

Housing Authority of Alameda County  
Commission Meeting Report  
February 5, 2025  
Peggy McQuaid

The Housing Authority of Alameda County (HACA) Commission met for a special meeting on February 5, 2025

## **5. Executive Director Report**

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

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

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

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

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

## **6. New Business**

### **6-1 Regional Analysis of Impediments (AI) to Fair Housing (Public Hearing Required)**

#### **BACKGROUND**

The Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing Final Rule (AFFH) requires that HUD enhances its fair housing planning obligations and those of public housing authorities (PHAs) and cities and counties that receive funding such as Community Development

Block Grant (CDBG) and HOME funds. It requires such jurisdictions to conduct an Assessment of Fair Housing (AFH) planning process, sometimes referred to as the Analysis of Impediments to Fair Housing, to assess the state of fair housing within their communities and to set locally determined priorities and goals to address the fair housing barriers in their communities. The AFH process includes completion of an Analysis of Impediments to Fair Housing Choice.

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

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

## **DISCUSSION AND ANALYSIS**

The entire AI can be viewed on HACA's website at [2024-Alameda-County-Regional-AI-Publication-Draft.pdf](#) and the offices of HACA and the Alameda County **Housing and Community Development Department**.

### **6-2 Recognition of HACA's Years of Service Award Recipients**

#### **BACKGROUND**

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

Eight employees were recognized or between 5 -20 years of service.

### **6-3 Summary of Waitlist Opening Results**

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

HACA received 33,111 applications for the HCV program, and 5,000 of these were randomly selected, without any preferences or priorities applied, for placement on the waitlist. HACA received 1,618 applications for ELI HACA-owned 3- and 4-bedroom PBV units and 2,324 applications for VLI HACA-owned 3- and 4-bedroom PBV units in Emeryville and Union City, and all these applications were placed on the waitlist. HACA notified all those who submitted applications by mail indicating whether or not their application was selected for the waitlist.

Albany has 6 people on the HCV waiting list, 1 person on the ELI waiting list, and 4 people on the VLI waiting list. It should be noted that applicants were asked to provide a mailing address. This address may, or may not, reflect the city the applicant household lives in.

### **6-4 Overview of New California Legislation: SB1357 and AB653**

#### **BACKGROUND**

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

#### **DISCUSSION AND ANALYSIS**

The specific requirements of SB 1357 include the following:

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

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

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

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

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

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

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

## **6-5 Quarterly Budget Report for the Quarter Ended December 31, 2024**

### **DISCUSSION AND ANALYSIS**

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

year. Expenses are expected to catch up with budgeted expenses as the year progresses.

There was a thoughtful discussion of the timeline for payments in and out and concerns over executive orders and other policies coming from the federal government.

## **6-6 Quarterly Investment Portfolio Report for the Quarter Ended December 31, 2024**

### **BACKGROUND**

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

### **DISCUSSION AND ANALYSIS**

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

### **6-7: Program Activity Report**

Currently there are 7088 Section 8 HCV (Housing Choice Voucher) program units under contract. The average HAP (housing assistance payment) subsidy is \$1900, the average tenant paid rent is \$592, the average contract rent is \$2492.

PACH (Preserving Alameda County Housing, Inc) has 220PBV (Project Based Voucher) Units. These are properties owned by HACA.

Albany currently has 11 HCV contracts. The average contract rent is \$1806 the average HAP payment is \$1459, the average rent paid by family is \$347 (19% 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**

## **2024 Giving Connection**

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

## **Program Coordinating Committee (PCC)**

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

## **At A Glance – 2024 FSS Program Outcomes**

The FSS team provided 181 referrals to community resources and 362 job leads to participants in 2024. Listed below are program outcomes for the year:

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

## **FSS PROGRAM SUMMARY**

### **December 2024**

Total Clients Under Contract: 194

Graduates: 1

Escrow Disbursed:

Ports In:

Ports Out:

Terminations:

New Contracts: \$7,270.81 0 1 1 1

Case Management Referrals: 6

Job Referrals: 8

### **January 2025**

Total Clients Under Contract: 194

Graduates: 0

Escrow Disbursed:

Ports In:

Ports Out:

Terminations:

New Contracts: \$0 0 0 0 0

Case Management Referrals: 6

Job Referrals: 8