

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003-2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

PHA Number: CA067

PHA Fiscal Year Beginning: 07/03

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

Through the delivery of housing assistance and other related services the Housing Authority of the County of Alameda's mission is to enable our clients to become self-sufficient and economically independent.

- ◆ For elderly and disabled persons, economic independence and self-sufficiency means the ability to live independently within their economic resources.
- ◆ For able-bodied family members, economic independence and self-sufficiency means short term reliance on housing assistance; participation in education, training or job development activities designed to lead to self-sufficiency in return for the housing assistance; and personal responsibility for the economic consequences of the family's decision.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: .
 - Reduce public housing vacancies:

- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments:
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) Achieve a total PHAS score of 90 or above.
- Improve voucher management: (SEMAP score) Achieve a SEMAP score of 90 or above.
- Increase customer satisfaction: Conduct a periodic random customer service survey.
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: Continue ongoing efforts to repair/replace roofs, repair fences, replace water heater doors as needs arise.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords: Hold at least three (3) landlord outreach events to address program changes that arise, to market the program, etc. Continue two (2) meetings per year with landlords through joint efforts with the Rental Homeowners of Southern Alameda County Management Certification Program.
- Increase voucher payment standards: Continue to monitor the rental market and request exception payment standards as necessary.
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Continue use of rent ranges to promote income mixing.
- Implement public housing security improvements: Improve lighting in complex.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- Other: (list below)

The Housing Authority will work proactively with local governments to help them understand the role of the Housing Authority and our programs, to encourage support for the Housing Authority's programs and services, to implement and to continue to press for the development of affordable housing.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: Continue CalWORKS contract with Alameda County Social Services Agency to provide services to at least 30 joint clients per year.
- Provide or attract supportive services to improve assistance recipients' employability: Continue FSS program services to all clients remaining on the program who the Housing Authority is statutorily required to serve.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Continue to work with Spectrum Community Services for to arrange for services for frail elderly persons participating in the Section 8 program.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Review all marketing materials and wait list procedures to ensure no adverse impact on any particular protected groups.

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Develop plans to address any problems/issues uncovered in the review of marketing materials, assist clients in addressing discrimination complaints through referrals to fair housing organizations.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Consider increasing the number of accessible units above the 5% statutory requirement.
- Other: (list below)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2003**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The PHA Plan for Fiscal Year 2003 has few changes from the prior year plan. The Capital Fund Plan has been updated to reflect planned improvements to the properties.

Expanded efforts to address safety concerns raised in the resident surveys will be further reviewed with residents.

The Housing Authority plans to explore creating a site-based waiting list for the Emery Glen development in Emeryville. This development is on the far north end of the county and the majority of the Authority's applicants are from the southern part of the county and are reluctant to relocate more than 25 miles away from their established base of schools, doctors, work, etc. A site-based list may attract families who already live in the north part of the county or those who are interested in residing there.

The Housing Authority adopted policies for a Section 8 Home Ownership Program. Participation will be limited and participants in the Family Self Sufficiency program shall receive a priority for participation. The program will allow participants, enrolled in the housing choice voucher program to use their Section 8 assistance to pay a mortgage on a home. The payment standard will be based on the formulas utilized to determine payment standards for rent.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A. Admissions Policy for Deconcentration
- B. FY 2003 Capital Fund Program Annual Statement (**ca067a01**)
- C. Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (**ca067b01**)
- FY 2003 Capital Fund Program 5 Year Action Plan (**ca067c01**)
- Public Housing Drug Elimination Program (PHDEP) Plan

- D. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) and Announcement of Membership (**ca067d01**)

- Other (List below, providing each attachment name)
 - Deconcentration Policy for Covered Developments (**ca067e01**)
 - Project Based Vouchers. (**ca067f01**)

Definition of Substantial Deviation (**ca067g01**)

Section 8 Homeownership Capacity Statement (**ca067h01**)

Reinstatement of Public Housing Resident Community Service Requirement (**ca067i01**)

Pet Policy (**ca067j01**)

Progress Statement in Meeting 5-Year Plan Mission and Goals (**ca067k01**)

Resident Member on the PHA Governing Board (**ca067l01**)

Membership of the Resident Advisory Board or Boards (**ca067m01**)

Voluntary Conversion of Public Housing to Tenant-Based Assistance (**ca067n01**)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Definition of substantial deviation and significant amendment or modification to the plan.	Annual Plan: Attachments
X	Voluntary Conversion of Public Housing to Tenant-Based Assistance – Initial Assessment	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7857	5	5	3	NA	5	3
Income >30% but <=50% of AMI	4125	5	5	3	NA	5	3
Income >50% but <80% of AMI	1568	5	5	3	NA	4	3
Elderly	8,117	5	5	3	NA	2	3
Families with Disabilities	431,967	5	5	3	NA	4	3
Race/Ethnicity W	55,820	5	5	3	NA	NA	1
Race/Ethnicity W/H	12,732	5	5	3	NA	NA	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity B	5351	5	5	3	NA	NA	3
Race/Ethnicity A	8649	5	5	3	NA	NA	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: FY 2000-04
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List					
Waiting list type: (select one)					
<input checked="" type="checkbox"/> Section 8 tenant-based assistance					
<input checked="" type="checkbox"/> Public Housing					
<input type="checkbox"/> Combined Section 8 and Public Housing					
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)					
If used, identify which development/subjurisdiction:					
	# of families		% of total families		Annual Turnover
	Public Housing	Section 8	Public Housing	Section 8	
Waiting list total	4525	3147			
Extremely low income <=30% AMI	2880	2373	64%	75%	
Very low income (>30% but <=50% AMI)	1111	568	25%	18%	
Low income (>50% but <80% AMI)	535	207	12%	7%	
Families with children	4297	1934	95%	61%	
Elderly families	122	143	3%	5%	
Families with					

Housing Needs of Families on the Waiting List				
Disabilities	877	710	19%	23%
Race/ethnicity W	326	728	7%	23%
Race/ethnicity B	2912	1735	64%	55%
Race/ethnicity Nam	65	48	1%	2%
Race/ethnicity A	655	498	14%	16%
Race/ethnicity H	23	390	1%	12%
Race/ethnicity NH	33	2757	0%	88%
Characteristics by Bedroom Size (Public Housing Only)				
1BR	210	991	5%	31%
2 BR	3300	1632	73%	52%
3 BR	903	477	20%	15%
4 BR	105	39	2%	1%
5 BR	7	7	0%	0%
5+ BR	1	2	0%	0%
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes for both Public Housing & S8				
If yes:				
How long has it been closed (# of months) 16 months for Section 8 and 6 months for Public Housing.				
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No				
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?				
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Displaced by government action.				

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Maintain HOPE for Elderly Independence Program at no less than 150 Vouchers

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	66,000	Public Housing operations
b) Public Housing Capital Fund (estimated 10% less)	400,000	Public Housing Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	70,170,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self- Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
FSS Coordinator Grant	119,000	Section 8 Operation
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
	950,000	Public Housing Operations
4. Other Income		
Fraud Recovery	45,000	Section 8 Operation
Miscellaneous(escrow forfeitures, hard to house fees, special fees, interest)	80,000	Section 8 operation
5. Non-federal sources (list below)		
Bond Monitoring Fees	36,000	Section 8 Operations
CalWORKS Contract	60,000	Section 8 Operations
ACAP	49,500	Section 8 Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	71,975,500	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: 3 months.
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

Waiting list is closed. Future locations will be determined when wait list is reopened.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? None

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? One

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? All

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5))

Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1** Working families and those unable to work because of age or disability
- 1** Veterans and veterans’ families
- 3** Residents who live and/or work in the jurisdiction
- 2** Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- 2** Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- Victims of reprisals or hate crimes
 - Other preference(s) (list below)
 - Elderly
 - Disabled
 - Families

Special Needs

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **See Attachment: ca067e01**

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:

- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

Family Information Provided to Owner

The Housing Authority of the County of Alameda will provide the following information about program participants to owners:

1. A participant's current address as shown in HACA records;
2. A participant's prior address as shown in HACA records;
3. The name and address, if known, of the landlord at the participant's current and prior address;

Upon request, the Housing Authority of the County of Alameda will provide only the following information about program participants to owners:

1. Any damage claim amounts paid by HACA on behalf of participants in the past five years; and
2. A listing of any evictions of the family in the past five years. These are listed only if there is a copy of the judgment in the Housing Authority's files.

The Housing Authority of the County of Alameda will give every applicant/participant a copy of the Agency's policy on providing information to owners at the Section 8 briefing. Our Agency will provide the same types of information about each family and to every owner.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

Waiting list is closed. Future locations will be determined when wait list is reopened.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:

Term of the Voucher

The initial term of the voucher will be 120 days and will be stated on the Voucher.

If the family includes a person with disabilities, and the family can show that an extension is needed as a reasonable accommodation, HACA will extend the voucher term.

Upon submission of a completed *Request for Tenancy Approval* form, HACA will suspend the term of the voucher. The term will be suspended until the date HACA notifies the family that the request has been approved or denied. A family may only submit one Request for Tenancy Approval at a time.

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Elderly
 - Disabled
 - Families (2 or more members)
 - Special Needs Preference
 - Public Housing Over/Under Housed Preference

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 3** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 7** Working families and those unable to work because of age or disability
- 6** Veterans and veterans' families
- 5** Residents who live and/or work in your jurisdiction
- 7** Those enrolled currently in educational, training, or upward mobility programs
- 8** Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- 7** Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 4** Elderly
- 4** Disabled
- 4** Families

2 Special Needs
1 Over/Under-Housed

4. Among applicants on the waiting list with equal preference status, how are applicants selected?
(select one)

- Date and time of application
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction”
(select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?
(select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)
 - ◆ Section 8 Application
 - ◆ Section 8 Application Advertisement

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

If the family has reported an income decrease, and subsequently has an income increase. If a household member with wages joins the household.

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The Section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR

The Housing Authority uses three different payment standards within its jurisdiction. 108% of the FMR for all unit sizes in the five most expensive cities (Dublin, Fremont, Newark, Pleasanton, San Lorenzo, Union City) within its jurisdiction, 101% of the FMR in Emeryville, and 100% of the FMR for all unit sizes in the remaining cities within its jurisdiction.

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - ◆ Market Conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(ca067b01)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	228	50-60
Section 8 Vouchers	5441	500-550
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	106	10
Special Purpose Section 8 Certificates/Vouchers (list individually)	75	0
Family Unification		
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs(list individually)	NA	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Occupancy Policy
- Rent Collection Policy
- Grievance Procedures
- Maintenance Policy and Procedures
- Capitalization Policy
- Procurement Policy
- Disposition Policy
- Investment Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ca067a01**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number CA39P06790702 FFY of Grant Approval: 2003

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	431,137
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	

12	1470	Nondwelling Structures	0
13	1475	Nondwelling Equipment	
14	1485	Demolition	
15	1490	Replacement Reserve	
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	
18	1498	Mod Used for Development	
19	1502	Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)		431,137
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Compliance		
23	Amount of line 20 Related to Security		
24	Amount of line 20 Related to Energy Conservation Measures		

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-WIDE	Operations	1406	431,137
HA-WIDE	Administration	1410	
CAL 67-6	Interior Remodel	1460	
CAL 67-7	Bathroom Fan Installation	1460	
CAL 67-7	Interior Remodel	1460	
CAL 67-8	Re-Flooring Residences	1460	
CAL 67-8	Re-Flooring Rec Hall	1470	
CAL 67-8	Install Fans in Rec Hall	1470	
CAL 67-8	Install Benches	1450	
CAL 67-8	Replace Signs	1450	
CAL 67-12	Replace Flooring	1460	
CAL 67-12	Replace Fans	1460	
CAL 67-12	Replace Water Heater Doors	1460	
CAL 67-12	Replace Front Doors	1460	
CAL 67-13	Replace Alarm System	1460	

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Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HAWIDE	09/2004	09/2005
67-6/Scattered Sites	09/2004	09/2005
67-7/Scattered Sites	09/2004	09/2005
67-8/Nidus & Dyer	09/2004	09/2005
67-12/Emery Glen	09/2004	09/2005
67-13/Mission View & Scattered Sites	09/2004	09/2005

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **ca067c01**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type:
Occupancy by only the elderly <input type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:

- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	

<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
--

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **04/30/99**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs

- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
CalWORKS	10	Referral	Main Office	Public Housing and Section 8
ACAP – Housing Search	20	Referral	Main Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 01/30/03)
Public Housing	N/A	
Section 8	293	263

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

The Housing Authority is requesting a waiver to allow the program to operate at lower participation levels.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

SEE ATTACHMENT ca067i01

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - Other (describe below)
2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).
- Safety and security survey of residents

- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

- ◆ **Nidus and Dyer Complexes CA067-8**
- ◆ **Scattered Sites**
- ◆ **Emery Glen CA067-12**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment **ca067j01**

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

Analysis of the feasibility of moving to Section 8 project based assistance.

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name) **ca067d01**
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Alameda County Home Consortium

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of Substantial Deviation ca067g01

Use this section to provide any additional attachments referenced in the Plans.

Attachments

1. ca067a01 FY2001 Capital Fund Program Annual Statement
2. ca067b01 PHA Management Organization Chart
3. ca067c01 FY 2001 Capital Fund Program 5 Year Action Plan
4. ca067d01 Resident Advisory Boards' Comments (Meetings held on February 4, 2003/Public Housing February 6, 2003/Section 8 and March 6, 2003/Public Housing)
5. ca067e01 Deconcentration Policy for Covered Developments
6. ca067f01 Project Based Vouchers
7. ca067g01 Definition of Substantial Deviation
8. ca067h01 Section 8 Homeownership Capacity Statement
9. ca067i01 Implementation of Public Housing Resident Community Service
10. ca067j01 Pet Policy
11. ca067k01 Progress Statement in Meeting 5-Year Mission and Goals
12. ca067l01 Resident Member on the PHA Governing Board

13. ca067m01 Membership of the Resident Advisory Board(s)
14. ca067n01 Voluntary Conversion to Tenant Based Assistance

PHA Plan
Table Library

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

See Attachment ca067c01

ca067a01

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)				
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790599 Replacement Housing Factor Grant No:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/01 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Oblig
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	412,039		
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA	Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790599 Replacement Housing Factor Grant No:	Federal FY of Grant: 2 0 0 0
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	412,039		412,039	412,039
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790599 Replacement Housing Factor Grant No:			Federal FY of Grant: 2 0 0 0			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		412,039		412,039	412,039	100%

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number CIAP				Federal FY of Grant: 2 0 0 0	
Housing Authority of the County of Alameda		Capital Fund Program No: CA39P06790599					
		Replacement Housing Factor No:					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	12/2000		12/2000	4/2001		1/2001	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the County of Alameda	Grant Type and Number C I A P Capital Fund Program Grant No: CA39P0670600 Replacement Housing Factor Grant No:	Federal FY of Grant: 2 0 0 1
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	22,353	44,760	44,760	44,760
3	1408 Management Improvements				
4	1410 Administration	44,706	44,760	44,760	44,760
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	87,000	187,470	26,052	26,052
10	1460 Dwelling Structures	288,546	166,011	129,427	129,427
11	1465.1 Dwelling Equipment—Nonexpendable	0	3,543	3,543	3,543
12	1470 Nondwelling Structures	0	1,061	1,061	1,061
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	447,605	447,605	249,603	249,603
22	Amount of line 21 Related to LBP Activities	36,700	29,204	0	0
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790600 Replacement Housing Factor Grant No:				Federal FY of Grant: 2 0 0 1		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Administration	1410		44,706	44,760	44,760	44,760	
HA WIDE	Operations	1406		22,353	44,760	44,760	44,760	
HA WIDE	Fee and Cost	1430		5,000	0			
CAL 67-7	Repair Unit Damaged by Mold	1460		40,846	30,474	30,474	30,474	Complete
CAL 67-7	Replace Garage Doors	1460		15,000	8,555	8,555	8,555	Complete
CAL 67-8	Replace Flooring	1460		16,000	8,000	7,360	7,360	Pending
CAL 67-8	Install Gutters	1460		30,000	0			
CAL 67-8	Replace Fences	1450		87,000	82,792	4,609	4,609	Pending
CAL 67-12	Replace Roofing	1460		75,000	0			
CAL 67-13	Upgrade Alarm System	1460		75,000	0			
CAL 67-14	Abate Lead from Exterior	1460		10,000	10,000			
CAL 67-16	Abate Lead Paint from Exterior	1460		26,700	19,204			
CAL 67-6	Remodel Bathroom	1460		0	3,390	3,390	3,390	Complete
CAL 67-6	Remodel Kitchen	1460		0	8,900	8,900	8,900	Complete
CAL 67-6	Remodel Kitchen/Bath/Interior	1460		0	24,012	24,012	24,012	Complete
CAL 67-7	Repaint Exterior	1460		0	7,100	7,100	7,100	Complete
CAL 67-12	Replace Fences	1450		0	55,000			Bidding
CAL 67-6	Upgrade Appliances	1465.1		0	2,420	2,420	2,420	Complete
CAL 67-7	Repair Patios	1450		0	25,152	25,152	25,152	Complete
CAL 67-7	Upgrade Appliances	1465.1		0	1,124	1,124	1,124	Complete
CAL 67-8	Rec Hall Floor	1470		0	1,061	1,061	1,061	Complete
CAL 67-13	Exterior Painting	1460		0	27,100	19,720	19,720	Pending
CAL 67-13	Replace Fans	1460		0	900	900	900	Complete
CAL 67-8	Remodel Kitchen	1460		0	1,785	1,785	1,785	Complete
CAL 67-8	Install Sidewalks	1460		0	27,595			Pending
CAL 67-6	Flooring	1460		0	6,025	6,025	6,025	Complete
CAL 67-16	Kitchen Fan	1460		0	96	96	96	Complete
CAL 67-16	Furnace Replace	1460		0	7,400	7,400	7,400	Complete

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Alameda		Grant Type and Number: CIAP Capital Fund Program No: CA39P06790600 Replacement Housing Factor No:				Federal FY of Grant: 2 0 0 1	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	12/02		12/02	9/03		10/02	Complete
CAL 67-7	12/02	12/01	12/01	9/03	3/02	3/02	Complete
CAL67-8	12/02		6/03	9/03			Delay in Biding
CAL 67-12	12/02		6/03	9/03			Delay in Bidding
CAL 67-13	12/02		9/02	9/03			
CAL 67-14	12/02		6/03	9/03			Delay in Bidding
CAL 67-16	12/02		6/03	9/03			Delay in Bidding
CAL 67-06		10/02	10/02		10/02	10/02	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the County of Alameda	Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:	Federal FY of Grant: 2 0 0 2
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	22,353	45,632	45,632	45,632
3	1408 Management Improvements				
4	1410 Administration	44,706	45,632	45,632	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	4,680		
8	1440 Site Acquisition				
9	1450 Site Improvement	27,000	159,580	4,000	4,000
10	1460 Dwelling Structures	362,261	196,185	14,950	14,950
11	1465.1 Dwelling Equipment—Nonexpendable	0	4,611	2,191	2,191
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	456,320	456,320	112,405	66,773
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:				Federal FY of Grant: 2 0 0 2		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Administration	1410		44,706	45,632	45,632	45,632	
HA WIDE	Operations	1406		22,353	45,632	45,632		
CAL 67-6	Replace Flooring	1460		60,000	0			
CAL 67-6	Replace Cabinets	1460		39,255	0			
CAL 67-7	Paint/Repair Exterior	1460		62,941	0			
CAL 67-8	Repaint Exterior	1460		70,000	0			
CAL 67-8	Replace Flooring	1460		26,065	8,000			
CAL 67-8	Replace Bath Lights	1460		19,000	0			
CAL 67-8	Replace Kitchen Lights	1460		49,000	0			
CAL 67-12	Replace Heaters	1460		27,000	0			
CAL 67-12	Replace Fences	1450		27,000	27,000			
CAL 67-14	Renovate Bathroom	1460		9,000	0			
CAL 67-6	Remodel Interior	1460		0	22,000			
CAL 67-6	Concrete Path	1450		0	7,580			
CAL 67-7	Remodel Interior	1460		0	87,185	14,950	14,950	Pending
CAL 67-8	Concrete Sidewalks	1450		0	125,000	4,000	4,000	Pending
CAL 67-12	Re-roofing	1460		0	75,000			
CAL 67-12	Install Bath Fans	1460		0	4,000			
HAWIDE	Fees and Costs	1430		0	4,680			
CAL 67-6	Upgrade Appliances	1465.1		0	2,420			
CAL 67-7	Upgrade Appliances	1465.1		0	2,191	2,191	2,191	Complete

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Alameda	Grant Type and Number C I A P Capital Fund Program No: CA39P06790701 Replacement Housing Factor No:	Federal FY of Grant: 2 0 0 2
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	12/03			9/04			
CAL 67-6	12/03			9/04			
CAL 67-7	12/03			9/04			
CAL 67-8	12/03			9/04			
CAL 67-12	12/03			9/04			
CAL 67-14	12/03			9/04			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the County of Alameda	Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790702 Replacement Housing Factor Grant No:	Federal FY of Grant: 2 0 0 3
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	43,113	431,137		
3	1408 Management Improvements				
4	1410 Administration	43,113	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	5,300	0		
10	1460 Dwelling Structures	297,861	0		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	41,750	0		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	431,137	0		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790702 Replacement Housing Factor Grant No:				Federal FY of Grant: 2 0 0 3		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	Operations	1406		41,069	431,137	431,137		
HAWIDE	Administration	1410		41,069	0			
CAL 67-6	Interior Remodel	1460		44,000	0			
CAL 67-7	Bathroom Fans	1460		7,000	0			
CAL 67-7	Interior Remodel	1460		85,000	0			
CAL 67-8	Flooring Residences	1460		8,000	0			
CAL 67-8	Flooring Rec Hall	1470		35,750	0			
CAL 67-8	Install Fans in Rec Hall	1470		6,000	0			
CAL 67-8	Install Benches	1450		3,300	0			
CAL 67-8	Replace Signs	1450		2,000	0			
CAL 67-12	Replace Flooring	1460		24,000	0			
CAL 67-12	Replace Fans	1460		4,500	0			
CAL 67-12	Replace Water Heater Doors	1460		13,000	0			
CAL 67-12	Replace Front Doors	1460		16,000	0			
CAL 67-13	Replace Alarm System	1460		80,000	0			

ca067c01

Capital Fund Program Five-Year Action Plan						
Part I: Summary						
PHA Name Housing Authority Of the County of Alameda						<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/H A-Wide	Year 1 2001-02	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2002-03	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2003-04	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2004-05	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2005-06	
	Annual Statement					
HAWIDE		431,137	87,600	86,000	88,000	
CAL 67-6			27,532	50,000	72,000	
CAL 67-7			90,000	89,000	90,000	
CAL 67-8			62,541	92,000	62,000	
CAL 67-12			57,500	65,000	52,000	
CAL 67-13			73,821	80,000	52,000	
CAL 67-14		0	9,000		34,000	
CAL 67-16		0	30,006		30,000	
CFP Funds Listed for 5-year planning		431,137	438,000	462,000	476,000	
Replacement Housing Factor Funds						

ca067d01

Alameda County Housing Authority
Public Housing Resident Advisory Meeting
February 4, 2002, 6:00 p.m.
Dyer Senior Complex Recreation Hall

Advisory Board Members Present:

AZIZA AJKUNIC
HELEN AUSTIN
HELEN BALLOUE
JOSE BANZON
MEREDITH BETHUNE
ASUNCION CASTANEDA
JOSE CASTANEDA
VICTORIA COMER
LOVETTA CROSSETT
FELICITAS DADUBO
HELEN HARIG
PURITA JABIDANDO
LULA NEELON
TEANG NET
ESTER PEREZ
MICHAEL PETE
NELAING REYES
DON WEAVER
ESTRELLA ZALAMEDA

Staff Members Present:

Kurt Wiest, Deputy Director for Programs
Mary Rizzo-Shuman, Leasing and Property Services Manager
Gail Feldman, Senior Administrative Analyst

Introduction: Staff explained process Housing Authority's are required to go through each year as part of the Agency Plan process. The purpose of the Resident Advisory Board was explained, along with how comments from the RAB would be used in development of the Agency Plan. The date of the Public Hearing was given, April 9, 2003, and RAB members were invited to attend the hearing. Below is a summary of topics covered in the RAB meeting and comments by those in attendance.

Handouts of an explanation of progress in meeting five year goals and planned capital improvement projects were provided.

PHA Presentation:

1. Reviewed prior year and upcoming Capital Improvements. Staff reviewed recently completed projects, along with the following projects anticipated in the coming year: New fencing, gates and patio cement work; flooring replacement in units and bench replacements (Nidus & Dyer). Improved lighting in the community room will be evaluated.
2. Community Service. The Community Service requirement has been suspended by the Housing Authority based on regulatory flexibility recently given to local housing agencies. Elderly and disabled residents receive exemptions to this requirement.
3. Conversion to Section 8 voucher for over housed. The PHA policy allows the agency to provide a Section 8 voucher to public housing residents who are in units that are too big for the family size and the PHA does not have an appropriate size public housing unit available.
4. Reviewed results of the Resident Subsystem Survey (RASS). Safety was scored lower in the survey. The PHA discussed safety improvements including screen doors and lighting. A suggestion box will be placed in the community room for residents to make anonymous suggestions. Residents suggested that it be locked.

Resident Advisory Board Comments:

Residents would like an on-site manager who could help tenants with lock outs. The PHA explained that these services are more expensive. Apartments with in-house managers charge higher rents. Residents suggested giving a rent break to an on-site manager. Although the Fire Department has access to an on-site lock box, they have not used it to gain access to units during emergencies. The PHA will remind the Fire Department about the lock box.

There is concern with non-residents loitering and drinking on the property. Residents don't think they should call the police because they don't own the property. PHA encouraged residents to call the City Community Service Officer at the Police Department to report this activity.

Residents would like to see a locked gate around the dumpster to discourage use by non-residents. Dumpsters are overfilled and it causes litter.

More maintenance of trees is needed as needles and leaves are clogging gutters. There are some trees that have limbs that need removal.

Residents requested that an additional washing machine be supplied. Currently there are 2 washers for 50 residents.

There was an interest in improving egress both pedestrian and vehicular from the Dyer Complex. A senior crossing sign and cross walk is requested in front of the complex. A left hand turn lane from the drive way is also desirable.

Meeting was adjourned at 6:55 pm

Housing Authority of the County of Alameda
Section 8 Resident Advisory Meeting
February 6, 2003, 6:00 p.m.
Housing Authority of the County of Alameda Board Room

Advisory Board Members Present:

Lily Brown
Hilario Hernandez
Alejandria Alvarez
Maurice Roye
Chinh Phan
Denean Sowels

Staff Members Present:

Kurt Wiest, Deputy Director for Programs
Jennifer Cado, Administrative Analyst

Introduction: Staff explained regulatory process Housing Authority's are required to go through each year as part of the Agency Plan process. The purpose of the Resident Advisory Board (RAB) was explained, along with how comments from the RAB would be used in development of the Agency Plan. The date of the Public Hearing was given, February 6, 2002, and RAB members were invited to attend the hearing. Below is a summary of topics covered in the RAB meeting and comments by those in attendance.

Summary of Comments:

1. Expanding Housing Opportunities. Staff explained the Housing Authority's goal to assist more families and removing barriers to participation. Several objectives were discussed:
 - A. Instituting a Section 8 Homeownership Program to expand the opportunity for Section 8 voucher holders to purchase homes.
 - B. Implementing a Project Based Section 8 program that sets aside units in the Housing Authority's jurisdiction for up to 10 years for Section 8 voucher holders.
 - C. Applying for additional vouchers through future Notices of Funding Availability (NOFA).

RAB members supported the Housing Authority's goals to expand housing opportunities.

2. Policy Revisions. Staff explained the relation between federal regulations governing the Section 8 program and local policies adopted by the Housing Authority to administer the program. The Housing Authority will be making revisions to the Section 8 Administrative Plan in conjunction with the submission of the revised Agency Plan. The following changes to the Administrative Plan were discussed:

- A. Addition of the Section 8 Homeownership Program policy. A copy of the draft policy was given to RAB members for their review.
- B. Staff explained Earned Income Disregard and the policy's goal to provide incentives for disabled Section 8 voucher holders to work. At reexamination interviews, Eligibility staff explains the policy and verifies each Section 8 family member's qualification for the deduction.

RAB members supported the Housing Authority's recommended changes.

3. RAB Initiated Policy Recommendations. The following recommendations were made by RAB members and discussed with staff:

- A. Development of a program that would assist Section 8 voucher holders to obtain funds to pay security and utility deposits. Many participants are apparently precluded from participation in the Rental Assistance Program administered by ECHO Housing because they exceed the income limits for the program.
- B. Educate Section 8 voucher holders of their responsibilities as tenants to keep their units clean and in good condition. Several board members suggest this education will assist voucher holders in becoming better tenants and result in the encouragement of continued landlord participation in the program.
- C. Program Time Limits: A board members suggested the Housing Authority advocate for time limits for able-bodied program participants. A maximum time period of 5 to 10 years was suggested.

4. Resident Advisory Board Meetings. RAB members expressed appreciation for the opportunity to discuss agency operations and goals.

Meeting adjourned: 6:50 p.m.

ca067e01

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation (if any) [see step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 a 24 CFR 903.2 (c)(1)(iv)]
7 th & 8 th Street Decoto, Union City	10	The Housing Authority's public housing units are primarily duplexes, four-plexes and single condominium units. The two largest sites are 36 units each and neither of those sites is outside the acceptable income ranges. While these 10 units are located at one site, the small size of the project does not warrant a deconcentration plan when one tenant's income can substantially impact the project average.	
scattered sites Union City	18	These units are scattered duplexes and four-plexes. No deconcentration plan is needed for these units particularly since the average project income is 127% of the PHA wide average. This indicates that deconcentration of poverty and income mixing has been accomplished.	

ca067f01

Section 8 Project Based Vouchers

Projected Number of Units: Up to 500 units (9.2% of authorized Annual Contributions Contract Units)

General Locations: The PHA will attempt to insure that the project based units are located throughout the PHA's jurisdiction, which comprises 10 cities and the unincorporated portion of the county. No units will be located in census tracts where the poverty rate is equal to or greater than 20%. The PHA will include in its evaluation of proposal the location of the proposed project and the number of tenant-based Section 8 vouchers in a census tract. Selection criteria will include projects where less than 10% of the total rental units in that census tract are Section 8 units.

Reasons for Project-Basing Section 8 Vouchers: The PHA's jurisdiction currently has an overall vacancy rate averaging 6%. This vacancy rate, however, is not likely to continue over time. While affordability and unit availability are less severe than last year, the PHA's "find rate" for families with vouchers remains low. Voucher holder families have continuously expressed their desire to have a greater selection of units where they can use their vouchers. Project basing units will help insure a stable supply of affordable units in the jurisdiction.

Currently the Housing Authority is in the process of project basing 100 units, divided equally between existing and new construction projects. The projects include properties that will address the needs of special populations, e.g. frail elderly, disabled persons, homeless families and large families. These populations are particularly affected by tight rental markets with rapidly escalating rents and would definitely benefit from stable projects where vouchers could be used.

ca067g01

Housing Authority of the County of Alameda

Substantial Deviations and Significant Amendments or Modifications to the Agency Plan

Substantial deviation and significant amendments or modifications to the Agency Plan are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Housing Commission.

Examples of significant amendments or modifications would include:

- ◆ changes to rents or admissions policies or organization of the wait list;
- ◆ additions of non-emergency work items that exceed 20% of the overall capital funding award for a specific fiscal year.

An exception to this definition of substantial deviation and significant amendments or modifications to the Agency Plan will be made for any of the above adopted policies to reflect changes in HUD regulatory requirements.

ca067h01

Section 8 Homeownership Capacity Statement

The Housing Authority of the County of Alameda requires that it review a participant's financing for purchase of a home under its Section 8 homeownership program . Additionally, the financing must either be insured or guaranteed by the state or Federal Government and comply with secondary mortgage market underwriting requirements; or if not insured or guaranteed by the state or Federal Government, comply with generally accepted private sector underwriting standards.

ca067i01

Reinstatement of Public Housing Resident Community Service Requirement

The Federal requirement for community service has been reinstated and will be go into effect beginning on July 1, 2003. Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. Parents of school-age children are encouraged to provide community service in their child's school.

In order to be eligible for continued occupancy in public housing beginning on July 1, 2003, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) or (2) participate in an economic self- sufficiency program, or (3) perform eight hours per month of combined activities.

EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older.

- B. Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1) and who certifies that because of this disability she or he is unable to comply with the community service requirements.

- C. Family members who are the primary care giver for someone who is blind or disabled as set forth in Paragraph B above.

- D. Family members engaged in work activity.

- E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.

- F. Family members receiving assistance, benefits or services under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

HACA shall identify and notify all adult family members who are apparently not exempt from the community service requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. HACA shall verify such claims. Failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

ca067j01

Pet Policy

The PHA requires prior written approval and compliance with the PHA's Pet Policy before the family may move a pet into their housing unit.

The PHA allows only two common household pets per household, with the exception that only one dog will be allowed per household. No dog may exceed 25 pounds in weight and no dogs, regardless of size, who are attack or fight trained dogs will be allowed.

All pets must be spayed and neutered and inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. Pet owners must also comply with local licensing ordinances and local public health, animal control and anticruelty laws.

Pet owners are required to pay for any damages caused by a pet. A pet deposit of \$250 is required at the time the pet is approved for occupancy. The owner must maintain the pet and its living quarters in manner to prevent odors and any other unsanitary conditions. Repeated nuisance complaints by neighbors or Housing Authority personnel will require removal of the pet.

The pet must be kept in the owner's apartment or on a leash what all times when outside the dwelling unit. Pets may not be left unattended in a dwelling unit for over 24 hours. All dogs must wear a tag with identification information with the owner's name, phone number and the most recent inoculation date. If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the property within 24 hours of written notice from the PHA.

Any person approved for pet ownership must designate a person not living in the unit as the responsible party for the pet in the absence of the owner. The pet owner authorizes the PHA to contact the emergency caregiver to take care of the pet in the event of the owner's illness, death, etc. and the owner is responsible for any expenses incurred for the pet's care during this time period.

ca067k01

Progress in Meeting the 5-Year Plan Mission and Goals

Mission

The PHA has continued its efforts in meeting its mission for elderly and disabled persons and able-bodied family members by continuing ongoing programs and expanding services and programs in new areas. The PHA is collaborating with a local non profit to continue the HOPE Program for frail elderly persons who have been able to maintain their independence through the combination of services and housing assistance. For families, the PHA has continued its self-sufficiency services, and the CalWORKs program contract, to encourage employment, job training, etc. for those families who are unemployed or under employed. The PHAs FSS program continues to provides long term self-sufficiency counseling to clients. The PHA holds seminars and workshops in partnership with other community agencies to provide a wide variety of information including financial literacy, career planning, and homeownership education. The PHA has established partnerships with the local Workforce Invest Board and area One Stop centers.

Goals

The rental market has substantially improved which has allowed us to cap exception payments to 110% FMR in the highest cost cities. The PHA has conducted extensive outreach to landlords and provided housing search assistance for voucher holders, the success and utilization rates have improved. The PHA has continued its outreach efforts to the Rental Housing Owners Association members and other rental owners by participating at the annual rental housing owner expo, through speaking engagements at rental housing owner trainings, participating in local rental owner task forces on rent and other property related issues. The PHA published a new Housing Choice Voucher brochure with information for property owners, and expanded publication of our monthly owner newsletter. Finally, our website has been expanded greatly as an outreach and educational tool for landlords. The PHA has been fully leased up during the first six months of the fiscal year.

The PHA continues to maintain its properties and upgrade them through the use of capital funds. In the last year flooring, cabinetry, bathrooms renovations and appliance upgrades were completed, in order to make units more attractive and marketable. Exterior work such as siding, painting, installation of maintenance free gutters and sidewalk additions were done. The PHA's PHAS Score for the prior fiscal year was 91 ranking the PHA a High Performer.

ca067101

Resident Member on the PHA Governing Board

1. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes

No

- A. Name of resident member(s) on the governing board: Runa Atai
Maxine Haddock

- B. How was the resident board member selected:

Elected

Appointed

- C. The term of appointment is (include the date term expires):

Runa Atai

Appointed: January 15, 2002

Term Expires: December 31, 2003

Maxine Haddock

Appointed: February 17, 2001

Term Expires: December 31, 2003

ca067m01

MEMBERSHIP OF THE RESIDENT ADVISORY BOARDS

1. AZIZA AJKUNIC
2. HELEN AUSTIN
3. HELEN BALLOUE
4. JOSE BANZON
5. MEREDITH BETHUNE
6. ASUNCION CASTANEDA
7. JOSE CASTANEDA
8. VICTORIA COMER
9. LOVETTA CROSSETT
10. FELICITAS DADUBO
11. HELEN HARIG
12. PURITA JABIDANDO
13. LULA NEELON
14. TEANG NET
15. ESTER PEREZ
16. MICHAEL PETE
17. NELAING REYES
18. DON WEAVER
19. ESTRELLA ZALAMEDA
20. ALEJANDRIA ALVAREZ
21. LILY BROWN
22. HILARIO HERNANDEZ
23. MAURICE ROYE
24. CHINH PHAN

ca067n01

Voluntary Conversion of Public Housing to Tenant-Based Assistance

1. How many of the PHA's developments are subject to the Required Initial Assessments? Seven
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? One
3. How many Assessments were conducted for the PHA's covered developments? One
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None