

Annual PHA Plan  
Starting July 1, 2020

5-Year Plan  
Starting July 1, 2020

## ATTACHMENT A RESIDENT ADVISORY BOARD COMMENTS

Resident Advisory Board for the Housing Authority of the City of Alameda (AHA) was held December 11, 2019 at 4:00 p.m. at Ruth Rambeau Memorial Community Room, 703 Atlantic Avenue, Alameda, California

### Roll Call:

Present: One member 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:**

General questions during the meeting included asking what the incentive for developers was in building low-income units. Staff explained that the Housing Authority of the City of Alameda under Island City Development has acted as the developer on the recent projects. An existing property, Rosefield Village, will be developed and it was questioned as to how that process will affect other Housing Authority properties. Staff explained that Rosefield Village was inspected and it was recommended that the units not be rehabilitated, so a plan was developed to rebuild parts of the complex; however, other properties will not be upgraded at the same time. Construction will be conducted as a normal construction site, including signs with contact information. The RAB member asked about the family self-sufficiency (FSS) program and access to the resident support offered by the AHA. Both these programs were explained to the RAB member and how to access each.

RAB member stated there were no questions or comments on the Annual Plan, but did have one comment on the 5-Year Plan.

The RAB member stated that the Agency's policy to not allow adult children to be added back into the household needed review. The RAB member stated that before entering the jurisdiction of the Housing Authority of the City of Alameda under portability, another Public Housing Authority required the removal of an adult child due to the child being out of the household attending college. The RAB member stated that the policy puts families in a difficulty position and it does not improve the quality of life of the residents. The RAB member stated that it stresses the parents if the adult child becomes homeless and has to live on the streets.

Staff explained that the policy for the AHA is not to remove an adult child who is away attending classes and intends to return to the household; however, any income, assets, etc., of the adult child would continue to need to be reported and counted in the annual income calculation of the household. The AHA would add in an adult child if a member of the assisted household had legal guardianship of the child or if the addition was needed as a reasonable accommodation for a member of the assisted household.

The RAB member stated that typically low-income families do not have access to legal resources to assist with obtaining guardianship. Staff explained that legal resources are available for low-income families and a listing can be obtained from the front desk.

In response to the RAB member's comment about revising the 5-Year goals to include a revision of this policy, in 2014, the Board of Commissioners did approve a restriction on the addition of household members to applications and assisted households. This policy was adopted for many reasons, including to reduce the number of interims required to add and remove household members and to reduce subsidy amounts at a time when funding was at a low level. These two reasons have not changed as HUD is pro-rating the money given to administer the program, so AHA is again considering policies that will reduce the number of required interims due to the AHA having to subsidize its federal program from non-federal funds for administrative services. The AHA's policy of not removing children attending college is more generous than other agency's policies, and the AHA is not looking to revise this policy at this time, either.