

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.																																	
A.1	PHA Name: <u>HOUSING AUTHORITY OF THE CITY OF ALAMEDA</u> PHA Code: <u>CA062</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission																																
	<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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The 5-Year PHA Plan and Elements for the period starting July 1, 2020 and ending June 30, 2025 are available at: 701 Atlantic Avenue, Alameda, CA 94501</p> <p>The Annual Plan for the current year and the proposed plan for the year starting July 1, 2020 and ending June 30, 2021 is also available at the address given above.</p> <p>Both the 5-year PHA Plan and Annual Plan are available also at the website <u>www.alamedahsg.org</u></p>																																
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																																
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>In partnership with the entire community, to advocate and provide quality, affordable safe housing; encourage self-sufficiency; and strengthen community inclusiveness and diversity in housing.</p>

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

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

OBJECTIVES: A) DISCUSS OPTIONS FOR ADDRESSING THE HOUSING CRISIS BY SERVING HOUSEHOLDS AT 60-120% OF THE AREA MEDIAN INCOME. B) COLLABORATE WITH HOMELESS HOUSING SERVICE PROVIDERS TO IMPLEMENT A PLAN TO HOUSE THE FORMERLY HOMELESS AT THE NORTH HOUSING SITE. C) EXPLORE PROGRAM ENHANCEMENTS AND CONTINUE OUTREACH TO RECRUIT AND RETAIN LANDLORDS IN THE HCV PROGRAM. D) ASSESS GAPS IN RESIDENT SERVICES AND EXPLORE NEW PARTNERS FOR ENHANCED SERVICES WHEN FEASIBLE. E) CONTINUE TO COORDINATE WITH THE CITY AND REFER LANDLORDS TO THE CITY'S RESIDENTIAL REHABILITATION PROGRAM, INCLUDING ADVERTISING IN THE HOUSING PROGRAM'S DEPARTMENT LANDLORD NEWSLETTER.

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

OBJECTIVES: A) AUTOMATE ACCOUNTING SYSTEMS TO FREE UP STAFF FOR HIGHER LEVEL ANALYTICAL TASKS. B) IMPLEMENT ON-LINE TENANT AND LANDLORD SERVICES FOR CONVENIENT COMMUNICATION WITH AHA AND REDUCTION OF STAFF TIME PROCESSING. C) REHABILITATE AHA'S PROPERTIES IN ACCORDANCE WITH THE BOARD-APPROVED CAPITAL IMPROVEMENTS PLAN BASED ON PORTFOLIO CAPITAL NEEDS ASSESSMENTS. D) ANALYZE THE OPTION OF APPLYING FOR MOVING TO WORK (MTW) STATUS TO OBTAIN GREATER FLEXIBILITY WITHIN HUD REGULATIONS.

GOAL 3: RETAIN AND RECRUIT EXCELLENT STAFF.

OBJECTIVES: A) CONTINUE TO PROVIDE ROBUST TRAINING AND CROSS-TRAINING FOR STAFF. B) IMPROVE WORK SPACE FOR STAFF, WITHIN CERTAIN FINANCIAL AND PHYSICAL LIMITATIONS. C) CONDUCT A JOB CLASSIFICATION AND COMPENSATION STUDY TO ENSURE AHA'S COMPENSATION PACKAGE REMAINS COMPETITIVE IN THE MARKETPLACE.

GOAL 4: ENSURE FINANCIAL PREPAREDNESS FOR FUTURE CHALLENGES.

OBJECTIVES: A) ADOPT A DASHBOARD OF KEY PERFORMANCE METRICS TO TRACK PROGRAM ACCOMPLISHMENTS AND FINANCIAL PERFORMANCE. B) SECURE FUNDING FOR AHA'S PIPELINE OF AFFORDABLE HOUSING DEVELOPMENTS AND COMPLETE THESE PROJECTS IN A COST-EFFECTIVE AND TIMELY MANNER. C) CONTINUE THE FAMILY SELF-SUFFICIENCY PROGRAM AS LONG AS HUD PROVIDES FUNDING. D) PROVIDE PARTICIPANTS WITH FINANCIAL LITERACY AND RECOMMEND HOMEBUYER EDUCATION CLASSES AS APPLICABLE. E) CREATE AN ORGANIZATIONAL RESERVES POLICY.

GOAL 5: MAINTAIN AND IMPROVE DATA INTEGRITY AND COLLECTION.

OBJECTIVES: A) REVIEW INFORMATION TECHNOLOGY SYSTEMS AND SECURITY ON THOSE SYSTEMS AGAINST CURRENT BEST PRACTICES. B) AUTOMATE PROCESSES TO IMPROVE EFFICIENCY AND ACCURACY.

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

OBJECTIVES: A) CONTINUE TO OFFER RESIDENT SUPPORTIVE SERVICE FOR ALL AUTHORITY-OWNED UNITS ON-SITE. B) CONTINUE TO PROVIDE EDUCATIONAL MATERIALS ON FAIR HOUSING LAWS AND REASONABLE ACCOMMODATION UNDER AMERICANS WITH DISABILITIES ACT (ADA) TO NEW PARTICIPANTS, OWNERS AND PROGRAM PARTICIPANTS. C) RE-EVALUATE LANGUAGE ACCESS PLAN (LAP) IN 2020 AND CONTINUE TO PROVIDE MATERIALS IN MULTIPLE LANGUAGES AS OUTLINED IN THE LAP.

GOAL 7: EXPAND HOUSING CHOICE THROUGHOUT THE CITY OF ALAMEDA.

OBJECTIVES: A) IDENTIFY OPPORTUNITIES FOR PRESERVATION AND/OR ACQUISITION OF AFFORDABLE UNITS. B) FORM PARTNERSHIPS TO MAXIMIZE NEW AFFORDABLE UNITS. C) CONTINUE TO OFFER LANDLORD INCENTIVES AS APPROVED BY THE BOARD OF COMMISSIONERS. D) PROVIDE HOUSING TO PERSONS EXPERIENCING HOMELESSNESS THROUGH THE MODERATE REHABILITATION, PROJECT-BASED VOUCHER (PBV), SHELTER PLUS CARE AND VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAMS AS APPROPRIATE WITH CONTRACTS. E) EVALUATE AND APPLY FOR NEW FUNDING SOURCES FROM HUD WHERE CAPACITY AND NEED EXIST, INCLUDING VASH AND MTW AS ELIGIBLE. F) ISSUE REQUESTS FOR PROPOSALS FOR PROJECT-BASED VOUCHERS, AS FUNDING AND CAPACITY ALLOW, TO LEVERAGE THE VOUCHERS TO OBTAIN MORE FUNDING FROM OTHER SOURCES.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Housing Authority made significant progress in achieving the goals outlined in the 5-Year Plan submitted for the period of 2015-2020.

GOAL 1: ACHIEVE ORGANIZATIONAL EXCELLENCE.

OBJECTIVE A: THE BOARD OF COMMISSIONERS, EXECUTIVE DIRECTOR, AND OTHER STAFF IN CONJUNCTION WITH PROFESSIONAL CONSULTANTS FINISHED DEVELOPING A 3-YEAR STRATEGIC PLAN IN 2018.

OBJECTIVE B: DURING THE REVIEW PERIOD, THERE WERE OVER TWELVE INTERNAL PROMOTIONS AND A DEPUTY EXECUTIVE DIRECTOR WAS HIRED TO ASSIST WITH SUCCESSION PLANNING. CROSS TRAINING OF STAFF FOR SUCCESSION PLANNING WAS SUCCESSFULLY TESTED WHEN THE AGENCY HIRED A FINANCE DIRECTOR, FINANCE CONTROLLER, AND THREE ACCOUNTING SPECIALISTS WITHIN ONE YEAR. STAFF ALSO FOUNDED AND MAINTAINED A ROUNDTABLE GROUP FOR LOCAL DIRECTORS OF THE HOUSING CHOICE VOUCHER PROGRAM. FURTHERMORE, THE EXECUTIVE DIRECTOR IS CURRENTLY SERVING AS PRESIDENT FOR THE CALIFORNIA ASSOCIATION OF HOUSING AUTHORITIES.

OBJECTIVE C: STAFF TRAINING DURING THE FIVE YEARS COVERED BY THE PREVIOUS PLAN INCLUDES TRAINING IN THE FOLLOWING AREAS: YEARLY FAIR HOUSING TRAINING; NUMEROUS TRAININGS FOR SUPERVISOR STAFF INCLUDING PERFORMANCE MANAGEMENT AND EVALUATIONS AND GIVING FEEDBACK; PRIORITY MANAGEMENT AND PLANNING; FINANCING AFFORDABLE HOUSING DEVELOPMENT; RECOGNIZING AND PREVENTING SEXUAL HARASSMENT; SECTION 8 HEARING OFFICER TRAINING; BROWN ACT AND PUBLIC RECORDS TRAINING FOR STAFF AND THE BOARD OF COMMISSIONERS; CUSTOMER SERVICE TRAINING; NUMEROUS HOUSING QUALITY STANDARDS TRAININGS; PREVENTING DISCRIMINATION (IN PERSON ALONG WITH ONLINE) TRAININGS; ANNUAL LASERFICHE TRAININGS; EXECUTIVE HOUSING CHOICE VOUCHER MANAGEMENT TRAINING; RENT CALCULATION AND ELIGIBILITY FOR THE HOUSING CHOICE VOUCHER PROGRAM TRAINING; LEADERSHIP DEVELOPMENT; YARDI ADVANCE SOLUTIONS CONFERENCE; MONTHLY PROPERTY OPERATIONS TRAININGS; WEEKLY HOUSING CHOICE VOUCHER TRAININGS; CONCENTRATED INFORMATION TECHNOLOGY TRAINING FOR THE MAINTENANCE STAFF; AND THE LAUNCHING OF AN ONLINE ELEARNING PLATFORM FOR ALL STAFF.

GOAL 2: MAXIMIZE USE OF HOUSING CHOICE VOUCHER ALLOCATION TO PROVIDE HOUSING ASSISTANCE TO LOW-INCOME FAMILIES.

OBJECTIVE A: DURING THE REVIEW PERIOD, ALL WAIT LISTS WERE OPENED AT ONE TIME. ALSO, THE SITE-BASED WAIT LISTS WERE RECONFIGURED IN A SIGNIFICANT AMENDMENT PROCESS TO REDUCE THE STAFF TIME TO ADMINISTER THE WAIT LISTS.

OBJECTIVE B: DURING THE REVIEW PERIOD, THE HOUSING AUTHORITY WAS IN SHORTFALL FOR ONE YEAR, SO LEASE-UP DROPPED DURING THAT TIME. UPON COMING OUT OF SHORTFALL IN 2019, THE AGENCY ISSUED OVER 75 HOUSING CHOICE VOUCHERS TO NEW ADMISSION FAMILIES. THE CONTINUATION OF THE AGENCY'S LANDLORD INCENTIVE PROGRAM ASSISTED WITH THE LEASING UP OF A LARGE NUMBER OF FAMILIES. DURING THE REVIEW PERIOD, THE AGENCY CONTINUED TO OFFER MONTHLY RENTAL WORKSHOPS FOR VOUCHER HOLDERS LOOKING FOR A UNIT IN THE AGENCY'S JURISDICTION AND ALSO CONTINUED TO RECEIVE FUNDING AND OFFER THE FAMILY SELF SUFFICIENCY PROGRAM. DURING THIS REVIEW PERIOD, OVER \$200,000 WAS PAID TO GRADUATES OF THE PROGRAM FROM THEIR FSS ESCROW ACCOUNT.

OBJECTIVE C: THE HOUSING AUTHORITY SCORED HIGH PERFORMER STATUS ON THE FIVE MOST RECENT SEMAP CERTIFICATIONS.

OBJECTIVE D: TWO REVISIONS TO WAIT LIST PREFERENCES WERE COMPLETED DURING THE REVIEW PERIOD.

OBJECTIVE E: THE AGENCY CONTINUES TO CONSIDER AN ALWAYS OPEN "INTEREST LIST," BUT HIGH COST MAY BE PROHIBITIVE FOR THIS SOLUTION. THE AGENCY OPENED THE HOUSING CHOICE VOUCHER WAIT LIST IN 2015, RECEIVING ALMOST 37,000 APPLICATIONS. THE AGENCY OPENED THE SITE-BASED WAIT LISTS IN 2016 AND RECEIVED OVER 21,000 APPLICATIONS.

OBJECTIVE F: THE AGENCY EXPLORED ONLINE WAIT LIST OPTIONS, AND IS PREPARING TO LAUNCH AN ONLINE OPTION; HOWEVER, OLDER WAIT LIST DATA MUST BE CORRECTED BEFORE AN ONLINE OPTION CAN BE LAUNCHED. IN THE MEANTIME, THE LAST TWO WAIT LIST OPENINGS HAVE AN ONLINE SYSTEM TO CHECK STATUS FOR THOSE PRE-APPLICATIONS ONLY. ALSO, THE AGENCY IMPLEMENTED A SYSTEM THAT ALLOWS FOR E-MAIL DISTRIBUTION OF PERIODIC NEWSLETTERS TO IMPROVE THE PUBLIC OUTREACH IN MANY AREAS, INCLUDING WAIT LISTS.

OBJECTIVE G: BIENNIAL INSPECTIONS WERE IMPLEMENTED DURING THIS REVIEW PERIOD AND ARE GOING WELL WITH THE CONTINUED USE OF THE HANDHELD ELECTRONIC TABLETS. HUD HAS NOT RELEASED ALL NOTICES RELATED TO THE REVISED HOTMA REGULATIONS RELATING TO PROJECT-BASED VOUCHERS; HOWEVER, THE HOUSING AUTHORITY HAS IMPLEMENTED ALL RELEASED REGULATIONS AND IS PREPARED TO IMPLEMENT THE OTHER REGULATIONS WHEN HUD HAS COMPLETED ITS RULEMAKING PROCESS.

OBJECTIVE H: THE AGENCY SUCCESSFULLY BEGAN USING HUD'S TWO YEAR FORECASTING TOOL TO MANAGE THE HOUSING CHOICE VOUCHER PROGRAM LEASE-UP DURING THIS REVIEW PERIOD. THE AGENCY ALSO DEVELOPED A MONTHLY DASHBOARD REPORT FOR THE BOARD OF COMMISSIONERS TO REPORT ON THE PROGRESS OF THE PROGRAM.

OBJECTIVE I: THE AGENCY CONTINUES TO UPDATE THE LANGUAGE ACCESS PLAN (LAP) AND PROVIDE TRANSLATION SERVICES TO ALL LIMITED ENGLISH PROFICIENT (LEP) PERSONS COMING INTO CONTACT WITH THE AGENCY. ALL STAFF HAVE RECEIVED TRAINING ON THE IMPORTANCE OF THE LAP AND PROVIDING EQUAL ACCESS FOR LEP INDIVIDUALS.

GOAL 3: IMPROVE THE QUALITY OF LIFE OF RESIDENTS WHILE MAINTAINING EFFICIENT AND EFFECTIVE OPERATIONS OF HOUSING AUTHORITY RENTAL UNITS.

OBJECTIVE A: THE AGENCY IS NOW OFFERING ON-SITE RESIDENT SUPPORTIVE SERVICES FOR ALL AUTHORITY-OWNED UNITS AND BY PHONE FOR THE HOUSING CHOICE VOUCHER PROGRAM. THE AGENCY HAS TWO CONTRACTS WITH 3RD PARTY VENDORS TO PROVIDE A TOTAL OF THREE SOCIAL WORKERS TO ALL NEW UNITS DEVELOPED AND UNITS OWNED BY THE HOUSING AUTHORITY.

OBJECTIVE B: THE AGENCY DID NOT APPLY FOR SOCIAL SERVICE COORDINATOR FUNDS, BUT DECIDED TO FUND THE SERVICES OFFERED THROUGH REVENUE RECEIVED FROM RENTS.

OBJECTIVE C: THE AGENCY HAS EVALUATED OPTIONS TO INCREASE REVENUE, INCLUDING BY ACCEPTING VOUCHERS AT ALL PROPERTIES UNDER ALL PROGRAMS. FOR EXAMPLE, UNDER THE TAX CREDIT PROGRAM, THIS WILL INCREASE REVENUE DUE TO THE ALLOWANCE OF HIGHER RENTS FOR VOUCHER HOLDERS UNDER THE TAX CREDIT AND HOUSING CHOICE VOUCHER PROGRAMS. THE AGENCY IS IMPLEMENTING A PLAN TO REDUCE THE OPERATIONAL COSTS OF THE PROPERTIES.

OBJECTIVE D: A PHYSICAL NEEDS ASSESSMENT (PNA) WAS COMPLETED FOR ALL PROPERTIES AND A LONG-TERM CAPITAL IMPROVEMENT PLAN WAS DEVELOPED TO ADDRESS THE NEEDS FOUND IN THE PNA. THIS INCLUDES THE EXTENSIVE REHABILITATION OF SOME PROJECTS UNDER THE TAX CREDIT PROGRAM.

OBJECTIVE E: THE AGENCY CONTINUES TO UPDATE THE LANGUAGE ACCESS PLAN (LAP) AND PROVIDE TRANSLATION SERVICES TO ALL LIMITED ENGLISH PROFICIENT (LEP) PERSONS COMING INTO CONTACT WITH THE AGENCY. ALL STAFF HAVE RECEIVED TRAINING ON THE IMPORTANCE OF THE LAP AND PROVIDING EQUAL ACCESS FOR LEP INDIVIDUALS.

GOAL 4: IMPROVE ENVIRONMENTAL IMPACT.

OBJECTIVE A: AHA CONTINUES TO PROMOTE THE USE OF PUBLIC TRANSPORTATION, LOCAL BIKE-SHARE PROGRAM FOR LOW-INCOME RESIDENTS AND TO PROMOTE ENVIRONMENTAL SUSTAINABILITY. AHA EXECUTED A CONTRACT WITH THE CITY AND AC TRANSIT TO PROVIDE FREE TRANSIT PASSES AT TEN OF ITS PROPERTIES AND JOINED THE ALAMEDA TRANSPORTATION

MANAGEMENT ASSOCIATION IN AN EFFORT TO EXPAND ITS ABILITY TO PROVIDE LOW AND/OR NO COST PUBLIC TRANSIT OPTIONS FOR RESIDENTS.

OBJECTIVE B: ALL PROPERTIES CONTINUE TO PARTICIPATE IN THE CITY-WIDE RECYCLING AND COMPOST PROGRAMS.

OBJECTIVE C: ALL NEW DEVELOPMENTS PARTICIPATE IN GREEN BUILDING CERTIFICATION PROGRAMS AND ARE DESIGNED WITH BAY FRIENDLY LANDSCAPING, BOTH OF WHICH REDUCE RESOURCE CONSUMPTION AND SUPPORT ENVIRONMENTAL STEWARDSHIP.

OBJECTIVE D: A HEALTHY HOMES ORIENTATION WAS NOT DEVELOPED FOR RESIDENTS OR LANDLORDS DURING THE REVIEW PERIOD.

GOAL 5: MAINTAIN AND IMPROVE DATA INTEGRITY AND COLLECTION.

OBJECTIVE A: A 3RD PARTY VENDOR WAS HIRED TO REVIEW THE TECHNOLOGY SYSTEMS IN PLACE AGAINST BEST PRACTICES. THE RECOMMENDATIONS IN THE CONSULTANT'S REPORT HAVE ALL BEEN IMPLEMENTED. THE AGENCY CONTINUES TO REVIEW SYSTEMS AND UPDATE SYSTEMS TO ENSURE THAT IT STAYS CURRENT WITH INDUSTRY PRACTICES AND UP-TO-DATE ON SYSTEM SECURITY.

OBJECTIVE B: THE AGENCY LAUNCHED AN ONLINE FORMS PROGRAM DURING THE REVIEW PERIOD. THIS ALLOWS STAFF TO SUBMIT PAPERLESS FORMS THROUGH THE ONLINE SYSTEM. ALSO, NUMEROUS PAPERLESS FUNCTIONS WERE LAUNCHED DURING THIS REVIEW PERIOD INCLUDING: MOBILE INSPECTIONS AND WORK ORDERS, A FINANCIAL INVOICE SYSTEM, ONLINE COMPLETION OF SOME OF THE NEW HIRE PAPERWORK, ONLINE BACKGROUND AND CREDIT CHECKS, AN ONLINE WAIT LIST PRE-APPLICATION SYSTEM, AND AN ONLINE RECERTIFICATION MODULE FOR THE HOUSING CHOICE VOUCHER PROGRAM.

OBJECTIVE C: THE AGENCY HAS AUTOMATED SOME INTERNAL AND EXTERNAL FORMS THROUGH THE ABOVE REFERENCED FORMS SYSTEM. THE AGENCY IMPLEMENTED SCANNING AT THE RECEPTION DESK WITH A WORKFLOW TIED TO THE SCANNING TO AUTOMATE NOTIFICATION OF STAFF OF RECEIVED DOCUMENTS. IN GENERAL, AUTOMATIC WORKFLOWS HAVE BEEN EXPANDED IN THE AGENCY'S SCANNING SYSTEM WHEREVER POSSIBLE. ALSO, THE AGENCY'S MAIN DATABASE (YARDI) HAS THREE NEW APPROVAL WORKFLOWS LAUNCHED TO ASSIST WITH DATA INTEGRITY AND SYSTEM CONTROLS. IN ADDITION, AUTOMATED TASKS BEHIND THE SCENES HAVE BEEN LAUNCHED TO CLEAN UP DATA AND PROVIDE AUTOMATIC NOTIFICATIONS.

GOAL 6: EXPAND HOUSING CHOICE THROUGHOUT THE CITY OF ALAMEDA.

OBJECTIVE A: THE PLAN TO REDEVELOP THE ROSEFIELD VILLAGE PROPERTY IS COMPLETE AND FULLY ENTITLED FOR 92 UNITS OF AFFORDABLE FAMILY

HOUSING. ONCE FINANCING IS SECURED, CONSTRUCTION WILL COMMENCE IN 2020. MASTER PLANNING IS UNDERWAY FOR A 12-ACRE PARCEL OF FORMER COAST GUARD HOUSING THAT CAN BE REDEVELOPED INTO APPROXIMATELY 500 UNITS OF HOUSING OVER THE NEXT TEN YEARS. THE HOUSING AUTHORITY HAS FINALIZED THE PURCHASE OF FOUR BELOW-MARKET RATE CONDOS AND IS RENTING THEM TO LOW AND VERY-LOW INCOME HOUSEHOLDS.

OBJECTIVE B: TWO NEW TAX CREDIT DEVELOPMENTS WERE STARTED BY THE HOUSING AUTHORITY AND ITS PARTNERS AND COMPLETED DURING THE REVIEW PERIOD. THE HOUSING AUTHORITY CONTINUES TO ADMINISTER THE SALE OF BELOW-MARKET RATE UNITS AT PRIVATE DEVELOPMENTS UNDER THE CITY'S INCLUSIONARY HOUSING PROGRAM. THE AGENCY, IN PARTNERSHIP WITH OTHER AGENCIES, IS DEVELOPING THE 12-ACRE PARCEL OF FORMER COAST GUARD HOUSING.

OBJECTIVE C: THE HOUSING AUTHORITY IS CONTINUING TO LOOK AT THE OPTION OF PROVIDING MIXED INCOME HOUSING PROJECTS, BUT FOR THE TWO MOST RECENT AFFORDABLE HOUSING PROVIDED, THE AGENCY OPTED TO PROVIDE ALL AFFORDABLE HOUSING BECAUSE OF THE SCARCITY OF THIS RESOURCE IN THE AREA.

OBJECTIVE D: THE ADMINISTRATIVE PLAN WAS REVIEWED DURING THE REVIEW PERIOD AND NUMEROUS CHANGES MADE.

OBJECTIVE E: THE HOUSING AUTHORITY APPLIED TO THE MTW PROGRAM'S COHORT 2, BUT WAS NOT GRANTED ADMISSION TO THE PROGRAM. THE AGENCY WILL CONTINUE TO ATTEMPT TO OBTAIN FLEXIBILITIES THROUGH THE MTW PROGRAM. THE AGENCY ALSO CONDUCTED TWO FAIR MARKET RENT STUDIES DURING THE REVIEW PERIOD IN AN EFFORT TO MAXIMIZE THE RENTS AVAILABLE TO LANDLORDS UNDER THE PROGRAM AND KEEPING WITH MARKET RENTS. AHA CONTINUES TO MANAGE THE CITYWIDE RENT STABILIZATION PROGRAM FOR NON-SECTION 8 UNITS WITHIN THE CITY LIMITS WHICH IS FUNDED BY NON-FEDERAL FUNDS AND ENCOMPASSES APPROXIMATELY 15,000 RENTAL UNITS.

B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Housing Authority is committed to ensuring that victims covered under VAWA receive all the information and protections entitled to them. Staff are trained on the provisions of VAWA and one staff member is assigned to assist victims when a situation is brought to a staff member's attention. Management reminded staff about the resources available to victims of domestic violence and made sure they had this information readily available to provide when needed. Also, a page is dedicated to VAWA on the Agency's website with an explanation of the protections, how to get more information, a link to the needed form, and a link to the Emergency Transfer Plan for the Agency. The Housing Authority also provides access to two full-time social workers to all tenants and participants of its programs who can assist the family in finding resources related to VAWA among other services.</p> <p>See Attachment B for the policies of the AHA related to VAWA. For additional information about the administration of this policy, please refer to the Housing Authority's Administrative Plan.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority of the City of Alameda defines a "substantial deviation of significant amendment or modification" for both its Five-Year and Annual Plans as one that meets all of the following qualifications:</p> <ul style="list-style-type: none"> a. Is discretionary (rather than mandated by HUD or other government entity); b. Fundamentally changes the policies of the Housing Authority; c. Requires formal approval of the Board of Commissioners; and d. Would result in changes to a Streamlined Plan submission.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year 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>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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> <p>See Attachment C.</p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information 24 CFR §903.23(4)(e)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR §903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17(a), 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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours 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.

Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)	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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**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/TMS 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

X Annual PHA Plan for Fiscal Year 2020

X 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

Arthur Kurrasch

Title

Chair, Board of Commissioners

Signature

Date

3/18/2020

**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 5-Year PHA Plan and/or 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 5-year 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

Signature



Title

City Manager

Date

12/18/19

Approved as to Form:
CITY ATTORNEY

By:

Michael Nawl
Deputy City Attorney
Assistant

Page 1 of 1

form HUD-50077-SL (12/2014)

**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 Arthur Kurrasch

Title Chair, Board of Commissioners

Signature



Date March 18, 2020