

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

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

A.	PHA Information.																																
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Plan is readily available to the public at our office located at: 22941 Atherton Street Hayward, CA 94541-6633</p> <p>This Plan can also be found on HACA's website at: www.haca.net</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for all PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

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

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

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

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

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

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

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

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

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

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

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

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

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

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

Attachment B.2

Goals and Objectives

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

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

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

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

Permanent Supportive Housing, Veterans Affairs Supportive Housing (VASH) vouchers, and Foster Youth Initiative (FYI) vouchers, as funding is available.

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

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

Attachment B.3

Progress Report

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

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

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

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

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

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

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

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

Attachment B.4

Violence Against Women Act (VAWA) Goals

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

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

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

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

RESIDENT ADVISORY BOARD

**Housing Authority of the County of Alameda (HACA)
Resident Advisory Board (RAB) Meeting
April 20, 2020, 6:00 P.M.**

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

Summary

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

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

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

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

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

- Section B.1 of the Annual Plan, Revisions of PHA Plan Elements;
- Section B.2 of the Annual Plan, New Activities;
- Section B.2 of the 5-Year Plan, Goals and Objectives; and
- Section B.3 of the 5-Year Plan, Progress Report.

Ms. Nelson asked whether any funding would be allocated to foster youth. Mr. Macias explained that HACA was awarded 25 Foster Youth Initiative (FYI) vouchers in 2020 and that as part of its 5-year goals, it would continue to apply for additional FYI voucher funding.

No elements of the Plans were challenged.

The meeting adjourned at 6:21 PM.

B.7 Certification by State or Local Officials.

Please see the attached certification.

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

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

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

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

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

Housing Authority of the County of Alameda
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

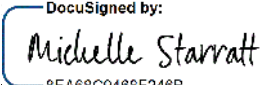
County of Alameda
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

Provides affordable housing for low-income people.

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

Name of Authorized Official Michelle Starratt	Title Housing and Community Development Director
DocuSigned by:  8EA68C9466F246B...	Date 3/26/2020