

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

HOUSING COMMISSION SPECIAL MEETING AGENDA

Special Meeting Date/Time: February 5, 2025 at 8:00 a.m.

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

Remote Participation Link: <https://us02web.zoom.us/j/88460095724>

MEETING AGENDA

- Item No. 1:** Call to Order and Roll Call
- Item No. 2:** Public Hearing
Regional Analysis of Impediments to Fair Housing (AI)
- Item No. 3:** Public Comment
On matters not on the agenda
- Item No. 4:** Approval of the Minutes of the December 11, 2024 Regular Meeting
- Item No. 5:** Executive Director's Report (Information Only)
- Item No. 6:** New Business
- Item No.6-1:** Adopt Regional Analysis of Impediments to Fair Housing
- Item No.6-2:** Presentation: Recognition of HACA's Years of Service Award Recipients (Information Only)
- Item No.6-3:** Summary of Waitlist Opening Results (Information Only)
- Item No.6-4:** Overview of New California Legislation: AB653 and SB1357 (Information Only)
- Item No.6-5:** Quarterly Budget Status Report for the Quarter Ended December 31, 2024 (Information Only)
- Item No.6-6:** Quarterly Investment Portfolio Report for the Quarter Ended December 31, 2024) (Information Only)
- Item No.6-7:** Program Activity Report (Information Only)
- Item No.7:** Communications (Information Only)
- Item No.8:** Commissioner Reports (Information Only)
- Item No.9:** Adjournment

As a courtesy, and technology permitting, members of the public may continue to participate virtually by Zoom. However, HACA does not guarantee that the public's access to teleconferencing or videoconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Should Zoom not be available, or become non-functioning, or should the Housing Commission otherwise encounter technical difficulties that make Zoom unavailable, the Housing Commission will proceed with business in person unless otherwise prohibited by law.

In-person attendees who wish to speak on a matter should request a speaker slip from the Housing Commission Clerk, fill it out and return it to the clerk before the start of the meeting. Remote attendees should submit their written comment(s) to: melissat@haca.net. If emailing a written comment on a specific agenda item, please include your full name and the agenda item number. In-person and remote attendees who wish to comment on a matter NOT on the Housing Commission's agenda must wait until the Chairperson calls for PUBLIC COMMENT. Comments on specific agenda items will not take place until the Chairperson calls 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 acting on any matters that are not on the meeting agenda. Therefore, matters not on the agenda that are raised during public comment will be referred to staff.

PUBLIC HEARING
February 5, 2025

MEETING MINUTES

December 11, 2024

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
HOUSING COMMISSION REGULAR MEETING
SUMMARY ACTION MINUTES**

Meeting Date and Time: December 11, 2024 at 8:00 a.m.

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

Remote Participation Link: <https://us02web.zoom.us/j/88460095724>

MEETING AGENDA

Item No. 1: Call to order and Roll Call

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

Commissioners present in the HACA Board Room:

Commissioner Seema Chawla
Commissioner Angela Finley
Commissioner Mark Gerry
Commissioner Daniel Goldstein (Vice Chairperson)
Commissioner Michael Hannon
Commissioner Helen Mayfield
Commissioner Michael McCorriston (Chairperson)
Commissioner Peggy McQuaid
Commissioner Scott Sakakihara
Commissioner Yang Shao

Commissioners who were absent:

Commissioner Courtney Welch

Item No. 2: Approve the Minutes of the November 13, 2024 Regular Meeting

Report received with no questions or comments from the Housing Commission.

Recommendation:

Approve the minutes of the November 13, 2024 Regular meeting.

Motion and Second:

Commissioners McQuaid (motion) and Goldstein (second).

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

Ayes: Finley, Gerry, Goldstein, Hannon, Mayfield, McCorriston, McQuaid.

Abstained: Ballew, Sakakihara, and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

Item No.3: Public Comment – On Matters not on the Agenda

None.

Item No.4: Executive Director’s Report (Information Only)

Laura Broussard Rosen, Executive Director, presented her report. Ms. Broussard Rosen provided an update on HACA’s ongoing recruitments. She reported that offers of employment for the Housing Programs Manager and the Procurement and Purchasing Manager positions have been accepted and that HACA is actively recruiting for the Deputy Executive Director and the Administrative Analyst management positions.

Ms. Broussard Rosen announced that the Family Self-Sufficiency (FSS) Program’s annual *It’s Your Time to Shine* event will be held on Saturday, January 25, 2025, at 11:00 a.m. at the San Leandro Senior Community Center. She invited all commissioners to attend. She also shared that the FSS Program’s *Giving Connection* event is in progress.

Ms. Broussard Rosen reminded the Housing Commission that the meeting for February 2025 will be held on Wednesday, February 5, 2025 at 8:00 a.m.

Commission Discussion:

Commissioner Mayfield commented that it would be helpful for new Commissioners to attend and observe the meetings of the HACA Housing Commission’s committees to understand how and why decisions are being made. She recommended that future Executive Director reports include a summary of the business discussed at the meetings of the Housing Commission’s committees. Commissioner Hannon commented that all Commissioners have the option to attend these committee meetings. Ms. Broussard Rosen suggested that staff could add a “Committee Reports” section to the meeting agenda for the committee chairs to brief the Housing Commission on any committee meetings that were held. Commissioner Mayfield recommended that the Executive Director report include a summary of the business discussed during a committee meeting. Commissioner Hannon asked that staff consider options and add this topic to a future agenda so that the Housing Commission can further discuss and determine the best way to handle the briefings for the committee meetings.

Item No.5: New Business

Item No.5-1: Approve Amendments to HACA’s Housing Choice Voucher Program Administrative Plan

Jennifer Cado, Senior Administrative Analyst, presented the staff report.

Ms. Cado reported that staff is proposing to revise HACA's Housing Choice Voucher Program Administrative Plan (Admin Plan) to incorporate new or changed regulations and/or guidance from the U.S. Department of Housing and Urban Development (HUD). Ms. Cado summarized the proposed changes to Chapter 19 of the Admin Plan and recommended that the Housing Commission approve the amendments.

Recommendation:

Approve the proposed amendments to HACA's Housing Choice Voucher Program Administrative Plan.

Commission Discussion:

Commissioner Shao and Ms. Cado discussed the guidance for minimum rent.

Commissioner Hannon asked staff how many families who are eligible for the Veterans Affairs Support Housing (VASH) Program are on the waiting list. Ms. Cado indicated that staff will have a report on wait list statistics at the next Housing Commission meeting. She stated that the VASH Program is a nationwide program and talked about some of the challenges VASH Program participants are experiencing. Commissioner Hannon asked if a family on the VASH Program is able to use the voucher in the event the veteran passes away. Ms. Cado indicated that the family may still be able to use the voucher.

Commissioner Finley and Ms. Cado discussed the process for voucher extensions for the VASH and Mainstream Program. Ms. Cado indicated that these specific programs have case managers who usually assist with these requests for extensions. They also discussed how HACA links program participants with resources for available rentals.

Chairperson McCorriston, Commissioner Finley and Ms. Cado discussed the voucher terms and extensions. Ms. Cado described how a case manager would get involved in the process if the participant's voucher was nearing expiration.

Commissioner Hannon and Ms. Cado discussed project-based vouchers.

Commissioner McQuaid thanked Ms. Cado for guiding the Commissioners through the exhibits whenever she gives her presentations.

Motion and Second:

Commissioners Hannon (motion) and McQuaid (second).

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

Ayes: Ballew, Finley, Gerry, Goldstein, Hannon, Mayfield, McCorriston, McQuaid, Sakakihara, and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

Melissa Taesali, Executive Assistant, reported that a member of the public was having an issue with the audio. Chairperson McCorriston called for brief recess to address the technical issue. After a 5-minute recess the issue was resolved and the Housing Commission returned to their meeting.

Item No.5-2: Housing Inspection Services Contract Summary (Information Only)

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that the Housing Commission approved the award of a contract for housing inspection services to Scott-Miller Consulting (SMC) at the November meeting. She shared additional details with the Housing Commission on the new vendor, the scope of work and contract fee schedule and the evaluation factors in the Request for Proposals (RFP).

Commission Discussion:

Commissioner Hannon thanked staff for the report and commented that he was impressed with SMC's extensive experience with other housing authorities. Ms. Broussard Rosen indicated that some of the agencies are still actively under contract with SMC.

Item No.5-3: Program Activity Report

Ms. Broussard Rosen presented the staff report. She highlighted that the Family Self-Sufficiency (FSS) Program is holding their annual *Giving Connection* event for the FSS families. Ms. Broussard Rosen also announced that the 15th annual *It's Your Time to Shine* event will be held on Saturday, January 25, 2025, at 11:00 a.m., at the San Leandro Senior Community Center.

Commission Discussion:

Commissioner Hannon asked how decreases in a family's income are handled in terms of the tenant's share of the rent. Ms. Broussard Rosen explained that when a family reports a decrease in income, the rent is recalculated and adjusted accordingly.

Commissioner McQuaid commented that the City of Albany Rotary Club has supported and donated to the FSS Program over the last few years and encouraged Housing Commissioners to reach out to their city's Rotary Club about supporting the FSS Program. Ms. Broussard Rosen thanked Commissioner McQuaid for working with her city's Rotary Club.

Item No.6: Communications (Information Only)

Ms. Broussard Rosen reported that she plans to cancel the Housing Commission's Regular meeting and moving the February meeting to February 5.

Item No.7: Commissioner Reports (Information Only)

Commissioner Ballew recommended that staff add a notation on the agenda regarding technical difficulties and shared language that the City of San Leandro uses for their meetings.

Commissioner Hannon wished HACA staff and the Executive Director a merry Christmas. Chairperson McCorriston praised Ms. Broussard Rosen for her work at the agency. Commissioner Shao wished all a merry Christmas.

Item No.8: Adjournment

There being no further business to discuss, Chairperson McCorriston adjourned the meeting at 8:42 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

EXECUTIVE DIRECTOR'S REPORT

February 5, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: February 5, 2025

HACA Management Position Recruitments

HACA continues to work with CPS HR Consulting to conduct recruitments for key management positions. HACA's new Housing Programs Manager started in December 2024. Unfortunately, the initial recruitment for Procurement & Purchasing Manager was unsuccessful, and a new recruitment is in process. Application deadlines for the Deputy Executive Director and Administrative Analyst positions have now closed, and HACA is planning for candidate selection for first round interviews.

Family Self Sufficiency (FSS) Program *It's Your Time to Shine* Celebration

On Saturday, January 25, 2025, the FSS team held its 15th annual *It's Your Time to Shine* event at that San Leandro Senior Community Center. The accomplishments of FSS participants, graduates, and their families were recognized and celebrated with a brunch and program.

At the event, HACA's FSS staff shared 33 milestones, honored 17 program graduates, and celebrated 3 program participants who successfully became homeowners. The 7th annual Christine Steiner Inspiration Award winner, Maureen S., was acknowledged for her determination and perseverance to overcome challenges, while serving as a role model to inspire others. The 5th annual Christine Gouig Youth Leadership Award was presented to Dezmen R. for his outstanding achievements in the areas of academics, leadership, and community service. HACA's regional winner for the NAHRO *What Home Means to Me* Poster Contest was also honored, and his framed artwork was on display at the event.

HACA Commissioners Daniel Goldstein, Helen Mayfield, and Peggy McQuaid attended the event. Commissioner McQuaid was joined by the City of Albany Rotary Club President, Mary D'Elia. The Albany Rotary Club provided the FSS program with funding for FSS awards. Several HACA staff volunteered their time at the event to serve our participants. The celebration was an inspiring and successful event.

NEW BUSINESS

February 5, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 5, 2025

Agenda Item No.6-1.: Regional Analysis of Impediments (AI) to Fair Housing (Public Hearing Required)

Exhibits Attached:

- Draft AI Introduction
- HACA's AI Policy Goal Actions

Recommendation: Conduct Public Hearing to Accept Comments; Adopt AI

BACKGROUND

The Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing Final Rule (AFFH) requires that HUD enhance its fair housing planning obligations and those of public housing authorities (PHAs) and cities and counties that receive funding such as Community Development Block Grant (CDBG) and HOME funds. It requires such jurisdictions to conduct an Assessment of Fair Housing (AFH) planning process, sometimes referred to as the Analysis of Impediments to Fair Housing, to assess the state of fair housing within their communities and to set locally determined priorities and goals to address the fair housing barriers in their communities. The AFH process includes completion of an Analysis of Impediments to Fair Housing Choice.

The AFFH permits each housing authority and CDBG/HOME grantee to develop its own AFH Plan. However, HUD also encourages regional approaches to address fair housing issues, including collaboration across jurisdictions and PHAs to submit a joint plan for a housing market area. HUD defines the housing market area to include at least the county. Staff from the County of Alameda (the "County"), the five housing authorities and the cities agreed to recommend to their respective boards/councils that a county-wide AFH Plan be prepared.

As such, at the July 2024 meeting, the Housing Commission approved the Participating County, Cities and Agencies (PCCA) Inter-Governmental Collaboration Agreement (IGCA) for the completion of the Assessment of Fair Housing, which outlines the basis for sharing the tasks and costs to prepare the Plan. The County is the lead for the PCCA regional effort and facilitated the competitive procurement for the consultant who assisted the PCCA with development of the AI plan.

DISCUSSION AND ANALYSIS

The Regional AI was prepared by TDA Consulting, the consultant retained by Alameda County, with input from jurisdictional staff, community stakeholders and the public.

Stakeholders from a variety of organizations were interviewed to provide in-depth commentary on their areas of expertise. Stakeholder meetings, six community meetings and a 41-question survey were used to gather input. A draft of the Introduction of the AI is follows as an exhibit to this agenda statement. The entire AI can be viewed on HACA's website at <https://www.haca.net/public-hearings/> and the offices of HACA and the Alameda County Housing and Community Development Department.

The Regional AI contains five regional policy goals to address identified impediments to fair housing. Under each are listed the type of actions that will implement the policy goals. The participating jurisdictions and housing authorities then commit to taking specific actions which are reflected in the full version of the draft AI. Following the draft Introduction of the AI is a list of HACA's specific actions.

The AI was distributed for public review and comments via public notice in local newspapers and postings on jurisdictional and housing authority websites from January 13, 2025, through February 28, 2025. A public hearing will be held at this meeting on February 5, 2025. Pending any comments received during the public comment period, the AI will be ready for adoption. Upon adoption by all participating jurisdictions, the County will submit it to HUD for approval.

Additionally, HUD requires that housing authorities include comments on the AI made by their Resident Advisory Board (RAB). Staff met with the RAB on January 25, 2025. One RAB member thanked HACA for continuing to support its clients through the adoption of actions under the AI's regional policy goals. No elements of the AI were challenged.

RECOMMENDATION

Staff recommends that the Commission approve the Regional Analysis of Impediments (AI) to Fair Housing, including any non-substantive revisions made by the PCCA, and authorize the Executive Director to execute it on behalf of HACA.

COUNTY OF ALAMEDA

REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

2024

DRAFT FOR PUBLICATION



This report is a joint effort lead by the County of Alameda in partnership with the Cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Union City, Unincorporated Alameda County, and the Housing Authorities of the City of Alameda, the County of Alameda, Berkeley, Livermore, and Oakland.

Introduction

The County of Alameda, as lead agency, together with multiple participating jurisdictions—the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Union City and Unincorporated Alameda County; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda—have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments). This Regional Analysis of Impediments helps to meet the partners’ obligation to affirmatively further fair housing, which is a requirement of recipients of funding from the US Department of Housing and Urban Development (HUD). HUD requires that an analysis of impediments be conducted every five years, preferably in conjunction with a five-year Consolidated Plan process, which regional members plan to complete by May 15, 2025.

This Analysis of Impediments (AI) to Fair Housing Choice provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual’s or household’s access to housing and is prepared for the purpose of implementing fair housing rules to affirmatively further fair housing.

. This document provides

- A comprehensive review of laws, regulations, and administrative policies, procedures, and practices, and an assessment of how they affect the location, availability, and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

Definitions

Below are terms frequently used throughout this report:

Affirmatively Further Fair Housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means addressing significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. See 24 CFR § 5.151

Alameda County includes all Participating Jurisdictions, as defined below.

Consortium includes the geographic areas covered by HOME Consortium members, which are Urban County and Entitlement Cities, excluding Berkeley and Oakland. The Housing Authorities' service areas are covered by these geographies.

East County includes Dublin, Pleasanton, and Livermore.

Entitlement Cities are the cities of Alameda, Berkeley, Fremont, Hayward, Livermore, Oakland, Pleasanton, San Leandro, and Union City.

Mid/Central County includes Hayward, San Leandro, and the City of Alameda.

North County includes Berkeley, Piedmont, Albany, and Emeryville.

Participating Jurisdictions include all the entities in this regional collaboration: County of Alameda; the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Union City and Unincorporated Alameda County; and the Housing Authority of the County of Alameda, Housing Authority of the City of Alameda, Berkeley Housing Authority, Livermore Housing Authority, and Oakland Housing Authority. Data presented within this document may say Alameda County when referring to the geographic area of Alameda County which includes all these participating jurisdiction geographies.

Protected Characteristics are defined at the Federal and State levels and are discussed in Chapter 4 of this report.

Racially/Ethnically Concentrated Area of Poverty (R/ECAP) is a neighborhood (census tract) that has a poverty rate of 40 percent or more and a racial or ethnic concentration where 50 percent or more of the tract is composed of residents of color.

Region refers to the Alameda County Core Base Statistical Area (CBSA) that is used in comparative analysis. Jurisdictions included in the Alameda County CBSA are Alameda, Contra Costa, San Francisco, and San Mateo.

South County includes Fremont, Newark, and Union City.

Urban County refers to Albany, Dublin, Emeryville, Newark, Piedmont, and unincorporated County.

Background on AI Requirements

For decades, HUD has required participants of HUD programs, such as states, local governments, insular areas, and PHAs, to engage in Fair Housing Planning. Such planning has previously consisted of the Analysis of Impediments to Fair Housing Choice (AI) and the Assessment of Fair

Housing (AFH) and was done in connection with other types of planning required by program requirements, such as the consolidated plan, annual action plan, and PHA plan.

On February 9, 2023, HUD published in the Federal Register a [Notice of Proposed Rulemaking \(NPRM\) entitled “Affirmatively Furthering Fair Housing”](#). During proposed rulemaking, the HUD’s 2021 Interim Final Rule (IFR) remains in effect.

HUD’s 2021 Interim Final Rule, [“Restoring Affirmatively Furthering Fair Housing Definitions and Certifications,”](#) requires program participants to submit certifications that they will affirmatively further fair housing in connection with their consolidated plans, annual action plans, and PHA plans. In order to support these certifications, the IFR creates a voluntary fair housing planning process for which HUD will provide technical assistance and support.

The IFR also rescinded the 2020 Preserving Communities and Neighborhood Choice rule, which caused program participants to certify “compliance” with a regulatory definition that is not a reasonable construction of the Fair Housing Act’s mandate to affirmatively further fair housing. With the IFR, HUD put itself and its program participants back in a position to take meaningful steps towards improved fair housing outcomes. The IFR does not require program participants to undertake any specific type of fair housing planning to support their certifications.

HUD implements the AFFH mandate in other ways, such as through its collection of certifications from program participants, provisions regarding program design in its notices of funding opportunity (NOFOs), affirmative fair housing marketing and advertising requirements, and enforcement of site and neighborhood standards. The State of California implemented the AFFH mandate through requirements in local Planning Department’s Housing Elements. All Housing Elements must be approved by the State of California.

Understanding Fair Housing and Impediments to Fair Housing

In light of the various pieces of fair housing legislation passed at the Federal and State levels, fair housing throughout this report incorporates the concept of fair housing choice and means:

A condition in which individuals of similar income levels in the same housing market have a range of choices available to them regardless of their characteristics as protected under State and Federal laws.

HUD’s Office of Fair Housing and Equal Opportunity (FHEO) draws a distinction between housing affordability and fair housing. Economic factors that affect a household’s housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity, and other factors create misconceptions, biases, and differential treatments is where fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either or both parties on their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when the disputes are based on factors protected by fair housing laws and result in differential treatment.

Within the legal framework of Federal and State laws, and based on the guidance provided by HUD's Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of the characteristics protected under State and Federal laws, which restrict housing choices or the availability of housing choices; or
- Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of characteristics protected under State and Federal laws.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice.

Methodology

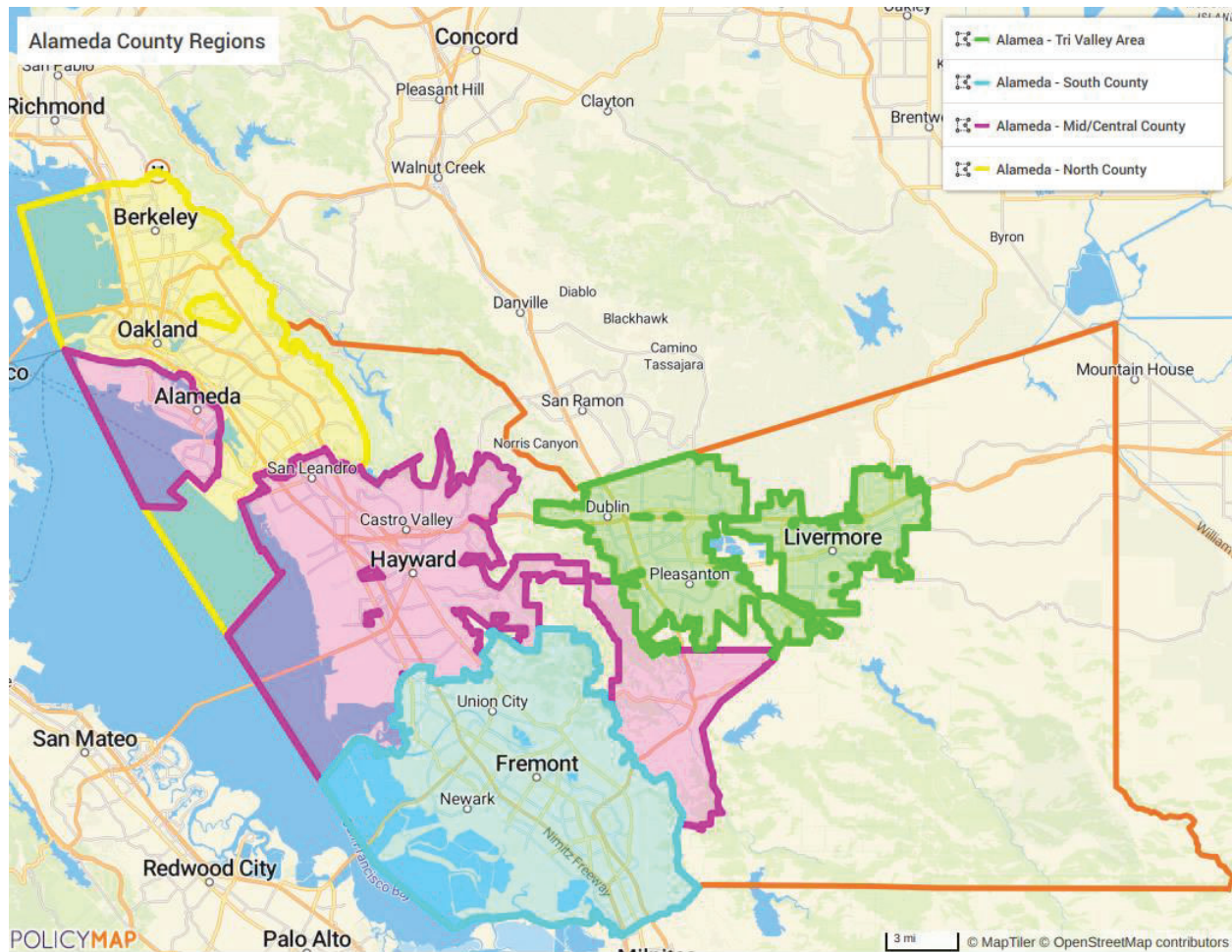
The following steps were taken to update the report:

- Analyze current publicly available data regarding the Alameda County demographics and housing;
- Engage with community members and stakeholders via public meetings and correspondence;
- Identify impediments to fair housing choice for Alameda County residents; and
- Develop strategies and actions for removing impediments and affirmatively furthering fair housing choice.

Data

Analysis of demographic and housing trends was completed using data from numerous sources, including the US Census Bureau's 2000, 2010, and 2020 Decennial Census data, American Community Survey (ACS) 2018 – 2022 data, Housing Mortgage Disclosure Act Data from 2023 and other sources identified throughout the plan.

Throughout this report data is presented in a number of ways depending on the source of data and needs for analysis. Data may be presented for the County as a whole, for the Entitlement Cities, for the Urban County, for the Consortium, for individual Participating Jurisdictions, or for different regions of the County. The North, South, East, and Mid/Central regions of the County are shown in the map below for reference.



Community Engagement

The community engagement process involved six community meetings and stakeholder interviews as well as a digital survey available in multiple languages. Engagement materials were distributed to service organizations who then distributed it to their served populations. The survey was available in English, Spanish, Farsi, Tagalog, Traditional Chinese, and Vietnamese. Residents of the participating jurisdictions as well as specific populations were targeted for engagement, including: racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency.

Stakeholders from a variety of organizations were contacted as well, including organizations that provide housing, housing services, homeless services, youth services, nonprofit social services, services for seniors, services for disabled persons, and HIV/AIDS services, as well as government agencies, advocates, emergency service providers, educational organizations, and economic development organizations.

The Community Engagement Process is further discussed in Chapter 2 on Community Participation.

Impediments to Fair Housing Choice and Planned Action

Impediments were identified through an analysis of the collected data and community engagement findings. Regional goals were then developed to address these impediments to create a cohesive strategy and leverage resources. A summary of the proposed actions follows:

GOAL ONE: PROMOTE FAIR HOUSING ENFORCEMENT AND EDUCATION THROUGH INTERAGENCY COLLABORATION.

ACTION 1A: Continue to contract with housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA, protections for source of income, and the impact of using credit, criminal, and eviction history to assess tenant applications.

ACTION 1B: Create or coordinate with local organizations on the creation of tenant advocacy materials that will provide easy to understand summaries of tenant rights and information on resources that can help with housing challenges including where to find housing assistance and where to report housing concerns. These materials will be available in multiple languages and digitally and on paper for those who do not regularly access the internet.

ACTION 1C: Seek ways to increase resident access to fair housing services, such as improved marketing of services, strategies for bringing opportunities into the community through partnership with service organizations, and incorporating fair housing considerations as a routine practice of program administration.

GOAL TWO: ADDRESS CHALLENGES OF DISPLACEMENT AMONG RESIDENTS IN HIGH COST AND GENTRIFYING AREAS.

ACTION 2A: Encourage landlords in high resource areas to market their available units to Housing Choice Voucher Holders through education, incentives, and interagency coordination that may help to streamline housing navigation and inspection processes.

ACTION 2B: Work to connect tenants at risk of eviction or displacement with services that stabilize housing.

ACTION 2C: Monitor the status of units at risk of conversion and work proactively with property owners to identify strategies that will allow units to remain affordable.

ACTION 2D: Explore options for limiting redevelopment of existing affordable housing projects to other uses and to require replacement housing be provided when project will result in loss of low-moderate income housing units.

ACTION 2E: Provide home repair assistance to income-qualified homeowners to allow homeowners to maintain housing safety and remain in their homes.

GOAL THREE: CONTINUE TO SUPPORT THE CREATION OF NEW AFFORDABLE HOUSING OPPORTUNITIES

ACTION 3A: Continue to encourage construction of affordable housing throughout the region, including through the use of public land and enhanced coordination with nonprofit developers.

ACTION 3B: Encourage construction of accessory dwelling units.

ACTION 3C: Increase housing density consistent with state requirements and encourage applicants to apply for density bonuses as a tool to produce affordable housing and promote new housing.

ACTION 3D: Explore enhanced incentives for developers of affordable housing including incentives such as reduced fees, expedited processing, and regulatory streamlining.

GOAL FOUR: EXPAND HOUSING OPPORTUNITIES FOR PEOPLE WITH SPECIAL NEEDS

ACTION 4A: Provide accessibility improvements in rehabilitation activities to increase the ability of physically disabled people to obtain and retain appropriate housing and live independently.

ACTION 4B: Facilitate housing development and assistance programs for special needs households, including seniors, farmworkers, persons with disabilities, and the unhoused.

ACTION 4C: Continue outreach and engagement efforts to assist unhoused residents in securing safe affordable shelter and associated supportive services.

GOAL FIVE: ENHANCE COORDINATION ACROSS JURISDICTIONS TO PROMOTE COLLABORATION IN MEETING REGIONAL CHALLENGES

ACTION 5A: Actively collaborate across jurisdictions, including through coordination with the Alameda County Housing Portal and attendance at quarterly meetings with the Participating Jurisdictions to discuss fair housing strategies, share information, and provide updates on goals to better coordinate regional fair housing efforts.

Draft Analysis of Impediments (AI)

HACA Policy Goal Actions

GOAL ONE: PROMOTE FAIR HOUSING ENFORCEMENT AND EDUCATION THROUGH INTERAGENCY COLLABORATION.

IMPEDIMENTS ADDRESSED:

- Discriminatory barriers prevent tenants from accessing housing opportunities.
- Residents, homebuyers, and property owners have insufficient understanding of fair housing requirements and protections.
- Systems feel disjointed and hard to navigate for people seeking affordable housing options and access to opportunities.

Significant housing challenges require coordinated approaches to meeting the needs of communities.

ACTION 1B:

Coordinate with other jurisdictions on the creation of tenant advocacy materials that will provide easy to understand summaries of tenant rights and information on resources that can help with housing challenges including where to find housing assistance and where to report housing concerns. These materials will be available digitally and on paper for those who do not regularly access the internet.

ACTION 1C:

Seek ways to increase resident access to fair housing services, such as improved marketing of services, strategies for bringing opportunities into the community through partnership with service organizations, and incorporating fair housing considerations as a routine practice of program administration.

GOAL TWO: ADDRESS CHALLENGES OF DISPLACEMENT AMONG RESIDENTS IN HIGH COST AND GENTRIFYING AREAS.

IMPEDIMENTS ADDRESSED:

- Increasing rent costs are pushing residents out of communities where they wish to live and where they have connections to support systems and opportunity.
- Property turnover is resulting in displacement of residents and high costs of housing leave few options accessing new housing that is safe, decent, affordable, and near opportunity areas.

ACTION 2A:

Encourage landlords in high resource areas to market their available units to Housing Choice Voucher Holders through education, incentives, and interagency coordination that may help to streamline housing navigation and inspection processes.

ACTION 2B:

Work to connect tenant at risk of eviction or displacement with services to stabilize housing.

GOAL FOUR: EXPAND HOUSING OPPORTUNITIES FOR PEOPLE WITH SPECIAL NEEDS

IMPEDIMENTS ADDRESSED:

- The region lacks the accessible units and supportive housing units needed to meet the demands of special needs households.
- Increasing rent costs have disparate impacts on special needs households that tend to have fixed incomes and fewer options for housing that accommodates their needs.

Discriminatory barriers prevent tenants from accessing housing opportunities.

ACTION 4B:

Facilitate housing development and assistance programs for special needs households, including seniors, farmworkers, persons with disabilities, and the unhoused.

GOAL FIVE: ENHANCE COORDINATION ACROSS JURISDICTIONS TO PROMOTE COLLABORATION IN MEETING REGIONAL CHALLENGES

IMPEDIMENTS ADDRESSED:

- Systems feel disjointed and hard to navigate for people seeking affordable housing options and access to opportunities.

Significant housing challenges require coordinated approaches to meeting the needs of communities.

ACTION 5A:

Meet quarterly with the Participating Jurisdictions to discuss fair housing strategies, share information, and provide updates on goals to better coordinate regional fair housing efforts.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 5, 2025

Agenda Item No.6-2.: Recognition of HACA's Years of Service Award Recipients (Information Only)

Exhibits: None

Recommendation: Receive presentation

BACKGROUND

HACA's service awards program recognizes employees, in 5-year increments, who have achieved 5 or more years of service with HACA. Employees receive an employee recognition gift and, depending on the number of years of the awardee has achieved, he or she may also receive vacation time.

DISCUSSION

The Years of Service Awards were presented at HACA'S Year-End Celebration on December 13, 2024. Laura Broussard Rosen, Executive Director, recognized each employee who achieved a milestone anniversary as of December 31, 2024. Following the award presentation, staff enjoyed a catered lunch for a year-end celebration. The following employees were honored for their Years of Service:

YEARS OF SERVICE	EMPLOYEE	TITLE	DEPARTMENT
5	Mansoorali (Ali) Hudda	Finance Director	Finance
	Somi Kim	Housing Specialist	Special Programs
	Kimberly (Kim) Wilburn	Eligibility Leadworker	Special Programs
10	Rooyana Ayubi	Housing Specialist	Programs
	Cathy Zeigler	Administrative Clerk	Programs
15	Anita Sanchez	Property Management Assistant	Property Management (PACH)
20	Mary Sturges	Family Self-Sufficiency (FSS) Coordinator	Special Programs
25	Sandra Hearn	Housing Specialist	Programs

HACA is very proud to honor and recognize these employees for their years of service!

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 5, 2025

Agenda Item No.6-3.: Summary of Waitlist Opening Results (Information Only)

Exhibits: None

Recommendation: Receive Report

Financial Statement: None

BACKGROUND

HACA recently opened waitlists for the HCV program and for HACA-owned 3- and 4-bedroom project-based (PBV) units in Emeryville and Union City. The waitlists for HACA-owned 3- and 4-bedroom PBV units specifically serve either extremely-low income (ELI) households or very low income (VLI) households. ELI households have income at or below 30 percent of Area Median Income (e.g. the maximum income for a family of three is currently \$42,050). Very-low income (VLI) households have income at or below 50 percent of Area Median Income (e.g. the maximum income for a family of three is currently \$70,100).

The waitlist openings took place from April 2, 2024, through April 5, 2024, and for an additional day on May 6, 2024. During the openings, applications were submitted via one simple on-line application form through HACA's website, which was available in English, traditional Chinese, Farsi, and Vietnamese.

The waitlist openings were advertised widely by placing announcements on HACA's website, in newspapers including a Spanish newspaper, and through an email blast to over 700 community agencies in Alameda County. Further, local housing authorities, city officials, elected officials, community based organizations, and libraries were provided notice of the waitlist openings to share with their constituents. The waitlist openings announcement was available in English, traditional Chinese, Farsi, Korean, Punjabi, Spanish, Tagalog, and Vietnamese.

In addition to the 11 application centers hosted by community partners throughout the jurisdiction, HACA staff assisted applicants at the main office, including over 250 applicants who used on-site computers and over 75 applicants who called or emailed for staff support to complete their applications. HACA and its community partners provided a combination of services including a computer with internet access, assistance in multiple languages, assistance to the elderly and disabled, and assistance to the general public.

HACA received 33,111 applications for the HCV program, and 5,000 of these were randomly selected, without any preferences or priorities applied, for placement on the waitlist. HACA received 1,618 applications for ELI HACA-owned 3- and 4-bedroom PBV units and 2,324 applications for VLI HACA-owned 3- and 4-bedroom PBV units in Emeryville and Union City, and

all these applications were placed on the waitlist. HACA notified all those who submitted applications by mail indicating whether or not their application was selected for the waitlist.

DISCUSSION and ANALYSIS

The following tables provide a summary of application information received from those applicants who were selected and placed on a waitlist.

Mailing Address*						
	HCV Waitlist		HACA-Owned ELI Units		HACA-Owned VLI Units	
Total Waitlist Applicants	5,000		1,618		2,324	
Albany	6	0%	1	0%	4	0%
Castro Valley	53	1%	15	1%	27	1%
Dublin	53	1%	15	1%	23	1%
Emeryville	21	0%	8	0%	18	1%
Fremont	349	7%	135	8%	215	9%
Hayward	427	9%	166	10%	237	10%
Newark	69	1%	17	1%	25	1%
Pleasanton	45	1%	4	0%	15	1%
San Leandro	278	6%	94	6%	136	6%
San Lorenzo	43	1%	12	1%	20	1%
Union City	109	2%	34	2%	56	2%
Alameda City	113	2%	39	2%	58	2%
Oakland	1,287	26%	357	22%	516	22%
Berkeley	110	2%	13	1%	26	1%
Livermore	58	1%	25	2%	35	2%
Other California	1,859	37%	623	39%	844	36%
Outside California	120	2%	61	4%	69	3%
* Applicants were asked to provide a mailing address. This address may, or may not, reflect the city the applicant household lives in.						

Bedroom Size*						
	HCV Waitlist		HACA-Owned ELI Units		HACA-Owned VLI Units	
Total Waitlist Applicants	5,000		1,618		2,324	
1 Bedroom	3,843	77%	0	0%	0	0%
2 Bedroom	580	12%	0	0%	0	0%
3 Bedroom	386	8%	1,122	69%	1,626	70%
4 Bedroom	191	4%	496	31%	698	30%
*Applicants were asked to provide the bedroom size they qualify for based on HACA subsidy standards explained within the application. The one-bedroom count is likely highest because it was the default response on the application.						

Head of Household is a Person with a Disability						
	HCV Waitlist		HACA-Owned ELI Units		HACA-Owned VLI Units	
Total Waitlist Applicants	5,000		1,618		2,324	
Disabled	1,213	24%	222	14%	293	13%
Not Disabled	3,787	76%	1,396	86%	2,031	87%

Household Includes a Veteran						
	HCV Waitlist		HACA-Owned ELI Units		HACA-Owned VLI Units	
Total Waitlist Applicants	5,000		1,618		2,324	
Veteran	3,843	77%	0	0%	0	0%
Not a Veteran	580	12%	0	0%	0	0%

Household Includes a Person who is Homeless						
	HCV Waitlist		HACA-Owned ELI Units		HACA-Owned VLI Units	
Total Waitlist Applicants	5,000		1,618		2,324	
Homeless	1,453	29%	403	25%	490	21%
Not Homeless	3,547	71%	1,215	75%	1,834	79%

Race of Head of Household						
	HCV Waitlist		HACA-Owned ELI Units		HACA-Owned VLI Units	
Total Waitlist Applicants	5,000		1,618		2,324	
American Indian/ Alaska Native	73	1%	41	3%	54	2%
Asian	720	14%	310	19%	468	20%
Black/African American	2,265	45%	519	32%	750	32%
Native Hawaiian/ Other Pacific Islander	125	3%	62	4%	85	4%
White	967	19%	326	20%	450	19%
More than One Race	280	6%	109	7%	166	7%
Not Disclosed	570	11%	251	16%	351	15%

Ethnicity of Head of Household						
	HCV Waitlist		HACA-Owned ELI Units		HACA-Owned VLI Units	
Total Waitlist Applicants	5,000		1,618		2,324	
Hispanic or Latino	967	19%	402	25%	576	25%
Not Hispanic or Latino	3,775	76%	1,145	71%	1,670	72%
Not Disclosed	258	5%	71	4%	78	3%

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 5, 2025

Agenda Item No.6-4.: Overview of New California Legislation: SB1357 and AB653
(Information Only)

Exhibits: None

Recommendation: Receive information

BACKGROUND

Senate Bill No. 1357 (SB1357) and Assembly Bill No. 652 (AB652) were recently signed into law in California. Both bills include requirements for housing authorities to report specific housing program data.

SB1357, proposed by Senator Aisha Wahab (District 10), is specifically related to HACA's website. The bill requires HACA to evaluate its website for accessibility and to develop an annual report on its website that includes specific information and data regarding its housing programs. The Housing Commission was made aware of SB 1357 at the June 2024 meeting and approved a letter outlining HACA's objections to SB 1357 as unnecessary legislation. The letter was submitted to Members of the California State Legislature; however, the bill was ultimately signed into law, effective January 1, 2025.

AB 653, also effective January 1, 2025, includes reporting requirements for all housing authorities in the State of California.

DISCUSSION AND ANALYSIS

The specific requirements of SB 1357 include the following:

- Beginning 3/1/25, HACA must publish detailed waitlist data on the agency's website.
- Beginning 9/30/25, HACA must publish an annual report on its website that includes both housing program data and agency employment data (vacancies, promotions, new hires, trainings).
- By 1/1/26, HACA must conduct an evaluation of the accessibility of information on the agency's website.

Prior to SB 1357 being signed into law, HACA began evaluating and implementing changes to improve the availability of information on the website.

- In July 2024, HACA began providing quarterly housing program data on the following page: <https://www.haca.net/housing-choice-voucher-program-at-a-glance/>. The program data includes wait list data and meets the data requirements of the annual report that will be compiled and available on the website by 9/30/25. Additional wait list data related to the recent wait list opening will also be added by 3/1/25.
- HACA also conducted a preliminary accessibility assessment of the website and has enhanced options for accessibility and made existing language options more prominent. HACA will continue to evaluate and improve the website to be more user-friendly and to ensure that information is readily available, accessible, and understandable to the general public and those it serves.

While SB 1357 applies specifically to HACA, all housing authorities in California must meet the following requirements for AB 653.

- Beginning 7/1/25, all housing authorities must report the following data annually to the California Department of Housing and Community Development:
 - Monthly success rate for voucher lease-up,
 - Current payment standards,
 - Average inspection wait times for initial lease-up, and
 - Search times for voucher holders.
- The bill states that once HUD makes housing authority success rates publicly available in its data portal, the bill's requirement for reporting on success rates will become inoperative.

HACA and other housing authorities have not yet received any information on how the information required by AB 653 should be reported to the department.

HACA will continue to improve and evaluate processes for reporting on the agency's housing programs to ensure compliance with both SB 1357 and AB 653.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 5, 2025

Agenda Item No.6-5.: Quarterly Budget Report for the Quarter Ended December 31, 2024
(Information Only)

Exhibits Attached: Budget Report for Quarter ended December 31, 2024

Recommendation: Receive Report

BACKGROUND

The Commission approved the FY2024-2025 Budget at their June 2024 meeting. This quarterly budget report informs the Commission about the status as of the end of December 31, 2024.

DISCUSSION AND ANALYSIS

Housing Choice Voucher Program (HCV):

The HCV program received Housing Assistance Payment (HAP) grants in the amount of \$75.6 million and paid out \$73.2 million through December 2024. Administrative revenues were \$6.02 million vs the YTD budget of \$5.81 million primarily due to the increase in leased units. Administrative expenses were \$5.05 million vs the YTD budget of \$5.58 million. This is primarily due to salary and benefit savings caused by vacancies during the year and lagging expenses, which are typical of the first half in each fiscal year. Expenses are expected to catch up with budgeted expenses as the year progresses.

HUD has implemented two offsets for all PHAs with applicable HAP reserves, which has resulted in a reduction of HAP grants allocated to PHAs across the country, including HACA. Given the ongoing increases in rental assistance and utility allowances, HACA projects a shortfall in HAP for calendar year 2025. Staff have reached out to HUD and will follow their guidance.

Housing Development Fund (HDF):

HDF revenues were \$1.15 million vs the YTD budget of \$1.06 million primarily due to better than budgeted investment income. Expenses were \$430.3 thousand vs the YTD budget of \$528.9 thousand. Salaries and administrative expenses were less than anticipated resulting in greater than YTD budgeted income of \$720 thousand. Expenses are expected to catch up with budgeted expenses as the year progresses.

PACH:

PACH revenues were slightly higher than budget at \$3.09 million primarily due to greater than budgeted investment income as well as increased HAP rent revenues. Expenses were \$1.62 million vs the YTD budget of 2.3 million due to reduced allocation of salaries and benefits as well as other cost savings across the board. Expenses are expected to catch up with budgeted expenses as the year progresses.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
BUDGET STATEMENT OF REVENUES, AND EXPENSES
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Housing Choice Voucher				Housing Development Fund				PACH			
	Approved Budget FY 2024- 2025	Budget 12/31/2024	Actuals 12/31/2024	%	Approved Budget FY 2024-2025	Budget 12/31/2024	Actuals 12/31/2024	%	Approved Budget FY 2024-2025	Budget 12/31/2024	Actuals 12/31/2024	%
Housing Assistance Payments (HAP)												
Est. HUD PHA grants-HAP	142,397,836	71,198,918	75,595,525	106								
Less: Est. HAP expenses	142,397,836	71,198,918	73,196,614	103								
Operating Income												
Rental revenue - tenants	-		-		168,000	84,000	84,000	100	1,602,256	801,128	641,394	80
Other revenue -tenants	-		-		-		-		120,289	60,144	60,144	100
HUD PHA grants (Admin. Funds)	11,237,303	5,618,652	5,801,437	103	-		-		3,577,955	1,788,978	2,015,412	113
Other revenue	378,000	189,000	219,251	116	5,000	2,500	32	1	3,500	1,750	34,908	1,995
Other revenue - property management fees	-		-		1,780,440	890,220	891,384	100	-	-	-	
Investment income	-		-		175,000	87,500	174,923	200	250,000	125,000	335,216	
Total	11,615,303	5,807,652	6,020,688	104	2,128,440	1,064,220	1,150,339	108	5,554,000	2,777,000	3,087,074	111
Operating Expenses												
Administrative salaries	(5,779,848)	(2,889,924)	(2,567,910)	89	(358,716)	(179,358)	(145,661)	81	-	-	-	
Administrative expenses	(1,956,100)	(978,050)	(954,630)	98	(146,950)	(73,475)	(23,263)	32	(1,437,565)	(718,783)	(255,418)	36
Property Management and Administrative Service Fees									(1,670,400)	(835,200)	(835,200)	100
Utilities	-				(69,801)	(34,901)	(28,606)	82	(279,160)	(139,580)	(133,809)	96
Tenant Services	-	-	-		-		-		(14,200)	(7,100)	-	
Maintenance services	-				(136,900)	(68,450)	(87,049)	127	(900,000)	(450,000)	(240,946)	54
General expenses	(180,793)	(90,396)	(102,896)	114	(18,129)	(9,065)	-	-	(303,386)	(151,693)	(157,065)	104
Employee benefits	(3,236,715)	(1,618,357)	(1,429,024)	88	(327,395)	(163,698)	(145,696)	89	-	-	-	
Total	(11,153,456)	(5,576,727)	(5,054,460)	91	(1,057,891)	(528,947)	(430,275)	81	(4,604,711)	(2,302,356)	(1,622,438)	70
Income (Loss)	461,847	230,925	966,228		1,070,549	535,273	720,064		949,289	474,644	1,464,636	
Cash & Investments as of 12/31/2024			13,807,906				9,403,687				15,645,423	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 5, 2025

Agenda Item No.6-6.:	Quarterly Investment Portfolio Report for the Quarter Ended December 31, 2024 (Information Only)
Exhibits Attached:	Investment Portfolio Report for Quarter ended December 31, 2024
Recommendation:	Receive Report
Financial Statement:	\$31,340,406.70 invested at an Average Annual Yield of 4.62% (excluding FSS Escrow Participant Accounts)

BACKGROUND

Public agencies are required to file an investment policy with their governing boards and to provide quarterly financial reports on the status of the agency's investments and to certify to their compliance with the approved investment policy.

DISCUSSION AND ANALYSIS

The attached investment portfolio report reflects the investments as of the quarter ending December 31, 2024 for each program that HACA administers. \$31.34M, or 100% of the portfolio is invested in the State of California Local Agency Investment Fund (LAIF). LAIF is managed by the California State Treasurer's Office and provides local agencies with the opportunity to participate in a major portfolio which invests billions of dollars using the investment expertise of the State Treasurer's office. It has its own oversight board and investment policy with an emphasis on safety and liquidity. HACA's investments earned a total of \$352,440.84 in investment income for the quarter.

The Housing Choice Voucher program had no funds invested at the end of the reported quarter. The re-establishment of HUD-held program reserves and the dwindling balance of Unrestricted Net Position (UNP) has made even short-term investment infeasible.

Ocean Avenue has a total investment of about \$409.3K, which is 1% of the total investment portfolio.

Park Terrace has a total investment of about \$1.66M, which is 5% of the total investment portfolio.

The Housing Development Fund has a total investment of \$8.16M, which is 29% of the total investment portfolio.

PACH has a total investment of about \$14.68M, which is 47% of the total investment portfolio.

The Health Care Services Agency (HCSA) Flexible Housing Subsidy Program has \$6.43M, which is 21% of the total investment.

The FSS Participant Escrow Accounts are maintained in a savings account, in accordance with HUD regulations, at US Bank.

**Housing Authority of Alameda County
Investment Portfolio
For the Quarter Ended December 31, 2024**

PROGRAM NAME	TYPE OF ACCOUNT	AMOUNT	INTEREST RATE	INTEREST AMOUNT	MATURITY DATE
Ocean	State of CA Local Agency Investment Fund	\$409,346.92	4.62%	\$ 4,603.34	N/A
PACH		\$ 14,680,725.50	4.62%	\$ 165,093.18	N/A
Housing Dev Fund		\$ 8,159,997.95	4.62%	\$ 91,763.85	N/A
Park Terrace		\$ 1,659,671.18	4.62%	\$ 18,663.95	N/A
HCSA		\$ 6,430,665.15	4.71%	\$ 72,316.52	N/A
GRAND TOTAL		\$ 31,340,406.70		\$ 352,440.84	
The above investment portfolio is in compliance with the policy approved by the Housing Commission.					

PROGRAM ACTIVITY REPORT

February 5, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 5, 2025

Agenda Item No.6-7: Programs Activity Report (Information Only)

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.

2/1/2025	2/1/2024	2/1/2023
7,088	6,898	6,629

- **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.

	2/1/2025	2/1/2024	2/1/2023
Average HAP Subsidy	\$1,900	\$1,806	\$1,766
Average Tenant-Paid Rent	\$592	\$613	\$597
Average Contract Rent	\$2,492	\$2,420	\$2,364

- ❖ 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.

	2/1/2025	2/1/2024	2/1/2023
Outgoing Billed Portability Contracts	72	85	91
Incoming Portability Contracts	83	60	54

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

2/1/2025	2/1/2024	2/1/2023
220	220	222

- **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 January 28, 2025, there were 84 active properties listed.

	1/2/24	2/5/24	3/4/24	4/2/24	4/29/24	6/3/24
Units	68	67	56	52	64	49
	7/15/24	9/3/24	9/30/24	11/4/24	12/2/24	1/28/25
Units	68	63	92	80	92	84

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

	Q4 2024		Q3 2024		Q2 2024	
Scheduled Annual Inspections	807		859		1504	
Passed the Day Inspected	503	62%	492	57%	802	53%
Failed Inspection	102	13%	166	19%	210	14%
No Shows or Deferred Due to COVID-19	180	22%	188	22%	455	30%
Moved Out Prior to Inspection	22	3%	13	2%	36	2%
HAP Abatements for Non-Compliance with HQS	30		14		64	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the month of December 2024

	Certificates		Vouchers		December 2024 TOTAL			
City	Number	HAP*	Number	HAP**	Number	HAP	December 2023	December 2022
		based on avg		based on avg				
		\$2,177		\$1,884				
Albany	0	\$0	11	\$20,724	11	\$20,724	11	11
Castro Valley	5	\$10,885	244	\$459,696	249	\$470,581	244	240
Dublin	6	\$13,062	465	\$876,060	471	\$889,122	438	424
Emeryville	5	\$10,885	179	\$337,236	184	\$348,121	163	163
Fremont	21	\$45,717	1,254	\$2,362,536	1,275	\$2,408,253	1,271	1,268
Hayward	36	\$78,372	1,945	\$3,664,380	1,981	\$3,742,752	1,934	1,925
Newark	5	\$10,885	273	\$514,332	278	\$525,217	288	228
Pleasanton	3	\$6,531	331	\$623,604	334	\$630,135	306	300
San Leandro	16	\$34,832	1,478	\$2,784,552	1,494	\$2,819,384	1,444	1,395
San Lorenzo	1	\$2,177	179	\$337,236	180	\$339,413	178	180
Union City	11	\$23,947	704	\$1,326,336	715	\$1,350,283	718	714
TOTALS	109	237,293	7,063	13,306,692	7,172	13,543,985	6,995	6,463

* Based on an average December Housing Assistance Payment (HAP) of \$2,177 per certificate contract

**Based on an average December Housing Assistance Payment (HAP) of \$1,884 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the month of May 2024

	Certificates		Vouchers		MAY 2024 TOTAL			
City	Number	HAP*	Number	HAP**	Number	HAP	MAY 2023	MAY 2022
		based on avg		based on avg				
		\$ 2,211		\$ 1,830				
Albany	0	\$0	11	\$20,130	11	\$20,130	11	12
Castro Valley	3	\$6,633	246	\$450,180	249	\$456,813	242	233
Dublin	3	\$6,633	439	\$803,370	442	\$810,003	424	421
Emeryville	6	\$13,266	158	\$289,140	164	\$302,406	169	156
Fremont	19	\$42,009	1,232	\$2,254,560	1,251	\$2,296,569	1,277	1,240
Hayward	33	\$72,963	1,922	\$3,517,260	1,955	\$3,590,223	1,935	1,888
Newark	5	\$11,055	278	\$508,740	283	\$519,795	233	231
Pleasanton	3	\$6,633	312	\$570,960	315	\$577,593	304	298
San Leandro	15	\$33,165	1,443	\$2,640,690	1,458	\$2,673,855	1,421	1,349
San Lorenzo	1	\$2,211	172	\$314,760	173	\$316,971	180	181
Union City	13	\$28,743	686	\$1,255,380	699	\$1,284,123	726	723
TOTALS	101	223,311	6,899	12,625,170	7,000	12,848,481	6,922	6,732

* Based on an average May Housing Assistance Payment (HAP) of \$2,211 per certificate contract

**Based on an average May Housing Assistance Payment (HAP) of \$1,830 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of December 2024

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	\$1,806	\$1,459	\$347	19%
Castro Valley	244	\$2,461	\$1,860	\$601	24%
Dublin	465	\$2,604	\$1,995	\$606	23%
Emeryville	179	\$2,069	\$1,557	\$513	25%
Fremont	1,254	\$2,643	\$2,034	\$609	23%
Hayward	1,945	\$2,382	\$1,779	\$603	25%
Newark	273	\$2,629	\$2,065	\$565	22%
Pleasanton	331	\$2,339	\$1,838	\$502	21%
San Leandro	1,478	\$2,385	\$1,796	\$589	25%
San Lorenzo	179	\$2,645	\$1,911	\$734	28%
Union City	704	\$2,672	\$2,059	\$610	23%

*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: February 5, 2025

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

FSS PROGRAM ACTIVITIES

2024 Giving Connection

During the holiday season, the FSS team organized the *Giving Connection* to provide gift cards to our FSS families. This year, we received support from several friends and supporters of the *Giving Connection*, including HACA's Housing Commissioners, HACA staff, former HACA staff, and a landlord. The FSS team distributed Target store gift cards to ninety-eight (98) families. Many families reached out to express their gratitude. Additionally, our FSS participants attended the BART Police *Shop with a Cop* event.



Program Coordinating Committee (PCC)

On Wednesday, December 11, 2024, the FSS team held its quarterly PCC meeting. The PCC consists of Alameda County agencies, non-profit organizations, and FSS participants. Its purpose is to provide guidance and strengthen the FSS program. During the meeting, PCC members shared updates from their respective agencies and exchanged valuable information. The next PCC meeting is scheduled for Wednesday, March 19, 2025, from 3:00 p.m. to 4:30 p.m.

At A Glance – 2024 FSS Program Outcomes

The FSS team provided 181 referrals to community resources and 362 job leads to participants in 2024.

Listed below are program outcomes for the year:

- Twenty-eight participants successfully graduated from the FSS program.
- One participant achieved Zero HAP due to increased wage earnings.
- \$445,087.36 in escrow account funds were disbursed to FSS graduates.
- Twenty-one participants secured a new job, promotion, or received a raise.
- Two participants earned a Master of Arts degree.
- Two participants earned a Bachelor of Arts degree.
- One participant earned a Bachelor of Science degree.
- Four participants completed other training or certification programs.
- Two participants purchased a home through the HCV Homeownership Program.
- One participant purchased a home without HCV Homeownership assistance.
- One participant relinquished their Housing Choice Voucher.

FSS PROGRAM SUMMARY

Program Summary December 2024

Total Clients Under Contract:	194
Graduates:	1
Escrow Disbursed:	\$7,270.81
Ports In:	0
Ports Out:	1
Terminations:	1
New Contracts:	1
Case Management Referrals:	6
Job Referrals:	8

Program Summary January 2025

Total Clients Under Contract:	194
Graduates:	0
Escrow Disbursed:	\$0
Ports In:	0
Ports Out:	0
Terminations:	0
New Contracts:	0
Case Management Referrals:	6
Job Referrals:	8