residential and commercial properties. Bids were opened on January 12, 2012, and a contract was executed with Security Engineers, Oakland, CA. The amount of the contract was not to exceed \$40,000 in the first year without prior approval. Funding for this work comes from the Housing Authority's operating budget, PACH's operating budget and the Housing Authority's capital fund.

On December 22, 2011, the Housing Authority issued an Invitation for Bids for multiple years for HVAC services required in the course of maintaining residential and commercial properties. Bids were opened on January 24, 2012, and a contract was executed with Prime Mechanical, Pleasanton, CA. The amount of the contract was not to exceed \$60,000 in the first year without prior approval. Funding for this work comes from the Housing Authority's operating budget, PACH's operating budget and the Housing Authority's capital fund.

On January 9, 2012, the Housing Authority issued a Request for Proposals for multiple years for legal services in the areas of labor and employment law. Proposals were due on February 9, 2012, and a contract was executed with Liebert Cassidy Whitmore, San Francisco, CA. The amount of the contract was not to exceed \$89,000 in the first year without prior approval. Funding for this work comes from the Housing Authority's operating budget.

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



**Housing Authority of Alameda County  
HOUSING CHOICE VOUCHER  
Budget Status Report FYE 2011-2012  
JANUARY 2012**

<b>FY 2012 OPERATING BUDGET</b>	<b>Budgeted @ 1/31/2012</b>	<b>Actual @ 1/31/2012</b>	<b>OVER (UNDER)</b>	<b>PROJECTED TO 6/30/12</b>	<b>SCH. NO.</b>	<b>2011 BUDGET</b>	<b>2012 BUDGET</b>	<b>DIFFERENCE</b>
<b>INCOME</b>								
Investment Income	2,100	2,372	272	4,067	A1	3,600	<b>3,600</b>	0
Misc. Income	201,273	188,992	(12,282)	323,986	A1	358,200	<b>345,040</b>	(13,160)
(Fees)	4,241,401	4,142,998	(98,403)	<b>6,805,155</b>	A	8,060,912	<b>7,270,973</b>	(789,939)
<b>TOTAL INCOME</b>	<b>4,444,774</b>	<b>4,334,362</b>	<b>(110,413)</b>	<b>7,133,208</b>		<b>8,422,712</b>	<b>7,619,613</b>	<b>(803,099)</b>
<b>EXPENSES</b>								
<b>Administration</b>								
Salaries	2,561,650	2,363,516	(198,133)	4,096,762	B-1& 2	4,749,188	<b>4,391,400</b>	(357,788)
Other Admin.	628,257	565,765	(62,492)	969,882	C-1&2	1,099,199	<b>1,077,012</b>	(22,187)
<b>Total</b>	<b>3,189,907</b>	<b>2,929,281</b>	<b>(260,626)</b>	<b>5,066,644</b>		<b>5,848,386</b>	<b>5,468,412</b>	<b>(379,975)</b>
<b>General</b>								
Insurance	119,017	107,075	(11,942)	183,558	E	194,547	<b>204,029</b>	9,482
Employee Benefits	1,280,825	1,255,811	(25,014)	2,152,819		2,374,594	<b>2,195,700</b>	(178,894)
Miscellaneous	0	0	0	0		0	<b>0</b>	0
<b>Total</b>	<b>1,399,842</b>	<b>1,362,887</b>	<b>(36,955)</b>	<b>2,336,377</b>		<b>2,569,141</b>	<b>2,399,729</b>	<b>(169,412)</b>
<b>Total Routine Expenses</b>	<b>4,589,749</b>	<b>4,292,168</b>	<b>(297,581)</b>	<b>7,403,021</b>		<b>8,417,527</b>	<b>7,868,141</b>	<b>(549,386)</b>
<b>Capital Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	D2	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>4,589,749</b>	<b>4,292,168</b>	<b>(297,581)</b>	<b>7,403,021</b>		<b>8,417,527</b>	<b>7,868,141</b>	<b>(549,386)</b>
Income (Deficit) Unfunded 2012 FSS (1/2 year) - Use of Reserve				(158,607)				
Income (Deficit)	(144,974)	42,194	187,168	(111,206)		5,185	<b>(248,527)</b>	(253,713)
<b>Total Net income (Deficit)</b>				<b>(269,813)</b>				

**Unrestricted Net Assets @ 6/30/10**  
**Unaudited Income (Deficit) @ 6/30/11**  
**Budgeted Income/(Deficit) @ 6/30/12**  
**Budgeted Unrestricted Net Assets-AF @ 6/30/12**

**\$ 2,919,589**  
**(50,795)**  
**(248,527)**  
**\$ 2,620,267**

**Housing Authority of Alameda County  
PUBLIC HOUSING  
Budget Status Report FYE 2011-2012  
JANUARY 2012**

FY 2012 OPERATING BUDGET	YTD BUDGET 1/31/2012	YTD ACTUALS 1/31/12	OVER/ (UNDER) BUDGET	Projected to 6/30/12	SCH. NO.	2011 BUDGET	2012 BUDGET	Difference
<b>INCOME</b>								
Dwelling Rentals	469,553	536,395	66,842	919,534	A-1	1,030,260	804,948	(225,312)
Investment Income	1,181	844	(337)	1,447	A	900	2,025	1,125
Misc. Income	49,646	49,097	(549)	84,167	A-1	158,756	85,108	(73,648)
Operating Subsidy	289,700	342,571	52,870	496,628	A-1	398,218	496,628	98,410
Asset Reposition Fee	86,680	0	(86,680)	148,594	A-1	0	148,594	148,594
Capital Grant	98,744	98,744	0	169,275	A-1	231,178	169,275	(61,902)
<b>TOTAL INCOME</b>	<b>995,505</b>	<b>1,027,651</b>	<b>32,145</b>	<b>1,819,645</b>		<b>1,819,312</b>	<b>1,706,579</b>	<b>(112,732)</b>
<b>EXPENSES</b>								
<b>Administration</b>								
Salaries	223,677	203,924	(19,753)	482,001	B-1& 2	312,533	383,445	70,912
Other Admin.	97,628	168,753	71,125	289,291	C-1	64,902	167,363	102,461
<b>Total</b>	<b>321,305</b>	<b>372,677</b>	<b>51,372</b>	<b>771,293</b>		<b>377,435</b>	<b>550,808</b>	<b>173,373</b>
<b>Tenant Services</b>								
Resident Managers	3,208	1,575	(1,633)	2,700		5,500	5,500	0
Recreation	4,375	6,617	2,242	11,343		7,500	7,500	0
<b>Total</b>	<b>7,583</b>	<b>8,192</b>	<b>609</b>	<b>14,043</b>		<b>13,000</b>	<b>13,000</b>	<b>0</b>
<b>Utilities</b>								
Water	43,166	50,136	6,969	85,947		74,000	74,000	0
Electricity	11,083	13,530	2,447	23,194		19,000	19,000	0
Gas	1,517	1,718	203	2,946		2,600	2,600	0
Sewage	27,767	27,724	(43)	47,527		47,600	47,600	0
<b>Total</b>	<b>83,533</b>	<b>93,108</b>	<b>9,577</b>	<b>159,614</b>		<b>143,199</b>	<b>143,199</b>	<b>0</b>
<b>Maintenance</b>								
Salaries	81,561	79,430	(2,131)	136,166	B-2	189,144	139,820	(49,324)
Materials	37,310	48,655	11,345	83,408	D	80,600	63,960	(16,640)
Contract Costs	272,155	417,203	145,047	715,205	D	586,151	466,552	(119,599)
<b>Total</b>	<b>391,027</b>	<b>545,288</b>	<b>154,261</b>	<b>934,779</b>		<b>855,895</b>	<b>670,332</b>	<b>(185,564)</b>
<b>General</b>								
Insurance	47,082	41,507	(5,575)	71,154	E	87,800	80,712	(7,087)
Tax-In Lieu Of	38,602	31,328	(7,274)	53,705		88,706	66,175	(22,531)
Employee Benefits	152,619	127,074	(25,545)	217,841		250,839	261,633	10,794
Collection Loss	583	0	(583)	0		1,000	1,000	0
Miscellaneous	583	0	(583)	0		1,000	1,000	0
<b>Total</b>	<b>239,470</b>	<b>199,909</b>	<b>(39,560)</b>	<b>342,701</b>		<b>429,344</b>	<b>410,520</b>	<b>(18,824)</b>
<b>Total Routine Expenses</b>	<b>1,042,918</b>	<b>1,219,173</b>	<b>176,257</b>	<b>2,222,429</b>		<b>1,818,874</b>	<b>1,787,859</b>	<b>(31,015)</b>
Capital Expenditure						0	0	0
<b>TOTAL EXPENSES</b>	<b>1,042,918</b>	<b>1,219,173</b>	<b>176,257</b>	<b>2,222,429</b>		<b>1,818,874</b>	<b>1,787,859</b>	<b>(31,015)</b>
<b>NET INCOME (DEFICIT)</b>	<b>(47,413)</b>	<b>(191,522)</b>	<b>(144,112)</b>	<b>(402,784)</b>		<b>438</b>	<b>(81,280)</b>	<b>(81,718)</b>

Unrestricted Net Assets @ 6/30/11	\$ 40,322	DHA \$ 1,238,915
Budgeted Income/(Deficit) @ 6/30/12	(81,280)	
Budgeted Unrestricted Net Assets @ 6/30/12	(40,959)	\$ 1,238,915
Combined Net Assets Balance		\$ 1,197,957

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

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

Meeting: March 14, 2012

Subject: Programs Activity Report

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

Recommendation: Receive Report

Financial Statement: None

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**SECTION 8 HOUSING CHOICE VOUCHERS**

- **Lease-Up:** As of March 1, 2012, the Section 8 Housing Choice Voucher program had 5,801 units under contract. The fiscal year-to-date lease-up average is 98.34% units. The budget authority use average through January 2012 is 99.6%.
- **Program Utilization:** As of March 1, 2012, the average HAP subsidy is \$1,047 and the average tenant-paid rent portion is \$393 for an average Contract Rent of \$1,439.
  - ❖ As of March 1, 2012, HACA had 81 outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority's jurisdiction).
  - ❖ As of March 1, 2012, HACA billed other housing authorities, primarily the Oakland Housing Authority, for 1,631 incoming portability contracts. HACA receives only 80% of the HUD-authorized Administrative Fee for billed incoming portability contracts.
- **Section 8 Contract Report:** A copy of the Contract Report is attached.
- **Fraud / Debt Recovery:** HACA retained \$8,239.96 in fraud and debt recovery payments for the month of January 2012. A total of \$37,699.56 was retained over the last six months.

HACA retained \$690.00 in Housing Assistance Payment (HAP) overpayments for the month of January 2012. A total of \$1,853.00 was retained over the last six months.

- **Landlord Rental Listings:** As of March 1, 2012, there were 1,527 landlords with properties in HACA's jurisdiction utilizing the *GoSection8* rental listing service. There were two new landlords added to the Section 8 program this month. There were 79 active properties listed.

### **FAMILY SELF SUFFICIENCY (FSS)**

February is a month devoted to assessment and planning for the coming year. The FSS Coordinators continue to recruit partners from public agencies, the financial and medical sectors and non-profit community-based organizations. These partnerships enable access for FSS participants to a wider range of opportunities. This month's report reflects the impact of these partnerships in a series of workshops held in February and others planned for March and April. Workshops include post-secondary educational, financial management, and employment opportunities. The FSS staff also contacted every participant with information on the Earned Income Tax Credit Program and opportunities to access no cost/ low cost health care to establish a medical "home."

### **PUBLIC HOUSING**

- **Occupancy:** As of March 1, 2012 the Public Housing program had 187 of 206 units leased and has a 96.46% fiscal year-to-date lease up rate. The lower number of leased units is due to the fact that we are converting some of the Public Housing units to Section 8 Project-Based Vouchers and some families have chosen to move with a voucher rather than remain in their former Public Housing unit.

**Housing Authority of the County of Alameda**

**SECTION 8 CONTRACTS AND HAP REPORT FOR THE MONTH OF: FEBRUARY 2012**

City	Certificates		Vouchers		February 2012 TOTAL		February 2011	February 2010
	Number	HAP*	Number	HAP**	Number	HAP		
Albany	-	\$ -	39	\$ 40,833	<b>39</b>	<b>\$ 40,833</b>	45	45
Castro Valley	14	\$ 12,334	230	\$ 240,810	<b>244</b>	<b>\$ 253,144</b>	247	255
Dublin	2	\$ 1,762	300	\$ 314,100	<b>302</b>	<b>\$ 315,862</b>	280	233
Emeryville	5	\$ 4,405	107	\$ 112,029	<b>112</b>	<b>\$ 116,434</b>	94	97
Fremont	30	\$ 26,430	1,395	\$ 1,460,565	<b>1,425</b>	<b>\$ 1,486,995</b>	1,419	1,433
Hayward	112	\$ 98,672	2,450	\$ 2,565,150	<b>2,562</b>	<b>\$ 2,663,822</b>	2,455	2,399
Newark	2	\$ 1,762	285	\$ 298,395	<b>287</b>	<b>\$ 300,157</b>	289	300
Pleasanton	4	\$ 3,524	160	\$ 167,520	<b>164</b>	<b>\$ 171,044</b>	166	146
San Leandro	15	\$ 13,215	1,411	\$ 1,477,317	<b>1,426</b>	<b>\$ 1,490,532</b>	1,357	1,331
San Lorenzo	2	\$ 1,762	215	\$ 225,105	<b>217</b>	<b>\$ 226,867</b>	201	192
Union City	4	\$ 3,524	770	\$ 806,190	<b>774</b>	<b>\$ 809,714</b>	713	704
<b>TOTALS</b>	<b>190</b>	<b>\$167,390.00</b>	<b>7,362</b>	<b>\$7,708,014.00</b>	<b>7,552</b>	<b>\$7,875,404.00</b>	<b>7266</b>	<b>7135</b>

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

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

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**Section 8 Average Contract Rent Report for the Month of: MARCH 2012**

<b>City</b>	<b>Number of HAP Contracts</b>	<b>Average Contract Rent</b>	<b>Average HAP Paid by HACA</b>	<b>Average Rent Paid by Family</b>	<b>Average Family-Paid Rent as a Percentage of Average Contract Rent</b>
Albany	39	\$1,311	\$1,051	\$260	20%
Castro Valley	230	\$1,353	\$921	\$432	32%
Dublin	300	\$1,606	\$1,238	\$368	23%
Emeryville	107	\$1,241	\$876	\$365	29%
Fremont	1,393	\$1,558	\$1,133	\$425	27%
Hayward	2,439	\$1,340	\$971	\$368	27%
Newark	283	\$1,792	\$1,315	\$477	27%
Pleasanton	160	\$1,355	\$966	\$388	29%
San Leandro	1,404	\$1,360	\$988	\$373	27%
San Lorenzo	216	\$1,607	\$1,188	\$420	26%
Union City	768	\$1,609	\$1,185	\$424	26%

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

11-12

DEBT COLLECTIONS  
FYE 06/30/12

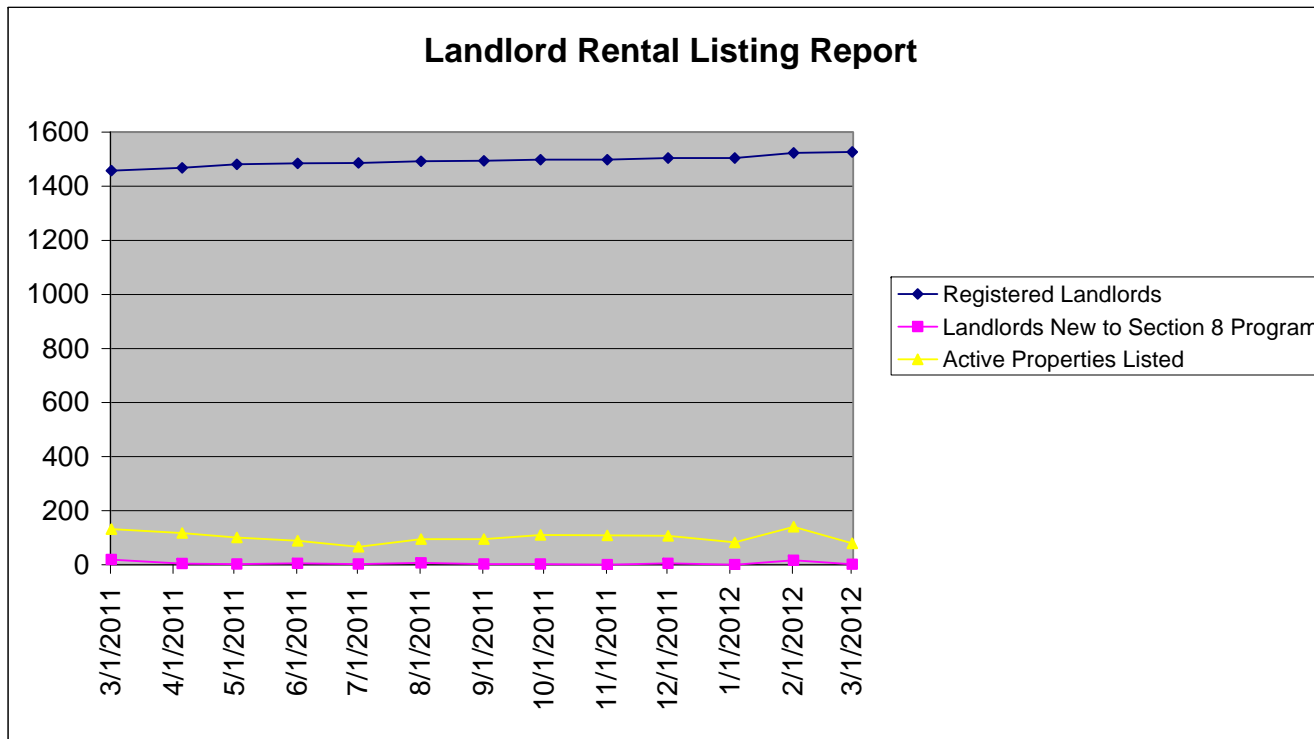
	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	GRAND TOTALS
<i>DAMAGE CLAIMS</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00						\$50.00
<i>FRAUD REPAYMENTS</i>	\$6,603.63	\$13,226.48	\$3,941.52	\$4,775.18	\$2,952.94	\$4,563.48	\$8,239.96						\$44,303.19
<i>HAP OVERPAYMENTS</i>	\$200.00	\$350.00	\$343.00	\$200.00	\$135.00	\$135.00	\$690.00						\$2,053.00
<b>TOTALS</b>	<b>\$6,803.63</b>	<b>\$13,576.48</b>	<b>\$4,284.52</b>	<b>\$4,975.18</b>	<b>\$3,137.94</b>	<b>\$4,698.48</b>	<b>\$8,929.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$46,406.19</b>



# Landlord Rental Listing Report

## Monthly

	3/1/2011	4/5/2011	5/2/2011	6/1/2011	7/1/2011	8/1/2011	9/1/2011	9/29/2011	11/1/2011	12/1/2011	1/3/2012	2/1/2012	3/1/2012
Registered Landlords	1458	1468	1481	1484	1486	1492	1494	1498	1498	1504	1504	1523	1527
Landlords New to Section 8 Program	19	4	3	5	3	7	3	3	0	5	0	16	2
Active Properties Listed	132	117	101	89	66	95	95	110	109	107	83	141	79





**To:** Christine Gouig, Executive Director  
**From:** Sharon DeCray, HAFS Manager  
**Re:** **FSS Program Summary**  
**CC:** Ron Dion, Linda Evans, Phyllis Harrison, Mary Sturges  
**Date:** March 1, 2012

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<b>Program Summary</b>	<b>February 2012</b>
Total Clients Under Contract:	184
Graduates:	1
Escrow Disbursed:	\$0- 1 graduate will receive escrow in March
Ports In:	0
Ports Out:	1
Terminations:	2
New Contracts:	0

### **FSS PROGRAM NEWS:**

#### **Workshops**

On Friday, February 24, Gloria Brown and Vision Motivational Institute presented "Creating Successful Strategies for Life." The roundtable discussion focused on the cycle of self-empowerment, circle of life, and creating a wealth of consciousness as it relates to personal development, relationships, careers, and health. The FSS participants showed strong interest in the topics, as many were eager to participate and share their personal stories with the group.

On Wednesday, February 29, the FSS Department held a job readiness workshop presented by the Eden Area One Stop Career Center. The One Stop Center offers no-cost services to Alameda County residents seeking training and employment assistance. Topics included:

- Resume writing
- Job placement assistance
- Information on possible training
- Workforce Investment Act (WIA) orientation

The WIA offers an integrated and comprehensive range of services consisting of workforce development activities benefiting job seekers including adults,

dislocated workers, youth, incumbent workers, new entrants to the workforce, veterans, individuals with disabilities and employers. WIA's objective is to meet employers' needs by increasing employment, job retention, earnings, and occupational skills among all job seeker populations.

### **Upcoming Workshops**

#### **Money Management II - Saturday, March 10, 2012; 10:00 a.m. - 12:00 p.m.**

- Manage your credit
- Protect your credit score
- Take action if your wallet or purse is lost or stolen
- Access your credit report for free from all 3 bureaus
- Protect yourself when buying things on the Internet
- Fight back against identity thieves

#### **HACA Scholarship / College Financial Aid – Wednesday, March 14, 2012; 6:00 p.m. - 7:30 p.m.**

- How to apply for the HACA scholarship
- How to obtain and apply for additional scholarships for college / secondary education

#### **Caltrans Employment Application Process – Wednesday, April 4, 2012; 10:00 a.m. - 12:00 p.m.**

- Online process
- Sign up for employment alert opportunities at the workshop
- HACA will have 5 computer stations set up for immediate online sign ups

#### **Credit Counseling – Saturday, April 21, 2012; 10:00 a.m. – 12:00.p.m.**

- One on one credit counseling
- How to get a free credit report
- How to read your credit report
- Your rights as a consumer
- Settling accounts
- Disputing inaccurate information
- Establishing and rebuilding your credit

### **Referrals**

Case Management - 36

Mass Mailings - 2

- HACA Scholarship program
- Free tax assistance for the Earned Income Tax Credit (EITC)
- Healthy Communities no cost / low cost health center locations

**ATTACHMENT**

**A**

<b>1.0</b>	<b>PHA Information</b> PHA Name: Housing Authority of the County of Alameda      PHA Code: CA067 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2012								
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 172    Number of HCV units: 5884								
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only								
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)								
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program				
					PH	HCV			
					PHA 1:	PHA 2:	PHA 3:		
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.								
<b>5.1</b>	<b>Mission.</b> State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:								
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.								
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>See Annual Plan Attachment.</b>								
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>See Annual Plan Attachment.</b>								
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <b>See Annual Plan Attachment.</b>								
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>See Annual Plan Attachment.</b>								
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See Annual Plan Attachment.</b>								
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.								
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>See Annual Plan Attachment.</b>								
<b>9.1</b>	<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>								

<b>10.0</b>	<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 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>
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<b>11.0</b>	<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>
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## **HUD-50075 PHA 5-Year and Annual Plan – Attachment Fiscal Year Beginning: 07/2012**

### **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; and
- 6.1.5 Element #11: Fiscal Year Audit.

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?option=com\\_remository&Itemid=86&func=select&id=4](http://www.haca.net/index.php?option=com_remository&Itemid=86&func=select&id=4).

### **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, its sole public housing project. (DHA did not administer any Section 8 housing or any other federal, state, or local housing program.) HACA will now have access to the modest HUD Replacement Housing Factor funds from Arroyo Vista and may have access to remaining development funds from DHA, which it plans to use to create additional public housing units in a mixed finance project. To do this, HACA will seek to partner with an experienced non-profit or for-profit developer to secure a percentage of units as public housing units in a project(s) developed by such developer.
- 7.1.2 HACA may also use RHF funds resulting from the Arroyo Vista disposition along with RHF funds from disposition of certain of its own public housing units (see below) to purchase existing units for conversion to public housing or to purchase a site(s) and develop new units using modular housing without using the mixed-finance approach.

#### **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 begun to dispose of all of its 232 Public Housing units in stages. In stage 1, HACA submitted

an application to HUD in 2009 to dispose of all 58 of its scattered-site Public Housing units. HACA will dispose of these units to its non-profit instrumentality, Preserving Alameda County Housing, Inc. (PACH). HUD approved HACA's application in December 2010. HACA subsequently applied for and received 58 replacement vouchers from HUD, and then began disposition of the units to PACH and project basing of the units. Completion is expected by June 30, 2012.

In stage 2, HACA submitted another disposition application to HUD in December 2010, this time to dispose of all 100 of its Public Housing units designated for elderly or disabled tenants. HUD approved that application in February 2012 and in March 2012 HACA submitted an application to HUD for 100 replacement vouchers. Upon receipt of the vouchers, HACA will transfer the Public Housing units to PACH and assign project based vouchers to the residents.

- 7.2.2 Disposition Timetable for remaining 72 Public Housing units: HACA will consider applying to HUD for approval to include one or both of the two remaining 36-unit Public Housing Projects in HUD's Rental Assistance Demonstration (RAD) program, depending on the requirements of that program. It is not yet known whether HUD will consider the RAD units to be "disposed of," "transferred," or some other form of change from Public Housing status. The timing of HACA's application will be dependent on HUD's issuance of a final NOFA but HACA expects such issuance to occur within the next year.

**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 up to 500 units. The cities of Emeryville, Dublin, Fremont, Hayward, and Union City as well as the unincorporated area of Castro Valley are currently-identified locations. Additional locations in Alameda County, such as (but not limited to) Pleasanton and San Leandro are possible.
- 7.5.2 HACA is planning to project-base up to 35 VASH units in a non-impacted census tract in Dublin in order to expand housing opportunities for homeless veterans in the eastern part of Alameda County.

**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.

- 8.1** Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* for both HACA's regular Capital Funds and



Replacement Housing Factor Funds 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 on the streets, 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 paycheck to paycheck 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 (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; the remaining (27%). Eleven (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%).

## **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 High Performer designation.

10.1.2 **Goal:** Expand the supply of assisted housing

**Objectives:** Apply for additional rental vouchers; and, depending on available funding, utilize Section 8 HCV Project-Basing to increase housing opportunities for special needs populations.

**Progress:** Last fiscal year, HACA applied for additional funding as made available by Notices of Funding Availability (NOFAs). It received 10 Rental Assistance for Non-Elderly Disabled (NED) vouchers and 75 VASH vouchers. HACA also applied for 100 Family Unification Program vouchers, but was not awarded any. The total number of HACA Section 8 vouchers increased from 5,456 in 2005 to 5,884 today. There were no NOFAs for additional rental vouchers for which HACA was eligible to apply during the current fiscal year.

Re: utilizing Section 8 HCV Project-Basing to increase housing opportunities for special needs populations, HACA has leased up 32 project-based units at Main Street Village, a project providing housing and

services to the homeless mentally ill; has leased 5 project-based units at Magnolia Terrace, a project providing housing and services to the disabled; and is leasing 3 project based units at FESCO, a project providing housing and services to families with children.

HACA is planning to project-base up to 35 VASH units in a non-impacted census tract in Dublin in order to expand housing opportunities for homeless veterans in the eastern part of Alameda County.

10.1.3 **Goal:** Improve the quality of assisted housing

**Objectives:** Maintain Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) scores of 90 or higher; transition to a computerized inspection system and inspections conducted by census tract; and modernize up to fifty (50) public housing units.

HACA has a small public housing program that currently consists of 206 units but, once disposition of approved units is concluded this fiscal year, will consist of 172 units. Because HACA’s public housing program is so small and fully leased except for turnover, HACA does not have vacancies into which to float existing tenants while modernizing their unit. Consequently, HACA modernizes units as they become vacant.

HACA understands that units undergoing modernization improvements are those that require the unit to become or remain vacant to accomplish the improvements. HACA’s modernization efforts will include, but not be limited to, Asbestos Containing Material abatement activities, interior upgrades including sink and countertop replacements, installing energy efficient appliances, cabinet replacement, window and/or door replacement, 504/ADA reasonable accommodations, accessibility modifications, heating, electrical and plumbing upgrades, concrete restoration, roofing, siding, paving repairs, lead and mold abatement, interior and exterior painting, common space improvements and completion of comprehensive and individual modernization activities funded through CFP.

HACA’s public housing portfolio is shown on the following table. HACA will schedule the modernization of up to 50 of these units, including those that have been proposed for disposition where the disposition has not yet been approved or occurred, as they become available due to vacancy, casualty loss, and court litigation or due to changes in market conditions beyond HACA’s control.

Address	Unit Designation	Unit Status Type
2000 Nidus Court #1	General Occupancy	DemoDispo - Proposed





4131 Dyer Street #4	General Occupancy	DemoDispo - Proposed
4135 Dyer Street #5	General Occupancy	DemoDispo - Proposed
4135 Dyer Street #6	General Occupancy	DemoDispo - Proposed
4135 Dyer Street #7	General Occupancy	DemoDispo - Proposed
4135 Dyer Street #8	General Occupancy	DemoDispo - Proposed
4139 Dyer Street #10	General Occupancy	DemoDispo - Proposed
4139 Dyer Street #11	General Occupancy	DemoDispo - Proposed
4139 Dyer Street #12	General Occupancy	DemoDispo - Proposed
4139 Dyer Street #9	General Occupancy	DemoDispo - Proposed
4143 Dyer Street #13	General Occupancy	DemoDispo - Proposed
4143 Dyer Street #14	General Occupancy	DemoDispo - Proposed
4143 Dyer Street #15	General Occupancy	DemoDispo - Proposed
4143 dyer Street #16	General Occupancy	DemoDispo - Proposed
4147 Dyer Street #17	General Occupancy	DemoDispo - Proposed
4147 Dyer Street #18	General Occupancy	DemoDispo - Proposed
4147 Dyer Street #19	General Occupancy	DemoDispo - Proposed
4147 Dyer Street #20	General Occupancy	DemoDispo - Proposed
4151 Dyer Street #21	General Occupancy	DemoDispo - Proposed
4151 Dyer Street #22	General Occupancy	DemoDispo - Proposed
4151 Dyer Street #23	General Occupancy	DemoDispo - Proposed
4151 Dyer Street #24	General Occupancy	DemoDispo - Proposed
4155 Dyer Street #25	General Occupancy	DemoDispo - Proposed
4155 Dyer Street #26	General Occupancy	DemoDispo - Proposed
4155 Dyer Street #27	General Occupancy	DemoDispo - Proposed
4155 Dyer Street #28	General Occupancy	DemoDispo - Proposed
4159 Dyer Street #29	General Occupancy	DemoDispo - Proposed
4159 Dyer Street #30	General Occupancy	DemoDispo - Proposed
4159 Dyer Street #31	General Occupancy	DemoDispo - Proposed
4159 Dyer Street #32	General Occupancy	DemoDispo - Proposed
4167 Dyer Street #33	General Occupancy	DemoDispo - Proposed
4167 Dyer Stret #34	General Occupancy	DemoDispo - Proposed
4171 Dyer Street #35	General Occupancy	DemoDispo - Proposed
4171 Dyer Street #36	General Occupancy	DemoDispo - Proposed
4171 Dyer Street #37	General Occupancy	DemoDispo - Proposed
4171 Dyer Street #38	General Occupancy	DemoDispo - Proposed
4175 Dyer Street #39	General Occupancy	DemoDispo - Proposed
4175 Dyer Street #40	General Occupancy	DemoDispo - Proposed
4175 Dyer Street #41	General Occupancy	DemoDispo - Proposed
4175 Dyer Street #42	General Occupancy	DemoDispo - Proposed
4179 Dyer Street #43	General Occupancy	DemoDispo - Proposed
4179 Dyer Street #44	General Occupancy	DemoDispo - Proposed
4179 Dyer Street #45	General Occupancy	DemoDispo - Proposed
4179 Dyer Street #46	General Occupancy	DemoDispo - Proposed
4183 Dyer Street #47	General Occupancy	DemoDispo - Proposed
4183 Dyer Street #50	General Occupancy	DemoDispo - Proposed
4186 Dyer Street #47	General Occupancy	DemoDispo - Proposed
4186 Dyer Street #48	General Occupancy	DemoDispo - Proposed
6200 Doyle Street # 10	General Occupancy	Initial Approval Completed

6200 Doyle Street #1	General Occupancy	Initial Approval Completed
6200 Doyle Street #11	General Occupancy	Initial Approval Completed
6200 Doyle Street #12	General Occupancy	Initial Approval Completed
6200 Doyle Street #13	General Occupancy	Initial Approval Completed
6200 Doyle Street #14	General Occupancy	Initial Approval Completed
6200 Doyle Street #15	General Occupancy	Initial Approval Completed
6200 Doyle Street #16	General Occupancy	Initial Approval Completed
6200 Doyle Street #17	General Occupancy	Initial Approval Completed
6200 Doyle Street #18	General Occupancy	Initial Approval Completed
6200 Doyle Street #19	General Occupancy	Initial Approval Completed
6200 Doyle Street #2	General Occupancy	Initial Approval Completed
6200 Doyle Street #20	General Occupancy	Initial Approval Completed
6200 Doyle Street #21	General Occupancy	Initial Approval Completed
6200 Doyle Street #22	General Occupancy	Initial Approval Completed
6200 Doyle Street #23	General Occupancy	Initial Approval Completed
6200 Doyle Street #24	General Occupancy	Initial Approval Completed
6200 Doyle Street #25	General Occupancy	Initial Approval Completed
6200 Doyle Street #26	General Occupancy	Initial Approval Completed
6200 Doyle Street #27	General Occupancy	Initial Approval Completed
6200 Doyle Street #28	General Occupancy	Initial Approval Completed
6200 Doyle Street #29	General Occupancy	Initial Approval Completed
6200 Doyle Street #3	General Occupancy	Initial Approval Completed
6200 Doyle Street #30	General Occupancy	Initial Approval Completed
6200 Doyle Street #31	General Occupancy	Initial Approval Completed
6200 Doyle Street #32	General Occupancy	Initial Approval Completed
6200 Doyle Street #33	General Occupancy	Initial Approval Completed
6200 Doyle Street #34	General Occupancy	Initial Approval Completed
6200 Doyle Street #35	General Occupancy	Initial Approval Completed
6200 Doyle Street #36	General Occupancy	Initial Approval Completed
6200 Doyle Street #4	General Occupancy	Initial Approval Completed
6200 Doyle Street #5	General Occupancy	Initial Approval Completed
6200 Doyle Street #6	General Occupancy	Initial Approval Completed
6200 Doyle Street #7	General Occupancy	Initial Approval Completed
6200 Doyle Street #8	General Occupancy	Initial Approval Completed
6200 Doyle Street #9	General Occupancy	Initial Approval Completed
703 Decoto Road	General Occupancy	DemoDispo - Approved
711 Decoto Road	General Occupancy	DemoDispo - Approved

**Performance:** In the past fiscal year, HACA remained a High Performer as measured by SEMAP, and became a High Performer under PHAS. HACA’s transition to a computerized inspection system has been delayed to its 2012 – 2013 fiscal year as a result of delay in the conversion of HACA’s current program management software to a new platform.

As of January 31, 2012, HACA extensively renovated and improved 22 units in the current fiscal year, of which 8 qualified as “Undergoing

Modernization” per HUD.

10.1.4 **Goal:** Increase assisted housing choices

**Objectives:** Conduct outreach efforts to potential voucher landlords; monitor voucher success and utilization rates and assess adequacy of payment standards; and continue promoting homeownership activities and assisting participants to become homeowners.

**Progress:** In the current fiscal year, HACA has continued to promote the HCVP in publications of the Rental Housing Association of Southern Alameda County (RHA). HACA assessed the adequacy of its payment standards relative to voucher success rates, gross rents, and budgeted funds and modified the standards accordingly. HACA also continued to implement its Family Self Sufficiency (FSS) homeownership program, although only one participant was able to purchase a home last year due to tighter lending practices and valuations which remain out of reach, notwithstanding easing sales prices.

10.1.5 **Goal:** Provide an improved living environment

**Objectives:** Work proactively with local governments to foster understanding and support of HACA and its assisted housing programs.

**Progress:** In the current fiscal year, HACA staff has participated in ongoing Alameda County Department of Housing and Community Development forums as part of a continuous effort to provide information and support for HACA’s assisted housing programs.

10.1.6 **Goal:** Promote self-sufficiency and asset development of assisted households

**Objectives:** Provide or attract supportive services to improve employability.

**Progress:** HACA’s FSS program was funded by HUD through December 31, 2011 and then de-funded for 2012 due to a minor technical deficiency that HACA was unsuccessful in appealing and which HACA believes to be highly unfair. HACA was successful in applying to HUD for a waiver to be allowed to use \$69,000 from its 2011 funding to help continue its FSS program in 2012, augmented with local funds. Due to the Great Recession, in 2010, HACA’s FSS program focused on employability and provided referrals and job leads to over 150 participants. Eighty-three participants were employed full time and 60 part-time; 66 families increased their income an average of \$4,400 over the previous year.



10.1.7 **Goal:** Ensure equal opportunity and affirmatively further fair housing

**Objectives:** Undertake affirmative measures to ensure access to assisted housing, and a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, gender, family status, or disability.

**Progress:** HACA has continued to administer a Section 504 Grievance Procedure (discrimination on the basis of handicap) and to provide hard-copy weekly rental listings which include units designated for the disabled. (As a public service, HACA also lists privately owned subsidized developments in its jurisdiction, including those with accessibility features, regardless of whether the developments accept Housing Choice Vouchers.)

HACA monitored its weekly rental listing to insure that at least 35% of the listed units are located in non-impacted (minority/poverty) areas. (In fact, well over 90% of the units on the rental listing are typically located in areas outside of areas of minority or poverty concentration.)

HACA continued to administer a Language Assistance Plan for serving Limited English Proficiency populations in its jurisdiction; a Public Housing Affirmative Fair Housing Marketing Plan; and a Transition Plan in order to reach compliance with Uniform Federal Accessibility Standards requirements.

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: CA3906750112      Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2012 <b>FFY of Grant Approval:</b> 2012
<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>	\$235,378		\$235,378	
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)	\$235,378		\$235,378	
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.

<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: CA3906750112      Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2012 <b>FFY of Grant Approval:</b> 2012
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated      Expended</b>
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>	
			<b>Date</b>	

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Alameda County		Grant Type and Number Capital Fund Program Grant No: CA3906750112 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2012		
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 67-8/13 PHA-wide	Operations	1406		\$235,378		\$235,378		

<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 II: Supporting Pages</b>								
PHA Name:		Grant Type and Number		CFPP (Yes/ No):		Federal FFY of Grant:		
		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					Federal FFY of Grant: 2012
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 67-8/13 PHA-wide	03/12/2012		03/11/2014		

<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.

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: CA39R06750112	
				<b>FFY of Grant:</b> 2012	
				<b>FFY of Grant Approval:</b> 2012	
<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				
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>	\$209,867		\$209,867	
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)	\$209,867		\$209,867	
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.



<b>Part I: Summary</b>				
<b>PHA Name:</b> Housing Authority of Alameda County		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		<b>Replacement Housing Factor Grant No:</b> CA39R06750112
				<b>FFY of Grant:</b> 2012 <b>FFY of Grant Approval:</b> 2012
<b>Type of Grant</b>				
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>				
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated      Expended</b>
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>
<b>Date</b>				

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Alameda County		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: CA39R06750112				Federal FFY of Grant: 2012		
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>	
CA39-067	Development Activities per RHF Plan	1499		\$209,867		\$209,867		
	Acquire a site and develop new public housing units							

<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 II: Supporting Pages</b>								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes/ No):		Federal FFY of Grant:	
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 <sub>2</sub>	

<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					Federal FFY of Grant: 2012
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	03/12/2012		10/29/2018		

<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"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
B.	Physical Improvements Subtotal	Annual Statement					
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations		\$183,625	\$174,444	\$165,722	\$157,436	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds		\$183,625	\$174,444	\$165,722	\$157,436	
L.	Total Non-CFP Funds						
M.	Grand Total		\$183,625	\$174,444	\$165,722	\$157,436	

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

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

<b>Part I: Summary (Continuation)</b>							
PHA Name/Number HACA CA067		Locality (City/county & State) Alameda County, California				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016		
PHA-Wide	Annual Statement						
CAL 67-8/13							

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 _____ FFY 2013			Work Statement for Year: 3 _____ FFY 2014		
	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 67-8/13-OPERATIONS		\$183,625	CAL 67-8/13 OPERATIONS		\$174,444
	Subtotal of Estimated Cost		\$ 183,625	Subtotal of Estimated Cost		\$ 174,444



Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 _____ FFY 2015			Work Statement for Year: 5 _____ FFY 2016		
	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 67-8/13 OPERATIONS		\$165,722	CAL 67-8/13 OPERATIONS		\$157,436
	Subtotal of Estimated Cost		\$ 165,722	Subtotal of Estimated Cost		\$ 157,436

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2012	Work Statement for Year <sup>2</sup> _____ FFY 2013		Work Statement for Year: <sup>3</sup> _____ FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Operations	\$183,625	Operations	\$174,444
Annual Statement				
	Subtotal of Estimated Cost	\$ 183,625	Subtotal of Estimated Cost	\$ 174,444



**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 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
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		\$200,000	\$200,000	\$200,000	\$200,000	
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds		\$200,000	\$200,000	\$200,000	\$200,000	
L.	Total Non-CFP Funds						
M.	Grand Total		\$200,000	\$200,000	\$200,000	\$200,000	

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

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

<b>Part I: Summary (Continuation)</b>							
PHA Name/Number HACA CA067		Locality (City/county & State) Alameda County, California				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016		
PHA-Wide	Annual Statement						
CA39-067							

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 _____ FFY 2013			Work Statement for Year: 3 _____ FFY 2014		
	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	CA39-067 Development Acquire a site and develop new public housing units		\$200,000	CA39-067 Development Acquire a site and develop new public housing units		\$200,000
	Subtotal of Estimated Cost		\$ 200,000	Subtotal of Estimated Cost		\$ 200,000

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 _____ FFY 2015			Work Statement for Year: 5 _____ FFY 2016		
	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	CA39-067 Development Acquire a site and develop new public housing units		\$200,000	CA39-067 Development Acquire a site and develop new public housing units		\$200,000
	Subtotal of Estimated Cost		\$ 200,000	Subtotal of Estimated Cost		\$ 200,000

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 _____ FFY 2013		Work Statement for Year: 3 _____ FFY 2014	
	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	\$200,000	CA39-067 Development	\$200,000
Annual Statement	Acquire a site and develop new public housing units		Acquire a site and develop new public housing units	
	Subtotal of Estimated Cost	\$ 200,000	Subtotal of Estimated Cost	\$ 200,000



Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 _____ FFY 2015		Work Statement for Year: 5 _____ FFY 2016	
	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	\$200,000	CA39-067 Development	\$200,000
Annual Statement	Acquire a site and develop new public housing units		Acquire a site and develop new public housing units	
	Subtotal of Estimated Cost	\$ 200,000	Subtotal of Estimated Cost	\$ 200,000