



HOUSING COMMISSION AGENDA
Regular Meeting: September 12, 2012

Time: **8:15 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, September 6, 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>
1. CALL TO ORDER / ROLL CALL	
2. EXECUTIVE SESSION	
<i>Contract Negotiations with SEIU Local 1021 and the Housing Authority of the County of Alameda</i>	
<i>Labor Negotiations Pursuant to Government Code 54957.6</i>	
3. APPROVAL OF THE MINUTES OF THE AUGUST 8, 2012 MEETING	ACTION 2
4. PUBLIC COMMENT	
On matters not on the Agenda	
5. NEW BUSINESS	
5-1. Contract Awards for Unit Remodeling Services at Nidus and Dyer Senior Housing Properties	ACTION 7
5-2. Update on Planned Project-Based Voucher Developments	INFORMATION 10
5-3. Quarterly Budget Status Report for the Quarter Ended June 30, 2012	INFORMATION 12
5-4. Program Activity Report	INFORMATION 14
6. COMMITTEE REPORTS	
7. COMMISSIONER REPORTS	
8. COMMUNICATIONS	
9. ADJOURNMENT	

MINUTES
August 8, 2012

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

SUMMARY ACTION MINUTES

1. CALL TO ORDER/ROLL CALL

Call to Order

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

Roll Call

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

2. EXECUTIVE SESSION

Contract Negotiations with SEIU Local 1021 and the Housing Authority of the County of Alameda Labor Negotiations Pursuant to Government Code 54957.6

The Commission adjourned into an Executive Session at 8:02 a.m. and reconvened in regular session at 8:38 a.m. Chairperson Reed reported that there were no reportable actions taken in the Executive Session.

3. APPROVAL OF THE MINUTES OF THE JULY 11, 2012 MEETING

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

Motion/Second: Steiner/Gacoscos.

Ayes: All. Motion passed.

APPROVED AS RECOMMENDED.

4. PUBLIC COMMENT - On matters not on the agenda.

None.

5. NEW BUSINESS

5-1. RESOLUTION NO. 09-12: APPROVING SEMAP CERTIFICATION

Christine Gouig, Executive Director, presented the staff report. Ms. Gouig described the Section Eight Management Assessment Program (SEMAP). She reported that HACA achieved a "high performer" rating for the fiscal year ending June 30, 2012, and thanked staff for their hard work.

Recommendation: Adopt Resolution No. 09-12 approving SEMAP certification and authorizing submission to HUD.

Comments from the Commission: Cmr. Peixoto asked which performance indicators

were self-certified and Ms. Cado identified them. Cmr. Natarajan and Cmr. Cashmere asked for clarification on the SEMAP bonus points. Ms. Gouig explained the bonus points and how they are achieved. Chairperson Reed congratulated staff on achieving a high performer rating.

Motion/Second: Steiner/Asher.

Ayes: All. Motion passed.

APPROVED AS RECOMMENDED.

5-2. ACTION: REVISIONS TO THE SECTION 8 ADMINISTRATIVE PLAN

Ron Dion, Deputy Director for Programs, presented the staff report. Mr. Dion identified the sections of the Section 8 Administrative Plan proposed for revision and described the changes.

Recommendation: Approve the revisions to HACA's Section 8 Administrative Plan.

Motion/Second: Natarajan/Gacoscos.

Ayes: All. Motion passed.

APPROVED AS RECOMMENDED.

5-3. PRESENTATION: FAMILY SELF-SUFFICIENCY (FSS) 2012 HEALTH AND RESOURCE FAIR

Christine Gouig presented the staff report. Ms. Gouig acknowledged Sharon DeCray, HAFS Program Manager, Linda Evans, FSS Leadworker, and FSS Coordinators Phyllis Harrison and Mary Sturges for their hard work on the 2012 Health and Resource Fair. Ms. DeCray read a write-up of the event and a slideshow showcasing photos was presented. Following the slideshow presentation, Phyllis and Linda expressed their appreciation to the fair attendees, including Cmr. Biddle and some of the HACA staff, the fair volunteers, and the FSS donors.

Comments from the Commission: Vice-Chairperson Biddle reported on his attendance at the event. Cmr. Natarajan thanked staff for the presentation.

5-4. INFORMATION: PROGRAM ACTIVITY REPORT

Christine Gouig presented the staff report. Ms. Gouig explained that the Program Activity Report is comprised of several different reports. She indicated that staff will provide the Commission with an in-depth look at each of these reports over the course of 3-4 meetings. Ms. Gouig selected the Section 8 Lease-up and Program Utilization reports to start with and went over these reports in great detail.

Comments from the Commission: Cmr. Peixoto and Steiner and Ms. Gouig discussed incoming and outgoing portability contracts.

5-5. COMMITTEE REPORTS

None.

5-6. COMMISSIONER REPORTS

Cmr. Steiner reported that the 2012 Healthy Aging Fair would be held later in the day at Chabot College and invited all Commissioners to attend.

5-7. COMMUNICATIONS

Ms. Gouig reported on her attendance at the 2012 NAHRO Summer Conference held in San Francisco.

6. ADJOURNMENT

There being no further business Chairperson Reed adjourned the meeting at 9:28 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant

Christine Gouig
Executive Director/Commission Secretary

Approved:

Ursula Reed
Chairperson

NEW BUSINESS
September 12, 2012

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: September 12, 2012

Subject: Contract Awards for Unit Remodeling Services at Nidus and Dyer Senior Properties

Exhibits Attached: Bid tabulation

Recommendation: Award contract to the following firm: Bay Cities Construction, Inc. Remaining two award recommendations to be brought to Commission meeting.

Financial Statement: Funding from Public Housing Capital Fund, Public Housing Operating Budget or PACH Operating Budget

BACKGROUND

HACA and PACH own senior housing located at Nidus Court (PACH) and Dyer Street (HACA) in Union City. There are 50 one-bedroom residences at each site along with a recreation hall. All of the residences are configured identically and were built by the same developer, at the same time. Staff has already converted one development, Nidus Court, to PACH and has plans to convert the other development, Dyer Street, on November first. In the process of converting these projects from Public Housing to Section 8 Project Based Vouchers, some tenants may choose to relocate. There are already two vacancies and staff anticipates a few more in the coming months.

DISCUSSION AND ANALYSIS

Staff decided to bid out a typical remodel for these units, along with optional additions and deductions, in a master contract format. The Bid Specification provides that three contractors will be awarded contracts, in ranked order. This allows for fixed pricing and ease of award for the current vacancy remodels and future remodels over a two or three year period at HACA's discretion.

The first ranked contractor will be awarded two remodels. If two more remodels become available while the number one ranked contractor is working, staff will award those next two remodels to the contractor ranked second. If two more remodels become available while the first and second ranked contractors are working, staff will award those next two to the contractor ranked third. This will allow staff to award up to six residential remodels without overloading any one contractor. This is seen as a way to get work done expeditiously and economically.

Staff announced the Invitation for Bid on August 6, 2012. On August 15, there was a pre-bid meeting at the HACA office and 19 contractors attended. On August 16, there was a pre-bid walk-through of a vacant unit and 24 contractors attended. On September 5, a Public Bid Opening was held. Ten bidders submitted bids. The results of the bid opening are attached. One bid did not have a Grand Total and was rejected as incomplete. Staff recommends awarding a contract as follows and authorizing the Executive Director to sign the contracts and related documents:

First Award – Bay Cities Construction, Inc. (lowest bidder at \$29,100)

Second Award – to be distributed at Commission meeting

Third Award – to be distributed at Commission meeting

Staff has previous experience with Bay Cities Construction, which is acceptable. Staff is checking references of the second lowest bidder, Randy's Custom Carpentry, and will therefore bring a recommendation for the second and third awards to the Housing Commission meeting and request authorization for the Executive Director to sign contracts and related documents with those companies.

Funding for the remodeling activities at Nidus Court will come from the PACH budget. Funding for Dyer Street will come from the Public Housing Capital Fund or Operating Budget until the transfer to PACH takes place on November 1 after which all expenses under these contracts will come from PACH.



Housing Authority of the
County of Alameda

22941 Atherton Street, Hayward, CA 94541-6633
Tel. 510.538.8876 TDD 510.727.8551 Fax 510.886.1964 www.haca.net

BID RESULTS
IFB #HACA 2012-06- Unit Remodeling Services
Wednesday, September 5, 2012 at 2:00 P.M.

Present:

Beverly Brewer, Procurement Analyst
George Smith Jr., Contract Manager
Carol Alves, Administrative Clerk

Ms. Brewer announced that it was 2:00 p.m. and that the submittal for bids was closed. The following bids were opened:

<u>Firm</u>	<u>Grand Total</u>
Cal Pacific Construction	\$ 54,843.00
Men of All Trades	None Stated
TSM General Building Contractors	\$ 53,686.00
B Brothers	\$ 68,181.00
Romkon Inc.	\$ 47,490.00
Randy's Custom Carpentry	\$ 30,776.00
McEntee Construction	\$ 57,035.00
Oakland Construction Group	\$ 34,495.00
Bay Cities Construction Inc.	\$ 29,100.00
I.I.C. Construction	\$ 31,595.00

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: September 12, 2012

Subject: Update on Planned Project-Based Voucher Developments

Exhibits Attached: None

Recommendation: Information Only

BACKGROUND

The primary purpose of the Section 8 Project-Based Voucher (PBV) Program is to create *designated* rental units that are decent, safe and sanitary for families earning no more than 50% of area median income (i.e., very low-income families).

HUD does not allocate separate or additional funding for PBV units. Instead, funding comes from funds already obligated by HUD to HACA's Housing Choice Voucher Program contract. Additionally, HUD allows housing authorities with support from a local VA Medical Center to request vouchers to be project-based in order to house veterans through the Veterans Affairs Supportive Housing (VASH) program.

DISCUSSION AND ANALYSIS

HACA has been approached by the cities of Emeryville and Dublin to partner with them to create additional affordable housing in their cities. Each city is bringing the site for the project to the table.

Next month, Emeryville plans to issue a Request for Qualifications (RFQ) for the development of an affordable rental housing project on a city-owned site on San Pablo Avenue. The project will be for families and will consist of about 70 units. HACA will issue an RFP for new construction project-based units in the city concurrently with Emeryville's RFQ. Developers competing for the city's site may also apply for HACA's units, along with developers of other new construction sites in Emeryville. HACA's PBV units are limited to 25% of an individual project's units. HACA's RFP will be for up to 40 units.

Dublin has obtained a 1.36-acre site near BART through its inclusionary housing program and is partnering with Eden Housing to develop it for veterans and families. This site will have about 76 units, 25 of which will be assisted with project-based VASH vouchers from HACA. HACA has already received these vouchers from HUD and the VA.

Eden Housing is working on the land use entitlements and the remediation of environmental issues, which they expect to complete within 4-6 months. Eden anticipates applying to the state for Low Income Housing Tax Credits in March or July 2013 so construction would start at the end of next year or early 2014.

QUARTERLY
BUDGET STATUS REPORT
Quarter Ended June 30, 2012

HOUSING AUTHORITY OF ALAMEDA COUNTY
Financial Status Report for the Quarter and Year Ending June 30, 2012

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Park Terrace	Ocean Avenue	Totals
<u>Operating revenues</u>						
Rental revenue - tenants	\$ 827,982	\$ -	\$ 143,000	\$ 120,002	\$ 70,920	\$ 1,161,904
Other revenue	695	-	5,373	16	2,066	8,150
Total operating revenues	<u>828,677</u>	<u>-</u>	<u>148,373</u>	<u>120,018</u>	<u>72,986</u>	<u>1,170,054</u>
<u>Operating expenses</u>						
Administration	632,519	7,192,807	23,275	33,764	25,393	7,907,758
Tenant service	9,317	-	-	-	-	9,317
Utilities	156,755	-	52,349	-	6,438	215,542
Ordinary maintenance and operations	901,022	-	118,765	34,548	4,727	1,059,062
General expenses	364,505	160,207	-	945	851	526,508
Cost of Early Retirement	0	482,894	-	-	-	482,894
Total operating expenses	<u>2,064,118</u>	<u>7,835,908</u>	<u>194,389</u>	<u>69,257</u>	<u>37,409</u>	<u>10,201,081</u>
Operating (loss)	<u>(1,235,441)</u>	<u>(7,835,908)</u>	<u>(46,016)</u>	<u>50,761</u>	<u>35,577</u>	<u>(9,031,027)</u>
<u>Non-operating revenues</u>						
HUD PHA grants	902,172	7,234,723	-	-	-	8,136,895
Capital grants	239,293	-	-	-	-	239,293
Other revenue	88,102	206,588	-	-	-	294,690
Investment income	8,759	4,679	34,005	2,662	1,851	51,956
Total non-operating revenues	<u>1,238,326</u>	<u>7,445,990</u>	<u>34,005</u>	<u>2,662</u>	<u>1,851</u>	<u>8,722,834</u>
Unaudited Income/(loss)	\$ 2,885	\$ (389,918)	\$ (12,011)	\$ 53,423	\$ 37,428	\$ (308,193)
Unrestricted Net Assets balance 7/1/11	\$ 1,279,237	\$ 2,868,795	\$ 12,043,294	\$ 912,163	\$ 670,388	\$ 17,773,877

PROGRAM ACTIVITY **REPORT**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: September 12, 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

SECTION 8 HOUSING CHOICE VOUCHERS

- **Lease-Up:** As of September 1, 2012, the Section 8 Housing Choice Voucher program had 5,777 units under contract. The fiscal year-to-date lease-up average is 97.95% units. The budget authority use average through July 2012 is 101.3%.
- **Program Utilization:** As of September 1, 2012, the average HAP subsidy is \$1,044 and the average tenant-paid rent portion is \$403 for an average Contract Rent of \$1,447.
 - ❖ As of September 1, 2012 HACA had 101 outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority's jurisdiction).
 - ❖ As of September 1, 2012 HACA billed other housing authorities, primarily the Oakland Housing Authority, for 1,655 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 \$2,719.93 in fraud and debt recovery payments for the month of July 2012. A total of \$19,617.94 was retained over the last six months.

HACA retained \$0 in Housing Assistance Payments (HAP) overpayments for the month of July 2012. A total of \$790 was retained over the last six months.

- **Landlord Rental Listings:** As of September 4, 2012, there were 1,556 landlords with properties in HACA's jurisdiction utilizing the *GoSection8* rental listing service. There were three new landlords added to the Section 8 program this month. There were 47 active properties listed.

FAMILY SELF SUFFICIENCY (FSS)

One of our young FSS artists has been honored by NAHRO in its annual "What Home Means to Me" poster contest. Marcaya, age 6, lives in a bright orange house with a purple glitter roof. She and her family stand next to the house under a tree that responds to the theme question: "Everything." The leaves of her tree are "peace," "love" and "security." Marcaya's poster will be included in the 2013 Housing America Campaign Calendar and will be displayed on Capitol Hill in the spring. NAHRO will also reward Marcaya with a \$100 savings bond. HACA will present Marcaya a framed copy of her poster at the FSS "It's Your Time to Shine" event in November.

The FSS Coordinators are already planning "It's Your Time to Shine," our annual event to honor the successes of FSS participants. We received a \$1500 grant from the Oakland Methodist Foundation to help defray the costs of the event. Once again, with the assistance of Commissioner Reed, we will gather at the San Leandro Library for a buffet dinner and a program. Please mark your calendar to join us on November 8 at 7:00 p.m.

PUBLIC HOUSING

- **Occupancy:** As of September 1, 2012, the Public Housing program had 122 of 122 units leased and has a 99.57% fiscal year-to-date lease up rate. HACA successfully disposed of the 50 units at its Nidus Court senior public housing project to PACH, Inc. These units are now assisted through the project-based Housing Choice Voucher program.
- **Public Housing Family Profile:** Dyer Senior is the home of 50 senior and disabled households and is located in the Alvarado-Niles area of Union City. The property is comprised of one-story apartments in buildings of four units. Each apartment has one bedroom and one bath. Five of the apartments are designed to house a person or couple with mobility impairments. The property has vegetable and flower gardens planted and tended by the residents.

Since 1993, Dyer Senior has been the home of Mrs. J. As a young child, Mrs. J relocated with her family to America from Manila in the Philippines. Mrs. J grew up in Union City and married her high school sweetheart. She and Mr. J raised four daughters in Union City.

When they applied to rent at Dyer Senior, Mr. and Mrs. J were excited to be moving into a new home very close to the homes of two of their daughters, their

grandchildren (there are currently six who live locally), and their much-loved church. Mrs. J is now a widow and is 83 years old.

In May of 2000, Mrs. J became the Property Aide at Dyer Senior. She is HACA's "eyes and ears" and equally important, she is the heart of Dyer Senior.

Mrs. J enthusiastically decorates the Community Room, changing the décor to match the season. Although HACA hires vendors to maintain the common areas, it's not enough for Mrs. J who follows behind the workers, watching and making sure everything is just right for our residents.

In order to foster a spirit of community, HACA encourages the residents at Dyer to use the Community Room to host their guests for private events. Small groups of residents and others meet weekly. Mrs. J handles the calendar and makes sure everyone knows the house rules and that the common areas are left neat and clean.

The residents of Dyer Senior are a diverse group and some are not English proficient. This is not a problem for Mrs. J who communicates effectively with everyone and has a smile for all.

Over the years, Mrs. J has shown exceptional commitment to her home at Dyer Senior. She inspires HACA staff as we strive to make a difference in the lives of the families we serve.

Housing Authority of the County of Alameda

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

City	Certificates		Vouchers		August 2012 TOTAL		August 2011	August 2010
	Number	HAP*	Number	HAP**	Number	HAP		
Albany	-	\$ -	39	\$ 40,677	39	\$ 40,677	43	44
Castro Valley	14	\$ 12,334	228	\$ 237,804	242	\$ 250,138	255	254
Dublin	2	\$ 1,762	288	\$ 300,384	290	\$ 302,146	299	269
Emeryville	6	\$ 5,286	110	\$ 114,730	116	\$ 120,016	108	89
Fremont	29	\$ 25,549	1,371	\$ 1,429,953	1,400	\$ 1,455,502	1,404	1,407
Hayward	112	\$ 98,672	2,487	\$ 2,593,941	2,599	\$ 2,692,613	2,512	2,436
Newark	2	\$ 1,762	277	\$ 288,911	279	\$ 290,673	290	297
Pleasanton	4	\$ 3,524	143	\$ 149,149	147	\$ 152,673	165	160
San Leandro	15	\$ 13,215	1,413	\$ 1,473,759	1,428	\$ 1,486,974	1,410	1,342
San Lorenzo	2	\$ 1,762	218	\$ 227,374	220	\$ 229,136	208	196
Union City	4	\$ 3,524	778	\$ 811,454	782	\$ 814,978	729	715
TOTALS	190	\$167,390.00	7,352	\$7,668,136.00	7,542	\$7,835,526.00	7,423	7,209

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

**Based on an average August Housing Assistance Payment (HAP) of \$1043 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

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

City	Number of HAP Contracts	Average Contract Rent	Average HAP Paid by HACA	Average Rent Paid by Family	Average Family-Paid Rent as a Percentage of Average Contract Rent
Albany	39	\$1,324	\$1,067	\$257	19%
Castro Valley	228	\$1,352	\$949	\$403	30%
Dublin	288	\$1,599	\$1,213	\$386	24%
Emeryville	108	\$1,220	\$842	\$378	31%
Fremont	1,372	\$1,565	\$1,126	\$439	28%
Hayward	2,492	\$1,351	\$976	\$375	28%
Newark	278	\$1,801	\$1,301	\$500	28%
Pleasanton	143	\$1,353	\$967	\$385	28%
San Leandro	1,416	\$1,365	\$988	\$376	28%
San Lorenzo	221	\$1,627	\$1,195	\$432	27%
Union City	777	\$1,625	\$1,204	\$421	26%

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

12-13

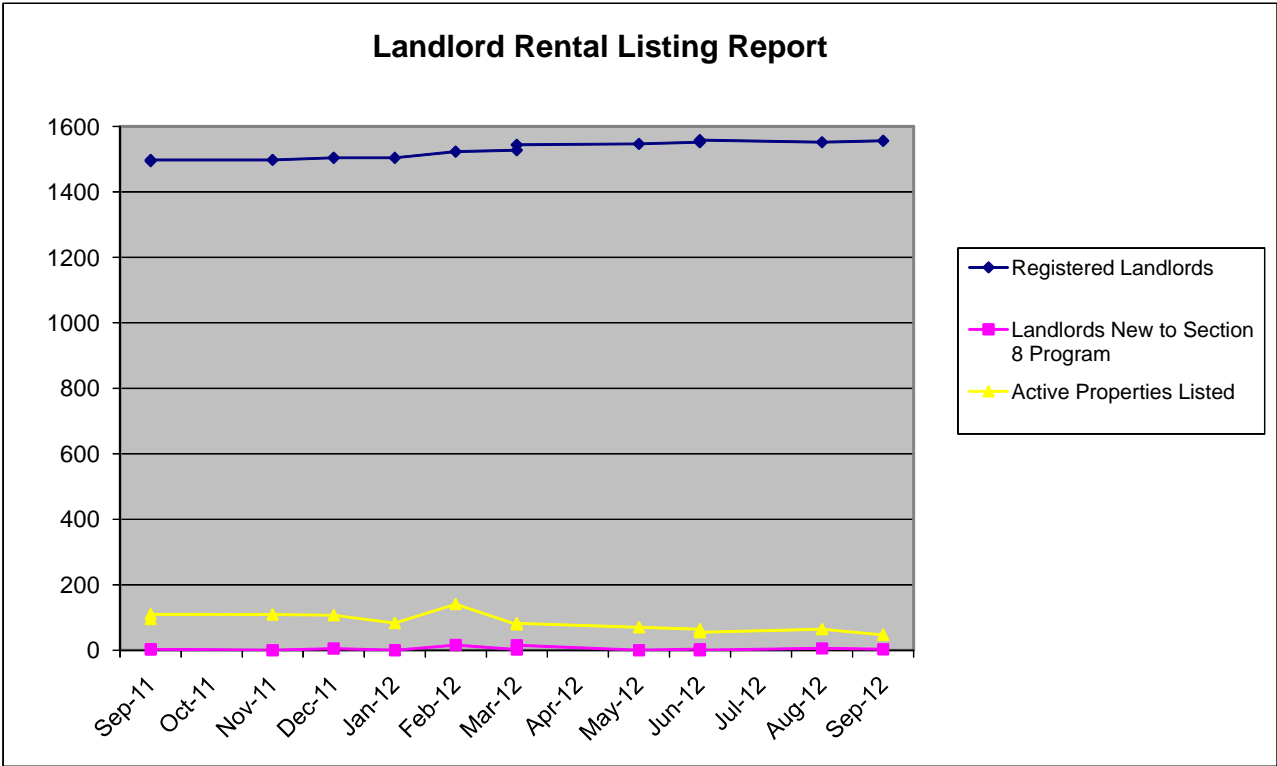
DEBT COLLECTIONS
FYE 06/30/13

	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	GRAND
													TOTALS
<i>DAMAGE CLAIMS</i>	\$0.00												\$0.00
<i>FRAUD REPAYMENTS</i>	\$2,719.93												\$2,719.93
<i>HAP OVERPAYMENTS</i>	\$0.00												\$0.00
TOTALS	\$2,719.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,719.93

Landlord Rental Listing Report

Monthly

	9/1/2011	9/29/2011	11/1/2011	12/1/2011	1/3/2012	2/1/2012	3/1/2012	3/29/2012	5/1/2012	6/1/2012	6/29/2012	8/1/2012	9/4/2012
Registered Landlords	1494	1498	1498	1504	1504	1523	1527	1544	1547	1552	1558	1552	1556
Landlords New to Section 8 Program	3	3	0	5	0	16	2	15	0	4	0	6	3
Active Properties Listed	95	110	109	107	83	141	79	82	70	64	55	64	47





To: Christine Gouig, Executive Director
From: Sharon DeCray, HAFS Manager
Re: **FSS Program Summary**
CC: Ron Dion, Linda Evans, Phyllis Harrison, Mary Sturges
Date: September 4, 2012

Program Summary	August 2012
Total Clients Under Contract:	162
Graduates:	2
Escrow Disbursed:	\$15,892.20
Ports In:	1
Ports Out:	2
Terminations:	1
New Contracts:	0

FSS PROGRAM NEWS:

It's Your Time to Shine!

The FSS Department applied for and received a \$1,500 grant to help support the activities of our annual "It's Your Time to Shine" celebration that will be held on Thursday, November 8 at the San Leandro Library. The grant was made possible due to the Community Assistance Fund of the Oakland Methodist Foundation (OMF). OMF supports a range of community and charitable activities in the East Bay, with a focus on small or fledging organizations. The funds will be used to purchase food, decorations and other items for the event.

Section 8 Homeownership

On August 15, the Abawi family closed on a home and became HACA's newest Section 8 homeowners. The family of six is extremely excited and is looking forward to moving into their 5 bedroom 3 bath single family home in the city of Dublin. The new homeowners said the day they signed their closing documents was the happiest day of their lives.

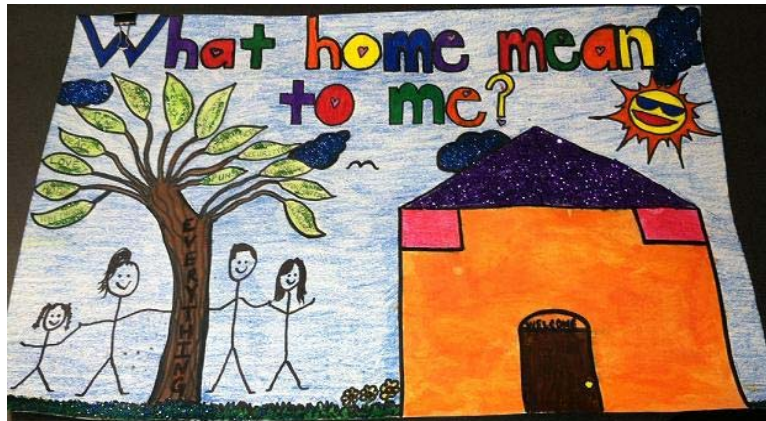
Bay Area FSS Coordinators' Meeting

On Tuesday, August 14, HACA's FSS Department hosted the bi-monthly Bay Area FSS Coordinators' meeting. Coordinators attended from seven Bay Area housing authorities. Discussion topics and agenda items included:

- Encouraging your Workforce Investment Board (WIB) to become more involved in promoting FSS goals
- Creating productive agendas for the Program Coordinating Committee (PCC)
- Exchanging priority for services with other self-sufficiency related programs
- Porting policies
- Determining the graduation criteria for self-employed FSS participants

NAHRO

2012 What Home Means to Me Poster Contest



The Housing America Campaign, the National Association of Housing and Redevelopment Officials (NAHRO) and the Pacific Southwest Region of NAHRO sponsor an annual nationwide poster contest based on the theme "*What Home Means to Me.*"

Six year-old Marcaya, the daughter of a Family Self-Sufficiency (FSS) program participant at the Alameda County Housing Authority, participated in this year's poster

contest. For her poster, Marcaya demonstrated that home means everything to her by drawing a picture of her family standing next to a tree that has the word “Everything” on its trunk and the words for different sentiments such as “peace,” “love” and “security” on its leaves.

The Northern California/Nevada chapter of NAHRO selected Marcaya’s poster as the Chapter winner in the elementary school age group and submitted her poster for consideration in the nationwide contest where she was selected as a national honoree!

Marcaya’s winning poster will be featured in the 2013 Housing America Campaign calendar and displayed on Capitol Hill in the spring. NAHRO will also reward Marcaya with a \$100 savings bond.

Upcoming FSS Workshops for September and October 2012

Bay Area Region Champions for Change Network for a Healthy California will talk about:

- Leading a healthy life style
- What’s most important about eating for your health
- Importance of physical activity
- Importance of fruits and vegetables
- Getting your kids to eat healthier

The Alameda County Lead Poisoning Prevention Program & Healthy Homes Project will discuss the variety of services they provide to support property owners, employers, medical providers and family efforts to reduce lead poisoning risks and maintain healthier homes.

Alameda County Child Support representatives will discuss legal rights regarding child support and how to begin the process of applying for support.

Habitat for Humanity will facilitate a workshop discussion, making your dream of homeownership come true. Topics will include:

- Household size, income and exceptions
- Credit history
- Bankruptcies
- Establishing credit
- Foreclosures

Referrals=Case Management-74