



HOUSING COMMISSION AGENDA
Regular Meeting Date: October 12, 2022
Time: 8:00 a.m.

Due to the COVID-19 public health emergency and in accordance with guidance from state and local public health officials the Housing Commission has made several changes to its meetings to prevent COVID-19 and its variants from spreading in our communities. Here is how to participate in the meetings:

REMOTE/TELECONFERENCE PARTICIPATION:

JOIN MEETING USING ZOOM:
<https://us02web.zoom.us/j/88460095724>
Meeting ID: 884 6009 5724

JOIN MEETING BY PHONE:
Dial: 1+888-788-0099 (US Toll-free)
Meeting ID: 884 6009 5724

IN-PERSON PARTICIPATION

HACA Board Room
22941 Atherton Street
Hayward, CA 94541

Note: Seating and occupancy in the HACA Board Room is reduced to allow for social distancing.

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<i>All in-person and remote meeting participants who wish to speak on a matter not on the meeting agenda must wait until the Chairperson calls for PUBLIC COMMENT. To comment on a specific item on the meeting agenda, please wait for the Chairperson to call for public comments on that agenda item. All persons submitting a public comment must state their full name for the record. There is a time limit of 3 minutes for each public speaker. The Chairperson has the discretion to further limit this time if warranted by the number of public speakers. The Brown Act limits the Housing Commission's ability to take action on and/or discuss items that are not on the meeting agenda; therefore, such items are normally referred to staff for comment or to a future agenda. We want to ensure everyone feels comfortable participating in Housing Commission meetings and is not intimidated by any public comments.</i>		
<i>Members of the public who are attending the meeting in-person should obtain a speaker slip from the Housing Commission Clerk, fill it out and turn it in to her/him as soon as possible before the start of the meeting. Members of the public participating remotely should submit written comment(s) to: melissat@haca.net.</i>		
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TELECONFERENCING REQUIREMENTS

RESOLUTION NO. 11-22

**APPROVING THE IMPLEMENTATION OF TELECONFERENCING
REQUIREMENTS UNDER GOVERNMENT CODE 54953(e) (AB361)**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: October 12, 2022

Subject: Consideration to Approve Resolution to Implement
Teleconferencing Requirements Pursuant to Government Code
section 54953 (e) (AB 361)

Exhibits Attached: Resolution No. 11-22

Recommendation: Adopt Resolution

BACKGROUND

On March 17, 2020, to address the need for public meetings during the present public health emergency caused by the COVID-19 virus, Governor Newsom issued Executive Order No. N-29-20, suspending the existing requirements and criteria under the Brown Act, enabling public agencies to conduct their public agenda meetings by teleconference.

On June 11, 2021, Governor Newsom issued Executive Order No. N-8-21, continuing the suspension of the Brown Act’s teleconferencing requirements through September 30, 2021. Both these Executive Orders allowed public agencies to meet virtually without providing members of the public the right to access the locations from which members of the public agency’s elected officials participated in meetings, thereby eliminating the access requirements under the standard Brown Act teleconference requirements.

On September 16, 2021, Governor Newsom signed into law, Assembly Bill (“AB”) 361, amending Government Code section 54953 to provide authority and specific requirements for public agencies to continue to hold virtual meetings after September 30, 2021, during a proclaimed state of emergency and remain in compliance with the Brown Act (Gov. Code §§ 54950, *et seq.*).

DISCUSSION

The new law enacted by AB 361 requires a notice requirement which provides members of the public instructions on how to access the public agency’s virtual meetings enabling members of the public to communicate directly with the agency’s elected body during

the allotted public comment time. In contrast, the prior Executive Orders issued by Governor Newsom limited public comments to only comments submitted in advance of the meeting.

AB 361 also adds a procedural requirement requiring public agencies to adopt a resolution in advance of conducting any further virtual public meetings. Government Code section 54953(e) permits legislative bodies and public agencies to make decisions whether to hold virtual meetings at the time of the meeting and does not restrict it to one-time use.

At the September 14, 2022 Housing Commission meeting, your Commission adopted Resolution No. 10-22 to approve the implementation of teleconferencing requirements pursuant to AB361. AB 361 requires public agencies to adopt subsequent resolutions every 30 days to continue the use of virtual meetings. Staff is recommending that your Commission approve a resolution implementing the teleconferencing requirements pursuant to Government Code section 54953(e) as amended by AB 361.

Upon approval of the resolution your Commission may proceed with the rest of the regular agenda.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 11-22

**APPROVING THE IMPLEMENTATION OF TELECONFERENCING REQUIREMENTS UNDER
GOVERNMENT CODE SECTION 54953 (e) (AB 361)**

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconference rules set forth in the California Open Meeting law, Government Code section 54950, *et seq.* (the “Brown Act”), which provided certain requirements were met and followed; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and

WHEREAS, a further required condition of Government Code section 54953(e) is that state or local officials have imposed or recommended measures to promote social distancing, and;

WHEREAS, due to the seriousness of the current pandemic situation, the Housing Authority of the County of Alameda has implemented several safety measures including a requirement that all employees to wear facial coverings when not alone in a private office or meeting room and remain socially distanced; and

WHEREAS, Government Code section 54953(e) requires that the public agency make additional findings every thirty (30) days to continue virtual meetings.

NOW, THEREFORE, BE IT RESOLVED:

1. All the above recitals are true and correct and are incorporated into this Resolution by this reference.
2. The Commission finds that state and local officials have imposed or recommended measures to promote social distancing.
3. The Commission therefore determines that it and its legislative body shall conduct their meetings virtually by teleconferencing in accordance with Government Code section 54953(e)
4. This Resolution expires thirty (30) days after the date of its adoption only to the extent required by law. Otherwise, this Resolution shall remain in effect until repealed by the Commission or pursuant to action by the Commission.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
RESOLUTION NO.: 11-22: APPROVING THE IMPLEMENTATION OF TELECONFERENCING REQUIREMENTS UNDER GOVERNMENT
CODE SECTION 54953 (e) (AB 361)
OCTOBER 12, 2022

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 12th day of October 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Peggy McQuaid
Housing Commission Chairperson

Kurt Wiest
Executive Director/Housing Commission Secretary

Adopted: October 12, 2022

HOUSING COMMISSION MEETING MINUTES
September 14, 2022



SUMMARY ACTION MINUTES

HOUSING COMMISSION
Regular Meeting: September 14, 2022
Meeting Time: 8:00 a.m.

Due to the COVID-19 public health emergency and in accordance with guidance from state and local public health officers, this meeting was conducted on-site in the HACA Board Room with reduced capacity to promote social distancing and was also available via the Zoom video conference platform, and by phone.

1. CALL TO ORDER / ROLL CALL

CALL TO ORDER:

Chairperson McQuaid called the meeting to order at 8:02 a.m.

ROLL CALL:

Present in the HACA Board Room:

Commissioner Mark Gerry
Chairperson Peggy McQuaid
Commissioner Sara Lamnin

Present on Zoom:

Commissioner Pete Ballew
Commissioner Pat Gacoscos
Commissioner Michael Hannon
Commissioner Shawn Kumagai
Vice Chairperson Yang Shao
Commissioner Courtney Welch

Excused:

Commissioner Monith Ilvarasan

Absent:

Commissioner Andrew Serna

Entered after Roll Call:

Commissioner Angela Finley

2. RESOLUTION NO. 10-22: APPROVING THE IMPLEMENTATION OF TELECONFERENCING REQUIREMENTS UNDER GOVERNMENT CODE SECTION 54953(e) (AB361)

Melissa Taesali, Executive Assistant, presented the staff report. Report received with no questions or comments from the Housing Commission.

Recommendation: Adopt Resolution No. 10-22 approving the implementation of teleconferencing requirements under Government Code Section 54953(e) (AB361).

Motion/Second: Hannon/Lamnin.

Upon a roll call of the votes being taken the votes were:

Ayes: Cmr. Ballew, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Shao, and Welch

Not present for the vote: Cmr. Finley

Motion passed. **APPROVED AS RECOMMENDED.**

3. **CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

*Pursuant to Government Code §54956.9
Housing Authority of the County of Alameda, et al.,
Superior Court of California, County of Alameda, Case No. 22CV012548 – One (1) case*

The Housing Commission entered into a closed session at 8:05 a.m. and reconvened in open session at 8:28 a.m. Chairperson McQuaid reported that there were no reportable actions taken in the closed session.

4. **CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Government Code – One (1) case

The Housing Commission entered into a closed session at 8:28 a.m. and reconvened in open session at 8:48 a.m. Chairperson McQuaid reported that the Commission voted to deny the claim pertaining to Superior Court of California, County of Alameda, Case No. 22CV012548.

Votes:

Aye: Cmr. Ballew, Ballew, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, and Shao.
Not present for the vote: Cmr. Welch.

5. **ACTION: APPROVAL OF THE MINUTES OF THE AUGUST 10, 2022 HOUSING COMMISSION MEETING**

Recommendation: Approve the minutes of the August 10, 2022 Housing Commission meeting as presented.

Commission Discussion: Chairperson McQuaid recommended staff note in the minutes, moving forward, which commissioners attended the meeting in-person and those who participated remotely.

Motion/Second: Gerry/Lamnin.

Upon a roll call of the votes being taken the votes were:

Ayes: Cmr. Ballew, Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Shao, and Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

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

Julio Corral, SEIU 1021 Labor Representative, introduced himself as the new labor representative for HACA’s SEIU members. Mr. Corral commented on the status of the negotiations for a successor Memorandum of Understanding (MOU) between HACA and SEIU and the “no” vote on proposed labor contract presented to HACA’s SEIU-represented employees.

Michelle Aragon, a HACA Housing Technician and Hayward resident, commented on the low

employee morale at HACA and the recent 34-to-1 “No” vote on the proposed labor contract that was presented to HACA’s SEIU-represented employees.

Laura Moreno, a HACA Eligibility Technician and San Lorenzo resident, commented on the work being done by HACA’s employees and the employees’ expectations of the HACA management team.

Kari Ngo, a HACA Eligibility Technician and Dublin resident, commented on the work being done by HACA employees and asked that HACA management take care of employees so that they are able to provide the best service to the agency’s participants.

Somi Kim, a HACA Housing Specialist and Fremont resident, commented on labor contract negotiations and asked that HACA management present a fair contract.

Sandra Guy, a HACA employee and resident of San Leandro, commented that she has been with HACA for over 20 years, voted “No” for the very first time on a labor contract, and stated that HACA has amazing staff and management who are just not able to agree on a labor contract.

Chairperson McQuaid thanked all members of the public who participated in Public Comment for their time.

7. INFORMATION: EXECUTIVE DIRECTOR’S REPORT

Kurt Wiest, Executive Director, presented his report. Mr. Wiest provided an update on HACA’s operations relative to COVID-19. He stated that he was optimistic about the progress that has been made to return to some sense of normalcy. He further reported that although there is no future date set yet for reopening HACA’s office to the public, some management staff have been assigned to a committee tasked with developing a plan to reopen the office to the public. Mr. Wiest also reported that HACA has been awarded 34 additional Section 8 Housing Choice Vouchers (HCV) in conjunction with the Consolidated Appropriations Act that was passed by Congress earlier this year. Mr. Wiest welcomed Julio Corral and commented that he was looking forward to working with Mr. Corral on labor contract negotiations.

Commission Discussion: Cmr. Hannon and Mr. Wiest discussed some of the challenges that have prevented HACA from reopening the office to the public. Cmr. Hannon commented that some participants struggle with conveying their issues and can more effectively express their needs through a one-on-one connection with HACA staff. He encouraged staff to re-open the office as soon as possible. Cmr. Gacoscos and Mr. Wiest discussed how HACA will distribute the additional HCVs and also talked about HACA’s wait list.

8. NEW BUSINESS

8-1. ACTION: APPROVE FAMILY SELF-SUFFICIENCY (FSS) ACTION PLAN UPDATE

Kurt Wiest introduced this item. Mr. Wiest stated that HACA’s Family Self-Sufficiency (FSS) Program is one of HACA’s most important programs. He explained that the FSS Program rules are outlined in the FSS Action Plan. Daniel Taylor, Special Programs Manager,

presented the staff report. Mr. Taylor provided the history of the FSS program and described how the FSS Program works to help families progress toward economic independence and self-sufficiency. Mr. Taylor reported that in May 2022, the U.S. Department of Housing and Urban Development (HUD) published a final rule, *Streamlining and Implementation of Economic Growth, Regulatory Relief, and Consumer Protect Act Changes to the Family Self-Sufficiency (FSS Program)*, which amended the requirements for the FSS Program. He highlighted the key updates in HUD's final rule and reported that staff is proposing to amend HACA's FSS Action Plan to ensure compliance. Mr. Taylor reported that housing authorities must update their FSS Action Plan and be compliant with HUD's newly published final rule no later than November 14, 2022. He indicated that HACA plans to submit its revised FSS Action Plan to HUD by September 30, 2022.

Recommendation: Approve the proposed revisions to HACA's Family Self-Sufficiency Action Plan as presented and authorize staff to submit the FSS Action Plan to HUD.

Commission Discussion: Cmr. Hannon thanked Mr. Taylor for the report and commented that the updates to the FSS Action Plan will benefit the FSS Program participants. He asked if HUD contacts housing authorities directly to seek their input on potential changes to programs requirements. Mr. Taylor indicated that while there is usually a public comment period, HUD usually conducts national studies and surveys when preparing to make programmatic changes.

Cmr. Lamnin and Mr. Taylor discussed the demographics of the FSS Program. Cmr. Lamnin encouraged staff to work with the Commission to brainstorm and explore additional methods for outreach to cultivate diversity within the FSS Program. Cmr. Lamnin asked for clarification on HUD Multi-Family Housing programs and their access to HACA's FSS Program. Mr. Taylor explained that HUD subsidizes multi-family properties through other programs outside of HACA. He further explained that in these cases, HACA's FSS Program would not be available to the residents at these properties since the programs tied to these HUD multi-family projects are not administered by HACA. Cmr. Lamnin and Mr. Taylor also discussed the definition of the Head of Household. Mr. Taylor explained that the updated FSS Action Plan allows any adult authorized household member to be the FSS participant and enter into the FSS Program Contract of Participation.

Cmr. Gerry commented that he's pleased to see these changes. He further commented that the updates are beneficial and are going to provide a little more flexibility for the FSS Program participants.

Chairperson McQuaid commented that these updates to the FSS Action Plan are wonderful and that these changes are going to be beneficial to the FSS program participants.

Motion/Second: Lamnin/Gerry.

Upon a roll call of the votes being taken the votes were:

Ayes: Cmr. Ballew, Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Shao, and Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

8-2. ACTION: APPROVE THE 2022 HACA SCHOLARSHIP AWARDS

Daniel Taylor presented the staff report. Taylor thanked commissioners Finley, Hannon and Kumagai for serving on this year's HACA Scholarship Committee (committee). He reported on the number of applications received for the 2022 HACA Scholarship Program and the 2022 Donald C. Biddle Memorial Scholarship and described some of the challenges with this year's scholarship applications. Mr. Taylor further reported that the committee met on September 13 to review the applications and selected 8 applicants to receive a HACA Scholarship. Mr. Taylor talked about the purpose of the Donald C. Biddle Memorial scholarship that was established to honor late HACA Housing Commissioner Don Biddle. He announced the winner of the Donald C. Biddle Memorial Scholarship and highlighted the awardee's work and accomplishments. The award recommendations were screenshared for remote meeting participants and a copy was distributed to meeting attendees who were present in the HACA Board Room. Mr. Taylor recommended that the Housing Commission approve the scholarship committee's award recommendations.

Recommendation: Approve the 2022 HACA Scholarship Program and 2022 Donald C. Biddle Memorial Scholarship awards as recommended by the HACA scholarship committee.

Commission Discussion: Cmr. Hannon thanked Mr. Taylor for his work on the scholarships. He stated a correction to the number of applicants who received an award, clarified that one applicant did not receive a full award and summarized the reasons why. He also talked about the Donald C. Biddle Memorial Scholarship award recipient and commented that Don would be proud of her work. He thanked the commission for continuing the Donald C. Biddle Memorial Scholarship. Cmr. Hannon also recommended that staff and the Commission explore the possibility of carrying over any unused scholarship funds to future year and consider increasing the scholarship award amounts due to the rising costs of education. Mr. Wiest expressed support of this recommendation and indicated that staff will plan for this.

Cmr. Kumagai commented that he was not able to attend the committee meeting and thanked the scholarship committee for their award recommendations. He further commented he enjoyed reviewing the scholarship applications and that it is always great to read about the applicants' achievements and accomplishments. Cmr. Kumagai also announced that there will be a ribbon cutting at a new park in Dublin dedicated to Don Biddle and invited all to attend. He also encouraged staff to invite the awardee to the grand opening. Cmr. Kumagai indicated that he would share the event information with staff and commissioners.

Motion/Second: Hannon/Gacoscos.

Motion passed. **APPROVED AS RECOMMENDED.**

8-3. INFORMATION: PROGRAM ACTIVITY REPORT

Daniel Taylor presented the staff report. Mr. Taylor reported that the FSS Program partnered with A1 Housing, a local non-profit in Hayward, on a *Budgeting for Homeownership* workshop that was well attended. Mr. Taylor also reported that the FSS Program partnered with the Oakland Methodist Foundation on a back-pack and school supply event and was able to give away back-packs filled with school supplies to 85 families. Lastly, Mr. Taylor shared the accomplishments of an FSS program participant who recently became a homeowner.

7. COMMISSIONER REPORTS

None.

8. ADJOURNMENT

There being no further business to discuss Chairperson McQuaid adjourned the meeting at 9:31 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

Kurt Wiest
Executive Director/Housing Commission Secretary

Approved:

Peggy McQuaid
Housing Commission Chairperson

EXECUTIVE DIRECTOR'S REPORT

October 12, 2022

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: October 12, 2022

1. **COVID-19 Update & Office Reopening Plans:** Based on consistent improvements in reducing the transmission of the COVID-19 virus and corresponding community-wide resistance to the harmful effects of the virus, we have targeted the reopening of HACA's office to the public to begin on Tuesday, January 3, 2023. As part of our strategy for a successful reopening, we are working to balance the safety of our staff, the need to provide in-person services to our participants, and our operational capacity, which is tied to filling Administrative Clerk vacancies to adequately staff the lobby.

We continue to follow directives from the Alameda County Public Health Officer and guidance from the Centers for Disease Control. This includes social distancing within the workplace and supporting wearing of face coverings for those who choose to wear them based on individual health needs and circumstances. These standards will be in place at the time of reopening unless modified by public health orders.

2. **CARES Act HUD Review:** A routine review by HUD is underway for funding allocated to HACA under the pandemic-related Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020 and the Coronavirus Response and Consolidated Appropriations Act of 2021. A total of \$3,138,543 was allocated to HACA to support our efforts to remain operationally functional and relevant to our mission during the first two years of the pandemic. An exit conference for the review will be held on October 17 and results reported at the next Housing Commission meeting.

NEW BUSINESS
October 12, 2022

HOUSING AUTHORITY OF ALAMEDA COUNTY

AGENDA STATEMENT

Meeting: October 12, 2022

Subject: Amendment to contract with Howroyd-Wright Employment Agency (AppleOne) for Temporary Employment Services

Exhibits Attached: None

Recommendation: Authorize the Executive Director to Execute an Amendment to the Contract with Howroyd-Wright Employment Agency (AppleOne)

Financial Statement: \$125,000 from FY2022-2023 Section 8 Administrative Budgets

BACKGROUND

In August 2016, following a competitive solicitation process, HACA executed a contract with Howroyd-Wright Employment Agency (AppleOne) to provide Temporary Staffing Services. The initial contract was awarded for a one-year term for a not-to-exceed amount of \$175,000. HACA subsequently executed Amendments to extend the contract over a period of five years, through June 30, 2022.

In June 2022, the Commission approved a contract extension in the amount of \$147,600 for the period of July 2022 through October 2022, in order to retain existing temporary employees tied to vacancies while staff conducted a competitive solicitation process for a new contract for temporary staffing services.

DISCUSSION AND ANALYSIS

In July 2022, HACA issued a Request for Proposals (RFP) for temporary staffing services and received three proposals. One proposal was deemed unresponsive, and the other two proposals were not sufficient to address HACA's needs. As such, staff intends to revise the RFP and reissue it by December 2022, with an intent to select a firm by April 2023.

HACA has an ongoing need for temporary staffing services to support agency operations during periods of unexpected staffing shortages due to extended leaves and vacancies as well as for special projects that require short-term increased operational capacity. Currently, HACA has seven temporary employee positions filled or in process through the existing contract with Howroyd-Wright to cover Administrative Clerk and Eligibility Technician vacancies. HACA expects to complete the Administrative Clerk recruitment by November 2022 and to initiate the Eligibility Technician recruitment by the end of the calendar year.

The current contract with Howroyd-Wright will expire on October 31, 2022. However, it is necessary to extend the contract for six (6) months through April 30, 2023. The contract extension will allow for continuity of services to support the current vacancies as well as any unanticipated staffing needs until the new solicitation is completed. The six (6) month contract extension is estimated to cost \$125,000, based upon the billing rates that were agreed to and accepted by HACA in the previous contract extension. The additional \$125,000 for the period of November 1, 2022 through April 30, 2023 is included in the approved FY 2022-2023 budget.

Staff recommends your Commission authorize the Executive Director to execute an amendment to the current contract with Howroyd-Wright Employment Agency (AppleOne), reflecting the changes above.

PROGRAM ACTIVITY
REPORT

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: October 12, 2022

Subject: Programs Activity Report

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

Recommendation: Receive Report

SECTION 8 HOUSING CHOICE VOUCHERS (HCV)

- **Lease-Up:** The below chart provides the number of Section 8 HCV program units under contract. This number includes HACA vouchers and portability clients for which we are being billed by the receiving housing authority but excludes portability clients for which we are billing the initial housing authority.

10/1/2022	10/1/2021	10/1/2020
6,747	6,501	6,087

- **HCV Program Utilization:** The below chart provides the average HAP subsidy, average tenant-paid portion, and average contract rent. These amounts include HACA vouchers, but do not include incoming and outgoing portability clients.

	10/1/2022	10/1/2021	10/1/2020
Average HAP Subsidy	\$1,754	\$1,751	\$1,731
Average Tenant-Paid Rent	\$594	\$558	\$534
Average Contract Rent	\$2,348	\$2,309	\$2,266

- ❖ The below chart provides the outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority’s jurisdiction) and incoming portability contracts where HACA billed other housing authorities.

	10/1/2022	10/1/2021	10/1/2020
Outgoing Billed Portability Contracts	87	77	155
Incoming Portability Contracts	31	128	449

- ❖ PACH has 230 project-based voucher (PBV) units. The chart below provides the number of these units that are leased.

10/1/2022	10/1/2021	10/1/2020
222	224	228

- **Section 8 Contract Reports:** Copies of the Contract Reports are attached. The Section 8 Contract and HAP Report includes HACA certificates, HACA vouchers and portability clients for which we are billing the initial housing authority. The Section 8 Average Contract Rent Report includes HACA vouchers and portability clients for which we are billing the initial housing authority.
- **Landlord Rental Listings:** As of October 3, 2022, there were 42 active properties listed.

	11/1/21	12/1/21	1/3/22	2/7/22	3/1/22	4/4/22	5/2/22	6/1/22	7/5/22	7/29/22	9/1/22	10/3/22
Units	54	50	44	49	42	37	47	40	49	41	44	42

- **HCV Housing Quality Standards (HQS) Inspections and Abatements:** The below chart provides quarterly information on HQS inspections and HQS abatements.

	Q3 2022		Q2 2022		Q1 2022	
Scheduled Annual Inspections	906		940		1,081	
Passed the Day Inspected	532	59%	616	66%	686	63%
Failed Inspection	184	20%	95	10%	135	12%
No Shows or Deferred Due to COVID-19	182	20%	218	23%	251	23%
Moved Out Prior to Inspection	8	1%	97	1%	9	1%
HAP Abatements for Non-Compliance with HQS	8		8		4	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the month of September 2022

City	Certificates		Vouchers		SEPTEMBER 2022 TOTAL		SEPTEMBER 2021	SEPTEMBER 2020
	Number	HAP*	Number	HAP**	Number	HAP		
		based on avg \$2,051		based on avg \$1,761				
Albany	0	\$0	10	\$17,610	10	\$17,610	12	12
Castro Valley	3	\$6,153	239	\$420,879	242	\$427,032	231	226
Dublin	3	\$6,153	417	\$734,337	420	\$740,490	410	403
Emeryville	4	\$8,204	157	\$276,477	161	\$284,681	157	155
Fremont	21	\$43,071	1,234	\$2,173,074	1,255	\$2,216,145	1,162	1,106
Hayward	40	\$82,040	1,862	\$3,278,982	1,902	\$3,361,022	1,842	1,882
Newark	6	\$12,306	227	\$399,747	233	\$412,053	226	227
Pleasanton	3	\$6,153	300	\$528,300	303	\$534,453	282	248
San Leandro	16	\$32,816	1,371	\$2,414,331	1,387	\$2,447,147	1,304	1,320
San Lorenzo	2	\$4,102	178	\$313,458	180	\$317,560	176	180
Union City	12	\$24,612	705	\$1,241,505	717	\$1,266,117	696	701
TOTALS	110	225,610	6,700	11,798,700	6,810	12,024,310	6,498	6,460

* Based on an average September Housing Assistance Payment (HAP) of \$2,051 per certificate contract

**Based on an average September Housing Assistance Payment (HAP) of \$1,761 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of September 2022

City	Number of HAP Contracts (HCV Only)	Average Contract Rent	Average HAP Paid by HACA	Average Rent Paid by Family	Average Family-Paid Rent as a Percentage of Average Contract Rent
Albany	10	\$1,657	\$1,310	\$347	21%
Castro Valley	239	\$2,361	\$1,759	\$603	26%
Dublin	417	\$2,348	\$1,776	\$575	24%
Emeryville	157	\$1,921	\$1,438	\$483	25%
Fremont	1,234	\$2,474	\$1,907	\$567	23%
Hayward	1,862	\$2,264	\$1,679	\$584	26%
Newark	227	\$2,655	\$1,899	\$756	28%
Pleasanton	300	\$2,181	\$1,680	\$500	23%
San Leandro	1,371	\$2,266	\$1,692	\$574	25%
San Lorenzo	178	\$2,564	\$1,893	\$671	26%
Union City	705	\$2,508	\$1,878	\$630	25%

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

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

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: October 12, 2022

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FSS PROGRAM NEWS

FSS Program Activities

Workshop

On Saturday, September 10, 2022, James Hayes from the Albany Rotary Club presented an estate planning workshop. Thirty-one (31) participants attended the workshop. The goal was to help participants prepare for the future well-being of their families. The topics included:

- Wills
- Trusts
- Power of attorney
- Advanced health care directives

It's Your Time to Shine Event Planning

The FSS Team is finalizing the details on our 13th annual *It's Your Time to Shine* celebration. The event will be held over Zoom on Thursday, November 10, 2022, from 6:00-7:30 pm. We will celebrate the accomplishments of our FSS families. FSS program participants and their family members will be acknowledged for achievements, including obtaining a GED or high school diploma, graduating college, getting a new job, or receiving a promotion. Additionally, we will honor recent graduates of the FSS program.

FSS Program Summary

Program Summary	September 2022
Total Clients Under Contract:	203
Graduates:	1
Escrow Disbursed:	\$10,003.85
Ports In:	0
Ports Out:	1
Terminations:	1
New Contracts:	0
Case Management Referrals:	7
Job Referrals:	79