

Housing Authority of Alameda County  
Commission Meeting Report  
April 12, 2023  
Peggy McQuaid

The Housing Authority of Alameda County (HACA) Commission met for a regular meeting on April 12, 2023.

## **CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** – 1 CASE Major Castleberry II and Carmista Castleberry v. Housing Authority of the County of Alameda Superior Court, State of California, County of Alameda Case No. 22CV019974

There was no reportable action.

## **EXECUTIVE DIRECTOR REPORT**

Kurt Wiest, reported the following:

1. **Annual Financial Audit Results:** HACA received the final Financial Audit Report for the July 1, 2021 – June 30, 2022 fiscal year from our auditors Harshwal & Company. The auditors have issued an unmodified or clean opinion on our financial statements.
2. **Executive Director Recruitment:** The Executive Directors intends to retire at the end of 2023. An Executive Director Recruitment Plan, with timelines, is being developed to ensure a seamless transition to a new Executive Director.

## **HACA Years of Service Awards Recognition**

The Commission recognized and thanked HACA employees who reached milestones of years of employment. HACA's service awards program recognizes employees, in 5 year increments, who have achieved 5 or more years of service with HACA. Fifteen employees were recognized for service in 5-year increments beginning at 5 years. Special recognition was given to Ron DeSilva for 35 years of service in the finance department.

## **HACA's Housing Programs**

Staff prepared a presentation on the various housing programs that are managed by HACA. The Commission received an overview of how these programs are structured and funded as well as the participants they serve.

See attachment

## **Program Activity Report**

Currently there are 6,815 Section 8 HCV (Housing Choice Voucher) program units under contract. The average HAP (housing assistance payment) subsidy is \$1768, the average tenant paid rent is \$610, the average contract rent is \$2378.

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

Albany currently has 11 HCV contracts. The average contract rent is \$1709, the average HAP payment is \$1358, the average rent paid by family is \$351 (21% 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 SUMMARY March 2023**

Total Clients Under Contract: 187  
Graduates: 0  
Escrow Disbursed: \$0  
Terminations: 0  
New Contracts: 1  
Case Management Referrals: 15  
Job Referrals: 94

### **FSS Participant Spotlight**

1. A graduate of the FSS program, donated \$500 to HACA's scholarship program. This is the second time this woman has given back by donating to the program. She mentioned being grateful to her FSS Coordinator and the housing authority for the assistance provided her while she was an FSS participant. She is currently working full-time at the University of Oregon. Her husband is also working full-time in a management position. They mentioned that they are always happy to donate to HACA's scholarship program. The FSS team is grateful and proud to have a positive impact on our participant families.
2. This FSS graduate did well while in the program and continues to strive towards new goals. She previously earned an AA degree from Chabot College. Although she did not finish high school prior to earning her AA degree, education is very important to her. While in the FSS program she set a goal to take the high school equivalency test and passed. She increased her credit score by 100 points, bringing her credit score to

750. Additionally, she set a savings goal and was able to not only meet that goal but exceed it. She currently works at a non-profit organization in Oakland that serves homeless clients. She is taking multiple training courses to improve her skills which include training from the Workforce Development Professional Program, which partners with Sacramento State College and courses provided by the Alameda County Probation Department which focus on reentry. The FSS team is proud of her achievements in FSS, as well as her drive to continue to improve her life through education and job training, while doing work that gives back to the community.