

Housing Authority of Alameda County
Commission Meeting Report
March 13, 2024
Peggy McQuaid

The Housing Authority of Alameda County (HACA) Commission met for the regular meeting on March 13, 2024.

Unfortunately, due to medical emergencies and childcare issues there was not a quorum in the room. We were unable to conduct any business requiring a vote. However, we did hold a public hearing, received the Executive Director's report and reviewed several items that will be brought back in April for a vote. These items will be more fully reported on in my April report to Council.

2. PUBLIC HEARING: ANNUAL PUBLIC HOUSING AGENCY PLAN FOR THE JULY 1, 2024- JUNE 30, 2025 FISCAL YEAR

The plan is Item 6-2 on the agenda.

There was no public comment on this agenda item.

5. Executive Director's Report

Upcoming HACA Waitlist Openings:

HACA is preparing for several waitlist openings that will take place at the beginning of April. During the open application period, HACA will be accepting online applications for the HCV (Section 8) program and HACA-owned 3- and 4-bedroom project-based (PBV) units in Emeryville and Union City via one simple application form.

During the open application period, the online application will be available continuously (24 hours a day) through HACA's website. The application can be completed on any device with internet access. HACA will work with numerous community partners throughout its jurisdiction to assist the elderly, the disabled, those with limited English, and the general public. HACA staff will also be available at its office or by phone to assist anyone with completing the online application during the open application period. There will be centers in Berkeley and Oakland to assist folks in filling out the application.

All applications received during the opening will go into a random lottery drawing. Applicants will receive notification in the mail of their lottery status within 60 days of the waitlist closings. It is expected there will be over 40,000 applicants based on 2015 results. The current wait list will exhaust in June 2024.

The priorities are:

- Homeless families
- Disaster displacement
- Veterans

Once people are on the wait list they will be prioritized according to these criteria.

The official announcement with detailed information on the upcoming waitlist openings will be released on Monday, March 18. Commissioners and City staff will be notified on Monday with the official announcement.

Here is the announcement, [1WL-Opening-2024 Announcement FINAL-1.pdf \(haca.net\)](#) I reached out to Albany Thrives Together with this information. I also reached out to City Staff to confirm they received this announcement.

6. New Business

6-1 Amendments to Housing Choice Voucher (HCV) Administrative Plan

This plan must be submitted to HUD by April 17, and will be voted on at the April 10, 2024 meeting.

6-2 Annual Public Housing Agency (PHA) Plan for the July 1, 2024 – June 30, 2025 Fiscal Year

This plan must be submitted to HUD by April 17, and will be voted on at the April 10, 2024 meeting. HUD has 75 days to approve the plan.

The Public Hearing was held on this item at this meeting with no public comment.

6-3 Resolution Recognizing Angela Finley for Outstanding Service on the Housing Commission

Although the Resolution could not be approved, the Commission extended our appreciation to Ms. Finley for her outstanding service to HACA. She was a tenant representative to the Commission.

6-4 Amendment to Contract with I Sterling, Inc. for Housing Quality Standards (HQS) Inspection Services

This is a time only extension (no financial impact). Staff will execute a contract which the Commission will ratify in April.

6-5 Extension of Purchase Order with AppleOne for Temporary Employment Services

There are enough funds until the April meeting so staff will bring back modification in April.

Program Activity Report

Currently there are 6,902 Section 8 HCV (Housing Choice Voucher) program units under contract. The average HAP (housing assistance payment) subsidy is \$1819, the average tenant paid rent is \$604, the average contract rent is \$2424.

PACH (Preserving Alameda County Housing, Inc) has 230 PBV (Project Based Voucher) Units. These are properties owned by HACA.

Albany currently has 10 HCV contracts. The average contract rent is \$1687, the average HAP payment is \$1310, the average rent paid by family is \$378 (22% of total rent).

The Family Self Sufficiency Program (FSS)

The FSS Program is a partnership between low-income families on the Section 8 Housing Choice Voucher program and the US Department of Housing and Urban Development (HUD). This five-year program, which began 30 years ago, helps families who are receiving rental assistance move to economic independence.

FSS PROGRAM ACTIVITIES

At A Glance – 2023 FSS Program Outcomes

The FSS team provided 157 referrals to community resources and 690 job leads to participants in 2023. Listed below are the program outcomes for the year:

- Ten participants successfully graduated from the FSS program.*
- One participant terminated with escrow.
- \$168,117.53 in escrow account funds were distributed to FSS graduates.
- Fifty-seven participants secured a new job, promotion, or received a raise.
- One participant earned a Master of Arts degree.
- One participant earned a Bachelor of Arts degree.
- Five participants earned an Associate of Arts degree. • Seven participants completed other training or certification programs.
- One participant purchased a home through the HCV Homeownership Program. • One participant relinquished their Housing Choice Voucher.

*Fewer graduates due to additional time received under new HUD program regulations.

FSS PROGRAM SUMMARY

February 2024

Total Clients Under Contract: 226

Graduates: 2

Escrow Disbursed: \$30,580.65

Ports In: 0

Ports Out: 0

Terminations: 1

New Contracts: 0

Case Management Referrals: 20

Job Referrals: 23
