



HOUSING COMMISSION AGENDA

Regular Meeting Date: September 13, 2023

Time: 8:00 a.m.

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

The meeting location is open to the public. Members of the public also have the option to observe and participate in the meeting remotely at the following link: <https://us02web.zoom.us/j/88460095724>

If attending in person and you wish to speak on a matter, please request a speaker slip from the Housing Commission Clerk, fill it out then return the speaker slip to her as soon as possible before the start of the meeting. Members of the public who are participating remotely should submit their written comment(s) to: melissat@haca.net.

For both in-person and remote attendees, if you wish to comment on a matter NOT on the Housing Commission’s agenda, please wait until the Chairperson calls for PUBLIC COMMENT. To comment a specific item on the meeting agenda, please wait for the Chairperson to call for public comments on that agenda item. 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 restricts the Housing Commission from discussing and/or taking action on any matters that are not on the meeting agenda. Therefore, matters that are raised during public comment will be referred to staff. We want to ensure everyone feels comfortable participating in Housing Commission meetings and is not intimidated by any public comments.

1. CALL TO ORDER / ROLL CALL

2. CLOSED SESSION

Pursuant to Government Code § 54957(a)

Executive Director Recruitment

Pursuant to Government Code § 54957(a)

Executive Director Evaluation

3. APPROVAL OF THE MINUTES OF THE JULY 26, 2023 SPECIAL MEETING

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4. PUBLIC COMMENT

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5. EXECUTIVE DIRECTOR’S REPORT

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6. NEW BUSINESS

6-1. APPROVE THE 2023 HACA SCHOLARSHIP PROGRAM AND 2023 DONALD C. BIDDLE MEMORIAL SCHOLARSHIP AWARDS

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6-3. PROGRAM ACTIVITY REPORT

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8. ADJOURNMENT

HOUSING COMMISSION
MEETING MINUTES
July 26, 2023



SUMMARY ACTION MINUTES

HOUSING COMMISSION

Special Meeting Date: July 26, 2023

Meeting Time: 8:00 a.m.

1. CALL TO ORDER / ROLL CALL

CALL TO ORDER:

Chairperson McQuaid called the meeting to order at 8:00 a.m.

ROLL CALL:

Commissioners Present:

Commissioner Pete Ballew
Commissioner Seema Chawla
Commissioner Mark Gerry
Commissioner Daniel Goldstein
Commissioner Michael Hannon
Commissioner Helen Mayfield
Chairperson Peggy McQuaid
Commissioner Scott Sakakihara
Vice Chairperson Yang Shao

Excused:

Commissioner Angela Finely
Commissioner Michael McCorrison

Absent:

Commissioner Courtney Welch

2. ACTION: ELECTION OF OFFICERS

Comr. Michael Hannon reported that the Nominating Committee has selected Vice Chairperson Yang Shao and Comr. Michael McCorrison for the offices of Chairperson and Vice Chairperson respectively.

Recommendation: Approve the nomination of Vice Chairperson Yang Shao to the office of Chairperson and Comr. Michael McCorrison to the office of Vice Chairperson.

Motion/Second: Hannon/Goldstein.

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

Ayes: Comrs. Ballew, Chawla, Gerry, Goldstein, Hannon, Mayfield, McQuaid, Sakakihara, and Shao.

Excused: Comrs. Finley and McCorrison.

Motion passed. **APPROVED AS RECOMMENDED.**

Newly elected Chairperson Shao chaired the remainder of the meeting. He thanked Comr. McQuaid for all her support and commented that he is looking forward to working with staff to provide high quality service to the communities that HACA serves.

3. ACTION: APPROVAL OF THE MINUTES OF THE HOUSING COMMISSION'S JUNE 14, 2023 MEETING

Melissa Taesali, Executive Assistant/Housing Commission Clerk stated a correction for the record. She indicated that Cmr. Sakakihara's name was missing from the Roll Call of the commissioners who were present at the June 14 meeting.

Recommendation: Approve the minutes of the June 14, 2023 meeting with the stated correction.

Motion/Second: Goldstein/Mayfield.

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

Ayes: Cmr. Ballew, Chawla, Gerry, Goldstein, Hannon, Mayfield, McQuaid, Sakakihara, and Shao.

Excused: Cmr. Finley and McCorriston.

Motion passed. **APPROVED AS RECOMMENDED.**

4. PUBLIC COMMENT

None.

5. INFORMATION: EXECUTIVE DIRECTOR'S REPORT

Kurt Wiest, Executive Director, presented his staff report. Mr. Wiest introduced all the management staff who were present at the meeting. Mr. Wiest welcomed newly appointed commissioners Seema Chawla and Helen Mayfield.

Mr. Wiest announced that staff is planning a meet and greet event for the HACA staff and the Housing Commission. He reported that the event will take place in the HACA courtyard after the September 13 regular Housing Commission meeting and that light refreshments will be served.

Mr. Wiest updated the Housing Commission on the status of his performance evaluation and indicated he will bring his self-evaluation to the Personnel Committee as well as the Housing Commission in September. He also announced that HACA has appointed a Human Resources Manager and that she will be introduced to the Housing Commission at the September meeting.

Lastly, Mr. Wiest reported that the Housing Commission's regular August meeting would be canceled.

Commission Discussion: Chairperson Shao recommended that staff have nameplates when they are present at the Housing Commission meetings and to introduce them at the beginning of each meeting.

6. NEW BUSINESS

6-1. **RESOLUTION NO. 12-23: APPROVING THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION**

Mr. Wiest introduced this item. Jennifer Cado, Senior Administrative Analyst presented the staff report. Ms. Cado stated a correction for the record:

On page 20 of the agenda packet, the chart titled "2023 Certification," should read 120 and not 135 in the row titled "Earned Points."

Ms. Cado described the key performance indicators measured by the Section Eight Management Assessment Program (SEMAP) to measure HACA's performance in the administration of the Section 8 Housing Choice Voucher (Section 8) Program, how points are earned, and the different ratings that housing authorities can receive as a result of their SEMAP scores. Ms. Cado indicated that HACA's SEMAP certification is due to the U.S. Department of Housing and Urban Development (HUD) by August 29. She noted that this SEMAP certification will be the first one submitted since the 2018-2019 fiscal year since HUD issued SEMAP waivers during the pandemic. Ms. Cado reported that HACA's overall rating for the 2021-2022 fiscal year is "Standard." She further reported that although HACA continues to make significant progress in improving its operations and in increasing staff capacity, there were 3 key performance indicators that were impacted because of the pandemic. Ms. Cado explained which of these performance indicators were impacted, explained how full points for these particular indicators are earned, and outlined the reasons why HACA scored 0 points in these key performance indicators. Ms. Cado summarized the steps that staff is taking to improve performance in these areas.

Recommendation: Adopt Resolution No. 12-23 approving the Section Eight Management Assessment Program and authorize submittal to HUD.

Commission Discussion: Cmr. Goldstein asked if staff capacity was the root cause for the loss of points in the 3 performance indicators. Laura Broussard Rosen, Deputy Executive Director, indicated that members of the inspections staff had been on an extended leave, and while HACA contracts with Isterling to handle most inspections, this ultimately presented a challenge. Cmr. Goldstein asked if HACA is meeting the obligations to the tenants and Ms. Broussard Rosen indicated the challenges mainly impacted the Landlords who participate in the program. Ms. Broussard Rosen and Cmr. Goldstein discussed some of these issues.

Cmr. Gerry commented that the pandemic was a very challenging time for landlords.

Comr. Hannon and Ms. Broussard Rosen discussed the criteria for key performance indicator 6. Comr. Hannon and Ms. Broussard Rosen also discussed late re-examinations.

Comr. Ballew commented that staff should reach out to the Housing Commission if there is anything that they can do to support the operations and asked staff to explore how technology can be incorporated to streamline the processes. Ms. Broussard Rosen commented that Housing Quality Standards (HQS) and re-examinations are always areas of concern for housing authorities.

Mr. Wiest commented that HACA has regularly achieved a SEMAP “High Performer” rating and while not achieving this rating for this reporting period, it is critical that HACA report their ratings accurately and are fully transparent. He indicated that there are no financial implications for achieving a “Standard” rating for SEMAP. Mr. Wiest also commented that while the senior staff at HACA continues to closely monitor the operations and make any necessary adjustments. Ms. Broussard Rosen agreed and explained that many of these are already underway and ongoing so the outcomes of these process improvements won’t be reflected until the next reporting period. Ms. Broussard Rosen agreed and commented that strategies are in place. Comr. Sakakihara and Ms. Cado discussed rent reasonableness, how adjusted income is determined and the Deconcentration bonus points. Comr. Hannon commented that he is disappointed that HACA did not score the full points in these performance indicators. Comr. Hannon and Ms. Broussard Rosen discussed progress reports and agreed that staff would provide a mid-year review of overall SEMAP indicators. Comr. McQuaid commented that it is vital that there is service continuity and Comr. Goldstein agreed. He also recommended that staff consistently provide reports to maintain transparency. He thanked staff for all the work that they are doing. Mansoorali Hudda, Finance Director, commented that the senior staff regularly reviews staffing strategies and is adding resources whenever possible. Comr. Hannon thanked staff for their hard work and expressed appreciation for HACA’s transparency.

Motion/Second: McQuaid/Goldstein

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

Ayes: Comrs. Ballew, Chawla, Gerry, Goldstein, Hannon, Mayfield, McQuaid, Sakakihara, and Shao.

Excused: Comrs. Finley and McCorriston.

Motion passed. **APPROVED AS RECOMMENDED.**

6-2. RESOLUTION NO. 13-23: APPROVE REALLOCATION OF VETERAN AFFAIRS SUPPORTIVE HOUSING VOUCHERS TO THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA

Jennifer Cado presented the staff report. Ms. Cado reported that staff is proposing to reallocate unutilized San Francisco Veterans Affairs Supportive Housing (VASH) to the Housing Authority of the City of Alameda. She explained the reasons for the proposed reallocation and indicated that the San Francisco VA has submitted a letter of support for the reallocation of 20 VASH vouchers to the Housing Authority of the City of

Alameda. Ms. Cado indicated that reallocating these vouchers does not have an impact in HACA's ability to obtain VASH vouchers in the future and recommended that the Housing Commission adopt the resolution approving the reallocation of these vouchers.

Recommendation: Adopt Resolution No. 13-23 approving the Veterans Affairs Supportive Housing vouchers to the Housing Authority of the City of Alameda.

Commission Discussion: Cmr. Sakakihara and Ms. Cado talked about how the VASH vouchers work and the specific population served by the VASH voucher program.

Motion/Second: Ballew/McQuaid.

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

Ayes: Cmr. Ballew, Chawla, Gerry, Goldstein, Hannon, Mayfield, McQuaid, Sakakihara, and Shao.

Excused: Cmr. Finley and McCorriston.

Motion passed. **APPROVED AS RECOMMENDED.**

6-3. ACTION: AMEND AND RENEW THE PROPERTY MANAGEMENT AGREEMENT BETWEEN HACA AND PRESERVING ALAMEDA COUNTY HOUSING, INC.

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that in February 2011 the HACA Housing Commission approved the formation of Preserving Alameda County Housing, Inc. (PACH) and that PACH acquired 230 units from HACA's low-income public housing and other low-income housing programs. She explained that these 230 units are managed by HACA under the terms of a property management agreement and that staff is proposing to renew this agreement for another 5-year term. Ms. Broussard Rosen also reported that staff is proposing to modify the agreement to reflect current staffing structures and management fees charged by HACA to PACH.

Recommendation: Approve the amended property management agreement between HACA and Preserving Alameda County Housing, Inc. for another 5-year term.

Motion/Second: Goldstein/Gerry.

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

Ayes: Cmr. Ballew, Chawla, Gerry, Goldstein, Hannon, Mayfield, McQuaid, Sakakihara, and Shao.

Excused: Cmr. Finley and McCorriston.

Motion passed. **APPROVED AS RECOMMENDED.**

6-4. ACTION: APPOINT A HOUSING COMMISSIONER TO THE BOARD OF DIRECTORS OF PRESERVING ALAMEDA COUNTY HOUSING, INC. (PACH)

Melissa Taesali presented the staff report. Ms. Taesali reported that the activities and affairs of Preserving Alameda County Housing, Inc. (PACH), HACA's non-profit instrumentality, are managed by 5-member Board of Directors (PACH Board). She explained that in accordance with the PACH Bylaws, certain offices are held by the Housing Commission Chairperson, Vice Chairperson, and a HACA Housing Commissioner who is appointed to the PACH Board by the Housing Commission. Ms. Taesali indicated that the Housing Commission's current appointee to the PACH Board is Cmr. Mark Gerry. She explained that the Housing Commission can reappoint him if they choose or appoint a new commissioner to serve. After a brief discussion, the Housing Commission recommended the reappointment of Cmr. Mark Gerry to the PACH Board.

Recommendation: Approve the appointment of Cmr. Mark Gerry to the Preserving Alameda County Housing, Inc. Board of Directors.

Motion/Second: Goldstein/Hannon.

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

Ayes: Cmr. Ballew, Chawla, Gerry, Goldstein, Hannon, Mayfield, McQuaid, Sakakihara, and Shao.

Excused: Cmr. Finley and McCorriston.

Motion passed. **APPROVED AS RECOMMENDED**

6-5. ACTION: APPOINT COMMITTEE MEMBERS TO THE BUDGET/AUDIT/NEGOTIATIONS COMMITTEE

Ms. Taesali presented the staff report. Ms. Taesali provided the Housing Commission with the background on the Budget/Audit/Negotiations (BAN) Committee and indicated that the BAN Committee was initially an ad-hoc committee who met from time to time but has evolved more recently to a fixed committee with continuing subject matter jurisdiction over budget, audit, and negotiations. Ms. Taesali reported that staff consulted with County Counsel and County Counsel advised that the BAN Committee should be considered a standing committee of the Housing Commission that is subject to the requirements of the Brown Act, including but not limited to public noticing and teleconferencing requirements. She recommended that the Housing Commission appoint new members to the BAN Committee. After a brief discussion, Cmr. Ballew and Hannon agreed to continue serving on the committee, Cmr. Goldstein volunteered to serve on the committee, and Ms. Taesali indicated that Cmr. McCorriston had also expressed an interest in serving on the committee.

Recommendation: Approve the appointments of Cmr. Ballew, Goldstein, Hannon, and McCorriston to the BAN Committee

Motion/Second: Goldstein/Hannon.

Commission Discussion: Cmr. McQuaid commented that she is interested in serving on this committee but that staff should check with Cmr. Finley, who was not present at the meeting, to see if she if she is interested in continuing on the committee.

Amended Recommendation: Approve the appointments of Cmr. Ballew, Goldstein, Hannon, and McCorriston to the BAN Committee and if Cmr. Finley does not wish to continue serving on the BAN committee, bring this item back to the Housing Commission at a future meeting to act on an additional BAN Committee appointment.

Commission Discussion: Cmr. Goldstein and Hannon agreed to the amended recommendation.

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

Ayes: Cmr. Ballew, Chawla, Gerry, Goldstein, Hannon, McQuaid, Sakakihara, and Shao.

Abstain: Cmr. Mayfield.

Excused: Cmr. Finley and McCorriston.

Motion passed. **APPROVED AS RECOMMENDED.**

6-6. INFORMATION: PROGRAM ACTIVITY REPORT

Daniel Taylor, Special Programs Manager, presented the staff report. Mr. Taylor invited the Housing Commission to the Family Self-Sufficiency (FSS) Program's virtual Health and Resource Fair scheduled for Saturday, July 29, on Zoom.

7. INFORMATION: COMMISSIONER REPORTS

None.

8. ADJOURNMENT

There being no further business to discuss Chairperson Shao adjourned the meeting at 9:29 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant

EXECUTIVE DIRECTOR'S REPORT
September 13, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: September 13, 2023

1. **Reminder of Meet & Greet After Housing Commission Meeting:** Following the adjournment of the September 13th Housing Commission meeting, Commissioners and HACA staff are invited to the interior courtyard to visit and enjoy light refreshments.
2. **Executive Director Recruitment Status Update:** The deadline for letters of interest and resumes was August 7, 2023, and our recruitment consultant, Avery Associates, has spent the last month conducting initial interviews of candidates. The HACA Personnel Committee is scheduled to meet in closed session and receive a report from Paul Kimura of Avery Associates on Tuesday, September 12 on the status of the recruitment and next steps for interviews of qualified and recommended top candidates. The Personnel Committee will report back to the Housing Commission in a closed session on September 13.
3. **Introduction of New HACA Human Resources Manager, Mildred Otis:** On July 31 Mildred Otis began her service as our Human Resources Manager. She is well-qualified for the position and has extensive HR experience working for City College of San Francisco, Oakland Unified School District, and the San Mateo County Office of Education. Ms. Otis has an MA in Organizational Psychology from Golden Gate University and an MBA from the University of Phoenix. We are pleased to welcome Ms. Otis. She has made an immediate positive impact on HACA operations.
4. **Personnel Committee (PC) Term of Membership:** At the July 2023 Commission meeting an inquiry was made regarding the term of service for PC members. The bylaws for the PC Committee specify that members serve a 4-year term and can be reappointed for additional terms. The term for the current PC members expires in March 2025.

NEW BUSINESS
September 13, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: September 13, 2023

Subject: HACA Scholarship and the Donald C. Biddle Memorial Scholarship Awards

Exhibits Attached: None

Recommendation: Approve the 2023 scholarship awards

BACKGROUND

Every year, the HACA Scholarship Program provides an opportunity for participants of the Family Self-Sufficiency (FSS) program and for tenants of HACA’s instrumentality, Preserving Alameda County Housing, Inc. (PACH), to apply for a scholarship that can be used to support their education.

DISCUSSION AND ANALYSIS

This year, staff received 17 applications for the 2023 HACA Scholarship Program and 3 applications for the 2023 Donald C. Biddle Memorial Scholarship. The applications, shown below by city of residence, were submitted to your Commission’s Scholarship Committee (Commissioners Gerry, Goldstein, McCorriston, and Sakakihara) for their review.

2023 HACA SCHOLARSHIP

CITY OF RESIDENCE	# OF APPLICATIONS
Castro Valley	2
Emeryville	2
Hayward	2
Newark	2
San Leandro	1
Union City	5

2023 DONALD C. BIDDLE MEMORIAL SCHOLARSHIP

CITY OF RESIDENCE	# OF APPLICATIONS
Castro Valley	1
Hayward	1
Union City	1

A virtual meeting with the Scholarship Committee is scheduled to discuss the Committee’s selections and recommendations for awards. Staff will provide a copy of these recommendations at the meeting on September 13.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: September 13, 2023

Subject: HACA’s Non-Housing Assets

Exhibits Attached: Slide Deck

Recommendation: Receive presentation

BACKGROUND

The primary purpose of the Housing Authority of the County of Alameda (HACA) is to provide affordable housing opportunities for households of limited financial means. This is accomplished through a variety of federal, state, and local housing initiatives and programs.

Ancillary to HACA’s purpose is carrying out the operational components of our programs in an efficient and fiscally responsible way.

This brief informational report is to advise the Housing Commission of the non-residential assets owned by HACA or Preserving Alameda County Housing (PACH), an instrumentality of HACA. Below is a short summary of each property, including its history, current usage, and financial impact.

1. 22941 Atherton Street, Hayward: Current HACA Office
 - Ownership: HACA
 - Year acquired: 1992 (extensively remodeled in 1992-93 and 2014-15)
 - Debt: None
 - Current use: Offices for core HACA/PACH operations
 - Financial impact: Operating expenses charged to program budgets. Property is tax exempt.

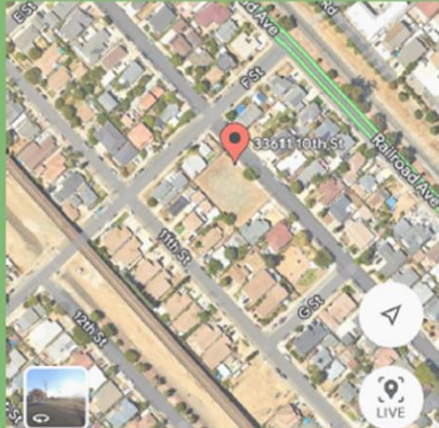
2. 29800 Mission Boulevard, Hayward; Former HACA Office
 - Ownership: PACH
 - Year acquired: 1976
 - Debt: None
 - Current use: Commercially leased to a non-profit human services organization.
 - Financial impact: Annual rental income of \$113,384. Lease has an escalator of 3% annual increase and an ending term in June 2025. Property is tax exempt.

3. 29800 Mission Boulevard, Hayward – Maintenance Shop
 - Ownership: PACH
 - Year built: 1991
 - Debt: None
 - Current use: Central maintenance facility for HACA/PACH properties
 - Financial impact: Operating expenses charged to program budgets. Property is tax exempt.

4. 33611 10th Street, Union City – Vacant Parcel
 - Ownership: HACA
 - Year acquired: 1999
 - Debt: None
 - Current use: None
 - Financial impact: Operating expenses charged to program budgets. Costs are minimal. Property is tax exempt.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

NON-HOUSING ASSETS





MAIN OFFICE

**22941 ATHERTON STREET
HAYWARD**



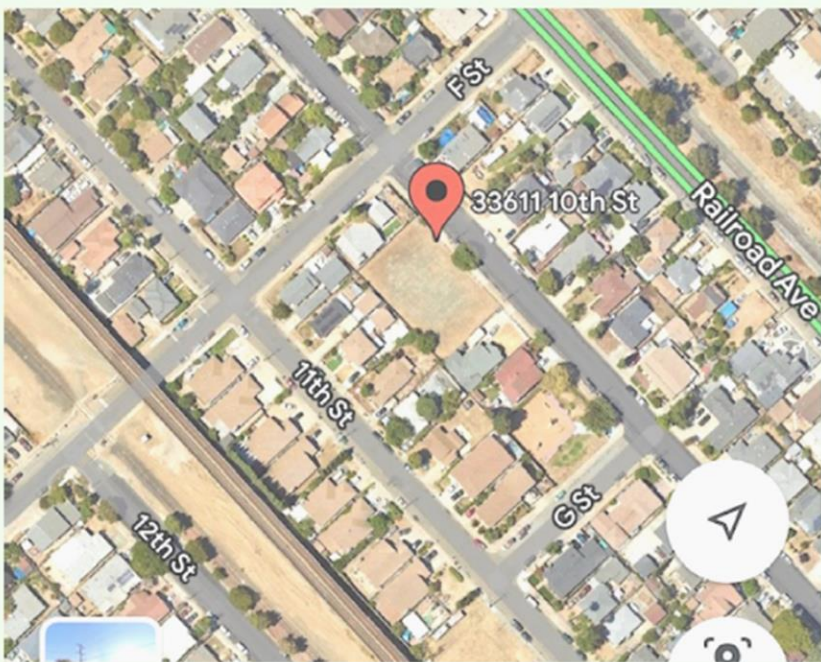
**29800 MISSION BLVD
HAYWARD**

**FORMER HACA MAIN OFFICE
(TENANT OCCUPIED)**



**29800 MISSION BLVD
HAYWARD**

MAINTENANCE SHOP



VACANT LOT

**33611 10TH STREET
UNION CITY**

PROGRAMS ACTIVITY REPORT

September 13, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: September 13, 2023

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.

	9/1/2023	9/1/2022	9/1/2021
	6,863	6,751	6,088

- **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.

	9/1/2023	9/1/2022	9/1/2021
Average HAP Subsidy	\$1,785	\$1,760	\$1747
Average Tenant-Paid Rent	\$616	\$587	\$559
Average Contract Rent	\$2,401	\$2,346	\$2,306

- ❖ 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.

	9/1/2023	9/1/2022	9/1/2021
Outgoing Billed Portability Contracts	87	86	80
Incoming Portability Contracts	68	30	139

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

9/1/2023	9/1/2022	9/1/2021
219	221	224

- **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 September 5, 2023, there were 76 active properties listed.

	10/3/22	11/1/22	12/5/22	1/3/23	2/1/23	2/27/23
Units	42	44	56	54	58	73
	4/3/23	5/1/23	6/1/23	7/3/23	7/31/23	9/5/23
Units	82	90	110	100	89	76

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the Month of August 2023

City	Certificates		Vouchers		AUGUST 2023 TOTAL		AUGUST 2022	AUGUST 2021
	Number	HAP* based on avg \$2,070	Number	HAP** based on avg \$1,749	Number	HAP		
Albany	0	\$0	11	\$19,239	11	\$19,239	11	12
Castro Valley	5	\$10,350	238	\$416,262	243	\$426,612	240	230
Dublin	3	\$6,210	430	\$752,070	433	\$758,280	423	415
Emeryville	6	\$12,420	160	\$279,840	166	\$292,260	157	159
Fremont	24	\$49,680	1,254	\$2,193,246	1,278	\$2,242,926	1,255	1,163
Hayward	39	\$80,730	1,918	\$3,354,582	1,957	\$3,435,312	1,891	1,874
Newark	7	\$14,490	242	\$423,258	249	\$437,748	233	230
Pleasanton	4	\$8,280	299	\$522,951	303	\$531,231	305	278
San Leandro	21	\$43,470	1,409	\$2,464,341	1,430	\$2,507,811	1,370	1,310
San Lorenzo	2	\$4,140	172	\$300,828	174	\$304,968	184	182
Union City	12	\$24,840	702	\$1,227,798	714	\$1,252,638	721	703
TOTALS	123	254,610	6,835	11,954,415	6,958	12,209,025	6,790	6,556

* Based on an average August Housing Assistance Payment (HAP) of \$2,070 per certificate contract

**Based on an average August Housing Assistance Payment (HAP) of \$1,749 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of August2023

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	11	\$1,709	\$1,365	\$344	20%
Castro Valley	238	\$2,439	\$1,815	\$619	25%
Dublin	430	\$2,425	\$1,837	\$590	24%
Emeryville	160	\$1,974	\$1,445	\$528	27%
Fremont	1,254	\$2,518	\$1,911	\$607	24%
Hayward	1,918	\$2,316	\$1,704	\$613	26%
Newark	242	\$2,633	\$1,955	\$677	26%
Pleasanton	299	\$2,252	\$1,745	\$503	22%
San Leandro	1,409	\$2,307	\$1,704	\$604	26%
San Lorenzo	172	\$2,577	\$1,860	\$717	28%
Union City	702	\$2,569	\$1,898	\$670	26%

*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: September 13, 2023

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

FSS PROGRAM ACTIVITIES

Annual Health and Resource Fair

On Saturday, July 29, 2023, FSS held its annual *Health and Resource Fair*. This year's fair event was held through Zoom. Fifty (50) participants attended the event. Four (4) community partners presented valuable information about resources in the county:

Operation Hope-Small Business Development
Community Housing Development Corporation-Driving Clean Assistance Program
Ohlone College- Tri-Cities Career Center
NACA-Mortgage Program

The Oakland Methodist Foundation (OMF) provided the program with a \$2000.00 grant. The grant allowed us to purchase supplies for kids to draw posters for NAHRO's *What Home Means to Me* poster contest. Kids that submit a poster for the contest will receive a free backpack filled with school supplies. We are grateful for OMF's continued support.

The FSS team would like to thank HACA Commission Chairperson Yang Shao and HACA Commissioner Helen Mayfield for attending the event.

Housing Choice Voucher Homeowner

Ms. Tate has achieved her dream of homeownership through HACA's Housing Choice Voucher (HCV) Homeownership program. Ms. Tate graduated from HACA's FSS program and she was our *Participant Spotlight* in the Program Activity report presented at your commissions' May 2023 meeting. While she was in the FSS program she increased her income and her credit score with the goal of homeownership in mind. With assistance from Alameda County's Down Payment Assistance Loan Program, AC Boost and HACA's HCV Homeownership program, Ms. Tate is now a homeowner. HACA staff are very proud of all her accomplishments.

Grant from Albany Rotary

The FSS team is excited to announce that the Albany Rotary Foundation awarded a \$750.00 grant to FSS for FSS awards. The grant will allow the FSS Team to increase the current award amounts for the NAHRO *What Home Means to Poster* contest winners, the Christine Steiner Inspiration Award, and the Christine Gouig Youth Leadership Award. The FSS team would like to thank HACA Commissioner, Peggy McQuaid for efforts in assisting the FSS team with obtaining the grant.

FSS PROGRAM SUMMARY

Program Summary	August 2023
Total Clients Under Contract:	231
Graduates:	1
Escrow Disbursed:	\$6,238.66
Ports In:	0
Ports Out:	0
Terminations:	2
New Contracts:	10
Case Management Referrals:	25
Job Referrals:	75