

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: <u>HOUSING AUTHORITY OF THE CITY OF ALAMEDA</u> PHA Code: <u>CA062</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2016</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1845</u></p> <p>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><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="180 1423 1469 1936"> <thead> <tr> <th data-bbox="180 1423 456 1476">Participating PHAs</th> <th data-bbox="456 1423 586 1476">PHA Code</th> <th data-bbox="586 1423 886 1476">Program(s) in the Consortia</th> <th data-bbox="886 1423 1159 1476">Program(s) not in the Consortia</th> <th data-bbox="1159 1423 1469 1476">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 1476 456 1549">Lead HA:</td> <td data-bbox="456 1476 586 1549"></td> <td data-bbox="586 1476 886 1549"></td> <td data-bbox="886 1476 1159 1549"></td> <td data-bbox="1159 1476 1469 1549"></td> </tr> <tr> <td data-bbox="180 1549 456 1623"></td> <td data-bbox="456 1549 586 1623"></td> <td data-bbox="586 1549 886 1623"></td> <td data-bbox="886 1549 1159 1623"></td> <td data-bbox="1159 1549 1469 1623"></td> </tr> <tr> <td data-bbox="180 1623 456 1696"></td> <td data-bbox="456 1623 586 1696"></td> <td data-bbox="586 1623 886 1696"></td> <td data-bbox="886 1623 1159 1696"></td> <td data-bbox="1159 1623 1469 1696"></td> </tr> <tr> <td data-bbox="180 1696 456 1770"></td> <td data-bbox="456 1696 586 1770"></td> <td data-bbox="586 1696 886 1770"></td> <td data-bbox="886 1696 1159 1770"></td> <td data-bbox="1159 1696 1469 1770"></td> </tr> <tr> <td data-bbox="180 1770 456 1843"></td> <td data-bbox="456 1770 586 1843"></td> <td data-bbox="586 1770 886 1843"></td> <td data-bbox="886 1770 1159 1843"></td> <td data-bbox="1159 1770 1469 1843"></td> </tr> <tr> <td data-bbox="180 1843 456 1936"></td> <td data-bbox="456 1843 586 1936"></td> <td data-bbox="586 1843 886 1936"></td> <td data-bbox="886 1843 1159 1936"></td> <td data-bbox="1159 1843 1469 1936"></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 checked="" type="checkbox"/> <input 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 type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input 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>APPLIED, AND APPROVED BY HUD FIELD OFFICE, FOR SUCCESS RATE PAYMENT STANDARD. MADE SLIGHT CHANGES TO ADMINISTRATIVE PLAN TO REVISE PROCESSING OF APPLICANTS.</p> <p>REVISION OF PHA'S ADMINISTRATIVE PLAN IN THE OPERATION OF ITS PROJECT-BASED VOUCHER WAIT LISTS.</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 239 PROJECT-BASED UNITS UNDER HAP CONTRACT WITH THE HOUSING AUTHORITY. THE FOLLOWING IS THE NUMBER OF UNITS UNDER HAP CONTRACT WITHIN EACH CENSUS TRACT: 3 (4272), 36 (4273), 43 (4276), 18 (4280), 15 (4281), 59 (4282), and 61 (4287). THE FOLLOWING UNITS ARE UNDER AHAP WITHIN EACH CENSUS TRACT: 7 (4271). THE HOUSING AUTHORITY ISSUED A REQUEST FOR PROPOSALS IN NOVEMBER 2015 TO AWARD MORE PROJECT-BASED VOUCHERS.</p> <p>THE HOUSING AUTHORITY USES PROJECT-BASED VOUCHERS TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING IN THE CITY OF ALAMEDA. IT MAY USE AS MUCH AS 20% OF ITS BUDGET AUTHORITY FOR THIS PURPOSE.</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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</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>				

<p>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Goal 1: Achieve organizational excellence.</p> <p>STAFF TRAINING HAS BEEN PROVIDED IN FAIR HOUSING, RENT CALCULATION, HOUSING QUALITY STANDARDS, LEADERSHIP DEVELOPMENT, SOFTWARE ADMINISTRATION, MONTHLY TRAINING ON PROPERTY MANAGEMENT ISSUES, AND WEEKLY TRAINING BY NATIONAL HOUSING ORGANIZATION IN ISSUES RELATING TO THE HOUSING CHOICE VOUCHER PROGRAM.</p> <p>Goal 2: Maximize use of Housing Choice Voucher allocation to provide housing assistance to low-income families.</p> <p>THE HOUSING CHOICE VOUCHER WAIT LIST WAS OPENED AND CLOSED IN 2015, RESULTING IN A REFRESHED LIST THAT SHOULD PROVIDE APPLICANTS FOR THE PROGRAM FOR 2-3 YEARS. FOR THIS WAIT LIST OPENING, THE ALMOST 37,000 FAMILIES SUBMITTING A PRE-APPLICATION INTO THE LOTTERY WERE ABLE TO CHECK THE STATUS ONLINE OF THE PRE-APPLICATION TO SEE IF IT WAS SELECTED IN THE RANDOMIZED LOTTERY. MONTHLY WORKSHOPS ON ACHIEVING LEASE-UP ARE CONDUCTED FOR VOUCHER HOLDERS SEEKING HOUSING IN THE CITY. LANDLORD WORKSHOP PROVIDED LANDLORDS WITH PROGRAM INFORMATION AND BEST PRACTICES FOR OTHER LANDLORD ISSUES, INCLUDING BEDBUGS. THE HOUSING AUTHORITY SCORED HIGH PERFORMER STATUS ON THE MOST RECENT SEMAP CERTIFICATION. A SYSTEM TO ALLOW FOR E-MAIL DISTRIBUTION OF PERIODIC NEWSLETTERS WAS INSTITUTED.</p> <p>Goal 3: Improve the quality of life of residents while maintaining efficient and effective operations of Housing Authority rental units.</p> <p>THE HOUSING AUTHORITY COMPLETED ASSESSMENTS ON ALL OWNED PROPERTY TO IDENTIFY CAPITAL IMPROVEMENTS NEEDED TO MAINTAIN AND IMPROVE THE HOUSING STOCK. THE HOUSING AUTHORITY HAS BUDGETED FOR ADDITIONAL SOCIAL SERVICES AND ALSO SIGNED A MEMORANDUM OF UNDERSTANDING RESULTING IN SOME SOCIAL SERVICES BEING AVAILABLE TO TENANTS OF THE HOUSING AUTHORITY'S PROPERTIES.</p> <p>Goal 4: Improve environmental impact.</p> <p>THE HOUSING AUTHORITY HAS OUTREACHED TO ITS TENANTS AND PARTICIPANTS ON PUBLIC TRANSIT USE.</p> <p>Goal 5: Maintain and improve data integrity and collection.</p> <p>THE HOUSING AUTHORITY HIRED A CONSULTANT TO REVIEW THE INFORMATION TECHNOLOGY SYSTEMS. SOME RECOMMENDATIONS HAVE ALREADY BEEN IMPLEMENTED AND OTHERS ARE BEING REVIEWED. A NEW WEBSITE IS IN PROCESS. THE LAST WAITLIST OPENING WAS CONDUCTED ONLINE RESULTING IN A HIGHER INTEGRITY OF DATA COLLECTED.</p> <p>Goal 6: Expand Housing Choice throughout the City of Alameda.</p> <p>THE HOUSING AUTHORITY APPLIED, AND WAS APPROVED, FOR USE OF THE SUCCESS RATE PAYMENT STANDARD TO HELP EXPAND HOUSING CHOICE. THE HOUSING AUTHORITY ALSO AWARDED SEVEN PROJECT-BASED VOUCHERS UNDER A NEW CONSTRUCTION REQUEST FOR PROPOSALS TO A NON-PROFIT DEVELOPER BUILDING A NEW TAX CREDIT PROPERTY IN THE CITY OF ALAMEDA. THE HOUSING AUTHORITY HAS IDENTIFIED SEVERAL OTHER OPPORTUNITIES FOR CONSTRUCTING NEW AFFORDABLE UNITS.</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 type="checkbox"/> <input type="checkbox"/></p> <p style="text-align: center;">THIS WILL BE COMPLETED AFTER THE DECEMBER 3, 2015 RAC MEETING</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>

**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

Annual PHA Plan
Fiscal Year 2016-2017

RESIDENT ADVISORY BOARD COMMENTS

Resident Advisory Committee Meeting was held December 3, 2015, at 6:00 p.m. at Independence Plaza, Ruth Rambeau Memorial Community Room, 703 Atlantic Avenue, Alameda, California.

Roll Call:

Present: All Five Members were present.

Absent: None

Staff present: Lynette Jordan, Director of Housing Programs; Tonya Schuler, Senior Management Analyst; and ZeeLaura Page, Management Analyst

Resident Advisory Committee Comments:

Staff reviewed the agenda for the meeting.

One Resident Advisory Committee (RAC) Member asked for clarification on the difference between a Project-Based Voucher (PBV) and Housing Choice Voucher (HCV), and how an assisted family knows which program applies to them. Staff responded by explaining that a PBV is tied to a specific unit, and the family must reside in that unit to receive assistance under the program. The HCV program is commonly referred to as the "voucher" program. The assistance is tied to the participant and not to the unit, as it is a tenant-based assistance program. The participant must then find a landlord in the market willing to rent a unit under the program. There are different wait lists for the PBV program than the HCV program. Certain rules apply to the PBV program that do not apply to the HCV program. Under the PBV program, families must be housed in right-sized units under the subsidy standard. Under the HCV program, families can select to rent a unit that is smaller or larger than the unit size of the voucher.

A RAC Member asked whether a resident can obtain a Housing Choice voucher after living in a PBV unit. Staff confirmed that families living in a PBV unit can receive a HCV after 1 year, as long as there is a HCV available and the family has complied with program rules. If there is not an HCV available, the family would go on a wait list, and the AHA would issue the next available voucher to families on that wait list.

A RAC asked if an HCV can be used to stay in a PBV unit. Staff responded that no, a HCV cannot be used in a PBV unit. The PBV program is based on housing families in right-sized units based on the bedroom size for which the family qualifies. The unit is already assisted under a contract with the PBV program, and a second contract on the unit is not allowed, so HCV may not be used at the PBV unit.

Staff reviewed the proposed Annual Plan for Fiscal Year 2017 and discussed each component of the plan and highlighted changes.

A RAC Member asked about Goal # 3 and improving the quality of life for residents. During the recent rehabilitation of a property owned by the AHA, changes were made on the playgrounds. The RAC Member stated that the renovations are appreciated, but the first concern is the safety of the

residents. The RAC Member stated that trash dumping is a concern at the property. The containers do not lock on the outside. A suggestion was made to utilize the RAC members to advocate with tenant, and for RAC Members to meet and be introduced to tenants. This RAC Member stated that the RAC members would like to have a role in selecting the remodeling of complexes or at least more tenant interaction during this process. Staff explained that the plans for most remodeling projects are presented to the Board of Commissioners (BOC) in a public meeting, and the agendas are posted on the AHA's website the week before the meeting. All members interested in expressing their opinions on remodeling ideas, may attend the BOC meeting and fill in a speaker card. Staff stated the desire for more interaction would be forwarded to the proper Staff.

One RAC Member asked about the AHA policy that does not allow adult children to move back into the household once they move out. It was asked that this be reconsidered. Staff stated that this was a significant amendment completed a couple years ago with the opportunity for Public Comment. The AHA is not looking to revise this policy at this time.

A RAC Member asked how long it takes to get an informal hearing. Staff responded that the policy allows 14 days for a request to be reviewed.

Staff reviewed the proposed significant amendment and explain the changes to the wait list process.

A RAC Member asked if new developments are required to provide a certain amount of low income housing. Staff responded that there is a City-controlled requirement for developers to provide affordable housing, but the AHA does not oversee this policy. Some PBV units have been awarded to a new development in Alameda.

A RAC Member expressed concern about applicants being able to apply and be placed on a wait list if the applicant is a person that does not communicate in English or has a disability or other issue. Staff responded that the AHA is looking at having all wait list openings online as the software available for this process allows for translation of documents and removes a lot of the barriers for persons with disabilities.

A RAC Member asked about the process of returned mail and the proposed change. Staff responded that it is the responsibility of the applicant to update contact information. The applicant is notified of that during the application process. This requirement is on the notices that are translated for the wait list opening. Staff explained the cost involved with sending second letters because applicants did not meet this obligation.

RAC Members commented that they like the idea of grouping the wait lists. It was felt that this will help people from being stuck on one wait list that is not moving while others that applied after this person were housed on a wait list that was moving.

A RAC Member asked if an applicant removed from one list was removed from all wait lists. Staff responded no, being removed from one wait list does not remove you from other wait lists.

Staff explained the process of redesigning the AHA website. Members were asked if there were any comments or suggestions. At this time there were none, so staff encouraged RAC Members to take the survey available on the website if, after the meeting, the members had ideas to express.

RAC Members expressed concern for seniors who may not know how to use computers and are afraid of using computers. Staff stated that computers and assistance were available throughout the community for these individuals or family members frequently assisted seniors.

RAC Members asked to see a template of the new website and asked that the new website be colorful.

A RAC Member asked if there is a way to pass the message of the website update on to the rest of the tenants. Staff responded that we could possibly have Property Managers pass out flyers about website redesign or add information into the next newsletter, and the comment would be forwarded to the appropriate Staff.

One RAC Member asked if AHA is repairing the housing on the army base. Staff responded that the Navy is the title holder, but AHA has been positioning the organization to move forward with developments in Alameda.

**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

**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 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 07/01/2016, 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 5 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 2017

5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompanying 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 Kurraach

Title

Chairman, Board of Commissioners

Signature

THE MARCH 16, 2016 PUBLIC HEARING AND BOARD OF COMMISSIONER MEETING

Date

IT IS ANTICIPATED THAT THIS WILL BE SIGNED AT

**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, _____, the _____
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.

The goals for the 5-year plan include three that are aimed at meeting the priority housing needs
outlined in the Consolidated Plan by expanding housing choice and voucher utilization to increase
availability of affordable housing to families earning less than 50% of AMI. Another goal is to
increase the availability of service-enriched housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying documents, 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; 21 U.S.C. 2729, 2802)

Name of Authorized Official

Title

Writing for authorized signature

Signature

Date TO BE SUBMITTED TO THE CITY