



Housing Authority of the City of Alameda

PHONE (510) 747-4300
FAX (510) 522-7848
TTY/TRS 711

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**

DATE & TIME **Saturday, April 10, 2021**

Special Meeting - 9:00 a.m.

LOCATION

Pursuant to Executive Order Numbers N-29-20 and N-35-20 signed by Governor Gavin Newsom and guidance provided by legal counsel, a local legislative body, such as the Board of Commissioners is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. All requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or the public as a condition of participation in or a quorum for a public meeting have been waived.

PUBLIC PARTICIPATION

Public access to this meeting is available as follows:

Join Zoom Meeting:

<https://zoom.us/j/94120875399?pwd=cFl4eEZ5aXJCT1pnVUNSNkw3eEczUT09>

Meeting ID: 941 2087 5399

Passcode: 000063

One tap mobile

1-669-90099128, 94120875399#, *000063# US (San Jose)

1-346-248-7799, 94120875399#, *000063# US (Houston)

Find your local number: <https://zoom.us/u/abFNI6jmR>

Persons wishing to address the Board of Commissioners are asked to submit comments for the public speaking portion of the Agenda as follows:

- Send an email with your comment(s) to jpolar@alamedahsg.org and vcooper@alamedahsg.org prior to or during the Board of Commissioners meeting
- Call and leave a message at (510) 871-7435.

When addressing the Board, on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of three minutes per agenda item when the subject is before the Board.

Persons in need of special assistance to participate in the meetings of the Housing Authority of the City of Alameda Board of Commissioners, please contact (510) 747-4325 (voice),



TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Housing Authority of the City of Alameda Board of Commissioners to make reasonable arrangements to ensure accessibility.

PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Commissioners
2. Welcome and Introductions
3. Public Comment (Non-Agenda)
4. AGENDA
 - 4-A. Public Hearing to Hear Comments on Housing Authority Annual Plan for Fiscal Year Starting July 1, 2021 – **Page 1**
 - 4-B. Adopt the Annual Plan for Fiscal Year Starting July 1, 2021 and Authorize the Chair to Certify, By Resolution, that the Board of Commissioners has Approved Submission of the Agency Plan to HUD – **Page 15**
 - 4-C. BOARD STUDY SESSION – ANNUAL RETREAT (No action items will be taken during this agenda item):
 - Overview of the Housing Development Pipeline
 - Overview of Recruitment, Retention, and Staff Morale
5. Public Comment (Non-Agenda)
6. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
7. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
8. ADJOURNMENT

* * * Note * * *

- Documents related to this agenda are available on-line at:
<http://www.alamedahsg.org/cms/One.aspx?portalId=3723405&pageId=5912638>
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist the Housing Authority's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Housing Authority accommodate these individuals.





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To: Honorable Chair and Members of the Board of Commissioners

From: Daniel Mills, Management Analyst

Date: April 10, 2021

RE: Public Hearing to Hear Comments on Housing Authority Annual Plan for Fiscal Year Starting July 1, 2021

BACKGROUND

The Housing Authority's Five-Year and Annual Plans make up the Agency Plan, a document that is mandated by and must be submitted to the U. S. Department of Housing and Urban Development (HUD). As a Housing Choice Voucher (Section 8) only and High Performer agency, HUD allows the Housing Authority to submit a streamlined Plan. In April 2020, the Authority submitted its Five-Year Plan. An Annual Plan must be submitted every year and is attached as Attachment A for this Board Report.

The Executive Director has been authorized to select the members of the Resident Advisory Board (RAB), which is charged with reviewing and commenting upon the Annual Plan. This Committee also is called to review and comment on any substantial amendments or modifications to the plan.

HUD requires that the Agency Plan be made available for public comment for 45 days prior to the public hearing. The Agency Plan must be submitted to HUD 75 days prior to the start of the Housing Authority's fiscal year on July 1, 2021.

The subsections of Attachment A are described below:

Section A (page 1) provides the PHA Information (name, code, fiscal year beginning date, number of vouchers in ACC, plan submission type, and consortia information).

Section B (pages 2 through 5) is the Annual Plan. The subparts of Section B are:

B.1: Revision of PHA Plan Elements

Effective January 15, 2020, the Housing Authority revised its Administrative Plan to modify the threshold level triggering interim increases from \$5,000 to \$10,000.



Honorable Chair and
Members of the Board of Commissioners

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B.2: New Activities

Currently there are 338 Project-Based units under HAP contract with the Housing Authority. The following is the number of units under HAP contract within each census tract: 24 (4271), 7 (4272), 86 (4273), 43 (4276), 18 (4280), 15 (4281), 59 (4282), and 86 (4287). There are three outstanding Agreements to enter into Housing Assistance Payments (AHAP) contracts. These units are in the following census tracts: 17 (4287) and 23 (4273). The Housing Authority uses Project-Based vouchers to increase the supply of affordable housing in Alameda. It may use as much as 20% of its budget allocation for this purpose. The Housing Authority expects to use up to an additional 10% to project-base housing tied to units that serve households who are homeless or include a veteran, provide supportive housing for persons who have a disability or who are elderly, or are in a census tract with a poverty rate of 20% or less.

B.3: Most Recent Fiscal Year Audit

Financial Statement Findings 2019-001: Numerous accounts had incorrect balances prior to the start of the audit.

B.4: Civil Rights Certification

These are attachments that must be submitted along with Form HUD-50075-HCV. Certification of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs) (HUD-50077-ST-HCV-HP) and Civil Rights Certification (Form HUD-50077-CR). These forms will be signed by the Board of Commissioners chairperson if the plan is approved.

B.5: Certification by State or Local Officials

This is an attachment that must be submitted. Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan (Form HUD-50077-SL). This form was signed by Eric Levitt, City Manager, on January 8, 2021.

B.6: Progress Report

This is a narrative section describing the progress of the Housing Authority towards meeting the goals outlined in the 5-year Plan.

During the last year, the Housing Authority made many steps towards achieving the goals outlined in the 5-year Plan which closely followed the 3-year Strategic Plan for 2019-2021.

B.7: Resident Advisory Board (RAB) Comments

These are included as with the Annual Plan (labeled as Attachment B for this Board Report). The comments to the Annual Plan made by the RAB did not result in a change to the Annual Plan.

DISCUSSION



Honorable Chair and
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The RAB is made up of participants of the Housing Choice Voucher program. Members of the RAB met on December 16, 2020, to review and comment on the proposed Annual Plan for Fiscal Year 2021-2022. RAB member comments are included as Attachment B to the Annual Plan. None of the comments resulted in changes to the proposed Annual Plan.

FINANCIAL IMPACT

None. This is a HUD reporting requirement, so failure to submit the report by the deadline would place the Housing Authority in violation of its Annual Contributions Contract.

RECOMMENDATION

Hold Public Hearing to hear comments on Housing Authority Annual Plan for Fiscal Year Starting July 1, 2021.

Respectfully submitted,

DocuSigned by:

Daniel Mills

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Daniel Mills

Management Analyst

Attachment(s):

- A. HUD Form 50075- Streamlined Annual PHA Plan (HCV Only PHAs)
- B. Annual PHA Plan Fiscal Year Starting July 1, 2021 – Resident Advisory Board Comments
- C. Public Notice – Proof of Publication File No. Annual Plan/Section 8 Program
- D. Public Notice – Proof of Publication File No. Annual Plan
- E. Public Notice – Proof of Publication File No. Hearing/Annual Plan



ATTACHMENT A

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<p> PHA Name: HOUSING AUTHORITY OF THE CITY OF ALAMEDA PHA Code: CA062 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 1885 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> The Annual Plan for the current year, this proposed plan and elements for the year starting July 1, 2021 and ending June 30, 2022 are available at: 701 Atlantic Avenue, Alameda, CA 94501. These documents also available at the website www.alamedahsg.org. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 25%;">Program(s) not in the Consortia</th> <th style="width: 15%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																								
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B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Effective January 15, 2020, the Housing Authority revised its Administrative Plan to modify the threshold level triggering interim increases from \$5,000 to \$10,000.</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Currently there are 338 Project-Based units under HAP contract with the Housing Authority. The following is the number of units under HAP contract within each census tract: 24 (4271), 7 (4272), 86 (4273), 43 (4276), 18 (4280), 15 (4281), 59 (4282), and 86 (4287). There are three outstanding Agreements to enter into Housing Assistance Payments (AHAP) contracts. These units are in the following census tracts: 17 (4287) and 23 (4273). The Housing Authority uses Project-Based vouchers to increase the supply of affordable housing in Alameda. It may use as much as 20% of its budget allocation for this purpose. The Housing Authority expects to use up to an additional 10% to project-base housing tied to units that serve households who are homeless or include a veteran, provide supportive housing for persons who have a disability or who are elderly, or are in a census tract with a poverty rate of 20% or less.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Financial Statement Findings 2019-001: Numerous accounts had incorrect balances prior to the start of the audit. This was due to the Authority undergoing significant changes during the fiscal year within its finance department. Accounting personnel charged with recording journal entries into the general ledger prior to the new finance department were either inexperienced or did not understand the effect of the information they were provided. These staff are no longer with the Authority.</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

B.6 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

GOAL 1: WORK WITH COMMUNITY PARTNERS TO OPTIMIZE AFFORDABLE HOUSING AND SERVICES FOR THE ALAMEDA COMMUNITY.

The Authority closed development financing for Rosefield Village – 92 units of affordable, work force homes increasing affordable housing at this site by 77%. The North Housing Project, a 12-acre former Naval site, was planned, mapped out, and approved by the Planning Board. This is an important step after 10 years of waiting/working on this and will allow the Authority to build 586 affordable homes at the site. The work is already starting - roads are built and demolition of the old units has started. The Authority is continuously recruiting landlords into the Housing Choice Voucher program and strengthen our existing relationships by maintaining and expanding services during COVID-19 and though the landlord incentive program. In early 2020, the local HUD Field Office recognized one of the Authority's owners for their commitment of assisting tenants through the VASH program by agreeing to lease to VASH households under the tenant-based VASH program. The Authority continues to refer landlords to the city's residential rehabilitation program.

GOAL 2: USE RESOURCES EFFICIENTLY TO OPERATE IN A SUSTAINABLE MANNER.

The Authority continues to utilize, expand, and research automated accounting systems to improve overall performance. This includes expanding ACH payment capabilities at the onset of COVID-19 to all vendors who are willing to utilize this mechanism. An automated system for staff to scan and submit invoices for approvals has been fully implemented and a journal entry approval process has been automated. On-line tenant and landlord services have been implemented including launching several Yardi portals including the Landlord and Vendor Portals, while updating Rent Café to include online reporting of income changes between annuals. Property rehabilitation is moving forward according to the capital improvements plan including the demolition of existing units at Rosefield Village to expand the affordable housing available on the site while upgrading 14 units of existing housing. Since the last plan update, HUD has not opened the application process for Agencies to enter the Moving to Work (MTW) program expansion; however, it is anticipated that the next opportunity to apply will be given to Housing Authorities in early 2021.

GOAL 3: RETAIN AND RECRUIT EXCELLENT STAFF.

All new staff are provided an updated 6-month training plan upon hiring. The Authority has put a stronger emphasis on cross training in key functional areas such as payroll and accounts payable. The authority also expanded online training for a wide range of subjects, from authority policies and procedures to Yardi software to sexual harassment. Before COVID-19 the Authority added new and enhanced in-person trainings such as customer service, specialized software, and Brown Act and Section 8 Hearing Officer training. The Authority has implemented common space improvements and comprehensive safety improvements in response to the COVID-19 health crisis. This includes exploring the conversion of our underutilized warehouse to office space and a search for local office expansion space. A compensation study for exempt (non-Director) staff was completed and implemented in November 2019 and for non-exempt staff in March 2020; a director-level staff study was done in the prior FY.

GOAL 4: ENSURE FINANCIAL PREPAREDNESS FOR FUTURE CHALLENGES.

The Authority has streamlined reporting for the Housing Choice Voucher programs, asset management and property management and included key metrics in the monthly Board of Commissioners packet which is publicly available. Staff conducted procurement for an upgraded board reporting process to include specialized software which is expected to be implemented in 2021. The authority successfully secured funding from the federal government, city, county, state, and local funding sources, including the local school district to close financing for Rosefield Village. The authority has applied for continued FSS funding for 2021 and is contracted with a professional social services company to provide enhanced online services for FSS participants through the COVID-19 health restrictions. These COVID related services include Mental Health, and Emergency Rent Relief. The Authority continues to provide social services which are available to participants, applicants, and tenants. These include Legal Assistance, Housing Counseling, Fair Housing Consultation and Referral Services. The authority is in the process of drafting a formal Reserves Policy.

GOAL 5: MAINTAIN AND IMPROVE DATA INTEGRITY AND COLLECTION.

The authority continues to review and update systems to ensure that it stays current with industry practices and up-to-date on system security. The most recent upgrade includes a change in back-up systems. These back-ups are kept offsite (in the cloud) by a 3rd party vendor and contain the functionality for staff to immediately log into the back-up server to access files in case of a natural disaster or ransomware situation. The authority has also recently upgraded its physical servers to allow for upgraded security features. The authority continues to utilize and optimize paperless and mobile options, including the continued use of mobile inspections and the online financial invoice system. During this past year, the authority had to move to a mostly paperless mode of operation due to COVID-19, which resulted in the fast tracking of many automated systems, including: vendor portal, landlord portal, applicant portal; system for electronically signing documents; system for mass communication with tenants and participants without the need of more than one staff member setting up the communication within less than 10 minutes; and an online Board of Commissioners software solution. Form automation, both internal and external, continues to be important in regard to data accuracy including the launch of an internal Information Technology (IT) Personnel Action Form for staff IT access changes, a daily health form for the COVID-19 health situation for all individuals entering an AHA office, and the automation of a conflict of interest form for vendors. The authority has also increased utilization of the online recertification module for the Housing Choice Voucher program for annuals and interim recertifications. Due the rapid implementation of new IT systems and increased demand from both staff and tenants for online services during COVID-19, the authority has hired an additional Senior Management Analyst to help with systems management.

GOAL 6: IMPROVE THE QUALITY OF LIFE OF RESIDENTS WHILE MAINTAINING EFFICIENT AND EFFECTIVE OPERATIONS OF HOUSING AUTHORITY UNITS.

The Authority maintained our resident supportive services for all tenants and participants in the programs operated by the Housing Programs Department and continued to provide educational materials to our residents through newsletters and online townhall meetings. Recent topics included health insurance options, economic impact payments, CARES Act, self-care during COVID-19, resources available for tenants, how to contact agency staff, and how to file complaints. Staff updated employee training materials and contracted with a new provider for interpretation

	<p>and translation services. This vendor provides more comprehensive services and should improve accessibility while improving internal tracking. The Language Access Plan (LAP) was updated in 2020 but resulted in few material changes. We manage the assembly and delivery of produce and dry goods to over 160 residents of AHA properties with assistance from our community support partners. Staff updated the authority's services delivery method to ensure that services were provided throughout COVID-19, including outreaching to tenants in multiple languages while Shelter-in-Place orders were in effect to ensure the vulnerable households assisted by the Authority continued to receive important and vital services. The Authority outsourced 100 units of housing to a third-party professional property management company and continues to asset manage these properties and manage and monitor the management company.</p> <p>GOAL 7: EXPAND HOUSING CHOICE THROUGHOUT THE CITY OF ALAMEDA.</p> <p>The board reviewed several options for expanding the authority's portfolio and the feasibility of some sites is currently in progress at the time of this update. The Authority expects to build at least 90 homeless units at the North Housing project, of a total 586 units. During this review period, Housing Assistance Payments Contracts were signed on 50 new Project-Based Voucher (PBV) units. Included in the above 50 new PBV units were 25 under the Veteran Affairs Supportive Housing (VASH) program. The VASH program is a partnership between the Authority, property owner, and the Department of Veteran Affairs with a goal of housing formally homeless veterans. These funds were not utilized in 2019 as they were earmarked for the AHAP for Eden Housing, and the units were not completed until early 2020. HUD revised the utilization rates at the local Field Office, but not in time for a successful application for this year. The Authority also signed three AHAP contracts for 40 units with Rosefield Village and Eden Housing. The authority plans on re-applying to HUD's MTW program in early 2021 if appropriate and allowable. The Authority continued its self-funded landlord incentive program and paid out over \$14,000 in landlord incentives during this period.</p>
<p>B.7</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment A.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Eric Levitt, the City Manager
Official's Name *Official's Title*

certify that the Annual PHA Plan of the

Housing Authority of the City of Alameda
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the


City of Alameda
Local Jurisdiction Name


pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

It meets the City's primary objectives to increase affordable housing and address services for
people living in poverty. The Housing Authority's annual goals incorporate the goals being
developed for the City's AI plan for the same period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Eric Levitt	Title City Manager
Signature Signed by: 	Date 1/8/2021

DocuSigned by:

Michael Rouse 1/16/2020
463216AC53DB481...

PHA Name: Housing Authority of the City of Alameda
HA Code: CA062

Annual Plan for FY 2021-2022

Annual PHA Plan
Starting July 1, 2021

**ATTACHMENT B
RESIDENT ADVISORY BOARD COMMENTS**

Resident Advisory Board for the Housing Authority of the City of Alameda (AHA) was held December 16, 2020 at 5:30 p.m. via teleconferencing.

Roll Call:

Present: Three members present.

Absent: Two members absent.

Staff present: Lynette Jordan, Director of Housing Programs; Tonya Schuler-Cummins, Senior Management Analyst; Daniel Mills, Management Analyst.

Resident Advisory Board Comments:

Overall comments were positive, including: Impressed with B.2 revision to modify the threshold level triggering interim increases from \$5,000 to \$10,000. Member said it would make it easier for AHA personnel to focus on the large changes without having to work on the small changes. All members present were in agreement with plan.

Alameda Journal

1101 Marina Village Parkway
Suite 253
Alameda, CA 94501
510-262-2740
2000604

ALAMEDA HOUSING AUTHORITY
ATTN: ACCOUNTS PAYABLE
701 ATLANTIC AVE
ALAMEDA, CA 94501

PROOF OF PUBLICATION

FILE NO. Annual Plan (Sect. 8 Program)

In the matter of

Alameda Journal

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Alameda Journal, a newspaper published in the English language in the City of Alameda, County of Alameda, State of California.

I declare that the Alameda Journal, is a newspaper of general circulation as defined by the laws of the State of California, as determined by the order of the Superior Court of the County of Alameda, dated August 25, 1992, in the action entitled "In the Matter of the Petition of the Alameda Journal to Have the Standing of the Alameda Journal as a Newspaper of General Circulation Ascertained and Established," Case Number 702515-6. Said order provides that: "Petitioner's prayer for an order ascertaining and establishing The Alameda Journal as a newspaper of general circulation...within the City of Alameda, County of Alameda, State of California, is granted." Said order has not been revoked.

I declare that the notice, a printed copy of which is annexed hereto, has been published in each regular and entire issue of the Alameda Journal and not in any supplement thereof on the following dates, to-wit:

12/11/2020

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 11th day of December, 2020.



Signature

Legal No.

0006537839

Public Notice

This is an announcement of a meeting of the Resident Advisory Board of the Housing Authority of the City of Alameda to discuss its proposed Annual Plan (Section 8 Program) for the fiscal year starting July 1, 2021. The meeting will be held at 5:30 p.m. on Wednesday, December 16, 2020.

Pursuant to Executive Order Numbers N-29-20 and N-35-20 signed by Governor Gavin Newsom and guidance provided by legal counsel, a local legislative body, such as the Authority, is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

Due to the health crisis, the meeting will be held via conference call with a video conference call option. Public access to this meeting is available as follows:

Join Zoom Meeting via video:

Please email or call Jasmine Polar below for more information.

Phone Conversation Only:

Call (669) 900-6833 and when prompted enter the below information.

Meeting ID: 898 1590 1529

Password: 950407

Persons in need of special assistance to participate in this meeting, please contact Jasmine Polar (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Housing Authority of the City of Alameda to make reasonable arrangements to ensure accessibility.

AJ 6537839 December 11, 2020

Alameda Journal

1101 Marina Village Parkway
Suite 253
Alameda, CA 94501
510-262-2740
2000604

ALAMEDA HOUSING AUTHORITY
ATTN: ACCOUNTS PAYABLE
701 ATLANTIC AVE
ALAMEDA, CA 94501

PROOF OF PUBLICATION
FILE NO. Annual Plan/FY 2021

In the matter of

Alameda Journal

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Alameda Journal, a newspaper published in the English language in the City of Alameda, County of Alameda, State of California.

I declare that the Alameda Journal, is a newspaper of general circulation as defined by the laws of the State of California, as determined by the order of the Superior Court of the County of Alameda, dated August 25, 1992, in the action entitled "In the Matter of the Petition of the Alameda Journal to Have the Standing of the Alameda Journal as a Newspaper of General Circulation Ascertained and Established," Case Number 702515-6. Said order provides that: "Petitioner's prayer for an order ascertaining and establishing The Alameda Journal as a newspaper of general circulation...within the City of Alameda, County of Alameda, State of California, is granted." Said order has not been revoked.

I declare that the notice, a printed copy of which is annexed hereto, has been published in each regular and entire issue of the Alameda Journal and not in any supplement thereof on the following dates, to-wit:

01/08/2021

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 8th day of January, 2021.



Signature

Legal No. **0006543716**

HOUSING AUTHORITY OF THE CITY OF ALAMEDA
PUBLIC NOTICE

The Housing Authority of the City of Alameda is accepting written comments on its proposed Annual Plan for the fiscal year starting July 1, 2021. The proposed plan is available for public review through Friday, February 26, 2021. It is available at the following Alameda locations: Housing Authority Office, 701 Atlantic Avenue, City Clerk office at City Hall, Anne B. Diamant Plaza, 920 Park Street, China Clipper Plaza, 460 Buena Vista Avenue, Esperanza Plaza, 1903 Third Street, Independence Plaza, 703 Atlantic Avenue, and on the web at www.alamedahsg.org.

Written comments on the Annual Plan will be accepted through Friday, February 26, 2021. Send comments to Daniel Mills, Management Analyst, via the following methods:
Drop off at 701 Atlantic Avenue, Alameda, CA 94501-2161
Email to dmills@alamedahsg.org
Fax to (510) 522-7848

A public hearing for the Board of Commissioners for the Housing Authority to hear comments from the public is anticipated to occur on Wednesday, March 17, 2021, at 7:00 p.m. The date could change; therefore, a separate public notice will be issued for the date and time of the meeting when they are established.



AJ 6543716 January 8, 2021

Alameda Journal

1101 Marina Village Parkway
Suite 253
Alameda, CA 94501
510-262-2740
2000604

ALAMEDA HOUSING AUTHORITY
ATTN: ACCOUNTS PAYABLE
701 ATLANTIC AVE
ALAMEDA, CA 94501

PROOF OF PUBLICATION

FILE NO. Mar. 17 Hearing/Annual Plan

In the matter of

Alameda Journal

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Alameda Journal, a newspaper published in the English language in the City of Alameda, County of Alameda, State of California.

I declare that the Alameda Journal, is a newspaper of general circulation as defined by the laws of the State of California, as determined by the order of the Superior Court of the County of Alameda, dated August 25, 1992, in the action entitled "In the Matter of the Petition of the Alameda Journal to Have the Standing of the Alameda Journal as a Newspaper of General Circulation Ascertained and Established," Case Number 702515-6. Said order provides that: "Petitioner's prayer for an order ascertaining and establishing The Alameda Journal as a newspaper of general circulation...within the City of Alameda, County of Alameda, State of California, is granted." Said order has not been revoked.

I declare that the notice, a printed copy of which is annexed hereto, has been published in each regular and entire issue of the Alameda Journal and not in any supplement thereof on the following dates, to-wit:

03/05/2021

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 5th day of March, 2021.



Signature

Legal No.

0006557285

HOUSING AUTHORITY OF THE CITY OF ALAMEDA

PUBLIC NOTICE

The Housing Authority of the City of Alameda (AHA) will hold a public hearing for its proposed Annual Plan for the fiscal year starting July 1, 2021. The public hearing to receive oral comments from the public will occur on March 17, 2021 at 7:00 pm with meeting access information available on the AHA's website at www.alamedahsg.org. The proposed Plan is available for review on the AHA's website, and six other locations including the Housing Authority office at 701 Atlantic Avenue, Alameda. The deadline to submit written comments was February 25, 2021



AJ 6557285 March 5, 2021



Housing Authority of the City of Alameda

PHONE (510) 747-4300
FAX (510) 522-7848
TTY/TRS 711

701 Atlantic Avenue • Alameda, California 94501-2161

To: Honorable Chair and Members of the Board of Commissioners

From: Daniel Mills, Management Analyst

Date: April 10, 2021

RE: Adopt the Annual Plan for Fiscal Year Starting July 1, 2021 and Authorize the Chair to Certify, By Resolution, that Board of Commissioners has Approved Submission of the Agency Plan to HUD

BACKGROUND

The Housing Authority's 5-Year and Annual Plans make up the Agency Plan, a document that is mandated by and must be submitted to the U. S. Department of Housing and Urban Development (HUD). As a Housing Choice Voucher (Section 8) only and High Performer agency, HUD allows the Housing Authority to submit a streamlined Plan. In April 2020, the Authority submitted its 5-Year Plan. An Annual Plan must be submitted every year.

HUD requires that the Agency Plan be made available for public comment for 45 days prior to the public hearing. The Agency Plan must be submitted to HUD 75 days prior to the start of the Housing Authority's fiscal year on July 1, 2021.

DISCUSSION

The RAB, representing the interests of participants in the Housing Choice Voucher program, was formed and met on December 16, 2020 to review the proposed Annual Plan beginning with the next fiscal year. No changes resulted from the RAB meeting to the proposed Annual Plan.

The Annual Plan was made available to the general public for comment for a period of at least 45 days. The public comment period started January 8, 2021 and ended February 26, 2021. The Housing Authority also allowed for written comments for the public hearing to be accepted through this same date. No comments were received.

The Board of Commissioners conducted a Public Hearing prior to the consideration of adopting the Annual Plan to accept additional oral comments. This report assumes no oral comments were received that would result in changes to the proposed Annual Plan beginning with the next fiscal year. If the comments received result in changes to the proposed Annual Plan, the plan will be revised and presented to the board prior to the April 17, 2021 submission deadline. The proposed Plan is attached to the staff report for the public hearing.



Honorable Chair and
Members of the Board of Commissioners

April 10, 2021
Page 2 of 2

HUD requires that a resolution be adopted to certify compliance of the Annual Plan with federal regulations. A copy of the resolution, form HUD-50077-ST-HCV-HP is attached.

FINANCIAL IMPACT

None. This is a HUD reporting requirement, so failure to submit the report by the deadline would place the Housing Authority in violation of its Annual Contributions Contract.

RECOMMENDATION

Adopt the Annual Plan for Fiscal Year starting July 1, 2021 and authorize the Chair to certify, by resolution, that Board of Commissioners has approved submission of the Agency Plan to HUD.

Respectfully submitted,

DocuSigned by:

C6C32B1EB05D41E...
Daniel Mills
Management Analyst

Attachment(s):

- A. Resolution for Certification of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs) (HUD-50077-ST-HCV-HP)
- B. Civil Rights Certification (Form HUD-50077-CR)



<p>Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 02/29/2016</p>
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**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 1, 2020 , hereinafter referred to as " the Plan ", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Alameda
PHA Name

CA062
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

5-Year PHA Plan for Fiscal Years 2020 - 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Kenji Tamaoki	Title Chair, Board of Commissioners
Signature	Date April 10, 2021

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Alameda
 PHA Name

CA062
 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Kenji Tamaoki Signature	Title: Chair, Board of Commissioners Date: April 10, 2021
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