

ATTACHMENT A

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HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

PROGRESS IN MEETING MISSION AND GOALS

Goal: Expand the Supply of Assisted Housing

Progress Report:

- Awarded 788 units of project-based vouchers. These vouchers have or will help fund 1,474 units of new affordable housing (including the project-based vouchers). 212 of these PBV vouchers were awarded to projects committing replacement units for lost public housing units at Las Deltas through the Rental Assistance Demonstration Program.
- Provided 13 rental rehab loans for \$504,000 resulting in 30 additional units of affordable housing.
- Partnered with County to maximize utilization of Shelter-Plus Care program. Now serve over 250 households.
- Housed nearly 150 veteran households through the VASH program.
- Developed De Anza Gardens (a tax credit property), consisting of 180 units in Bay Point, CA.
- Increased average occupancy from low 70% range at some properties to 98% or better at all properties save one (Las Deltas in North Richmond).
- Submitted a second RAD application for 124 units for the Las Deltas property in order to convert the remaining units, not covered by the first application, to project-based vouchers that can be leveraged to develop a greater number of new units.

Future Actions

- Continue to offer project-based vouchers to spur affordable housing development, particularly in conjunction with the County's HOME and CDBG loan programs.
- Seek additional VASH funding.
- Determine if one or more project-based VASH developments are feasible if such funding becomes available.
- HACCC has contracted with CSG Advisors in order to identify funding mechanisms to rehabilitate or redevelop all of its public housing properties. If the analysis indicates that redevelopment or conversion to RAD or other project-based solutions are viable options, then pursue such funding as a means to spur development of new affordable housing in addition to rehabilitation/preservation of existing public housing.
- Provided voucher funding does not decline, work with homeless housing and service providers to develop a preference for transitional housing graduates.
- Seek any HUD funding for additional units that becomes available.
- Seek other relevant housing funds that become available.

Goal: Improve the Quality of Assisted Housing

Progress Report:

- Utilized over \$7 million in capital funds to maintain properties including extensive interior modernization at Bayo Vista and exterior modernizations at several large sites. Entire properties were reroofed, repainted, or repaved. New windows, flooring, and cabinetry replaced old components and security features (new site lighting and door locks for example).
- New styles of interior finishes are being utilized in public housing units to upgrade the appearance of units so that they more closely emulate market-rate units.
- As part of an ongoing rehabilitation process, HACCC has now rehabilitated almost all offline units (with the exception of Las Deltas in North Richmond). Apart from Las Deltas, every public housing property now has an average occupancy rate that is at or above 98%.
- Work order turnaround times have improved through the implementation of new software.
- PASS scores for public housing unit inspections have improved.
- On-site management was added at four properties.
- Implemented PG&E's energy savings program at four sites.
- Partnered with the Workforce Services Bureau to utilize Subsidized Employment Training employees to increase landscaping and groundskeeping services to HACCC's properties.
- Completed over 75,000 work orders.
- Partnered with the Richmond Housing Authority and the Cities of Hercules and Antioch to conduct landlord workshops and informational meetings regarding the voucher program.
- ADA improvements were put in place at the Casa de Serena and Alhambra Terrace properties.
- Awarded 788 units of project-based vouchers. These vouchers have or will help fund 1,474 units of new affordable housing (including the project-based vouchers). 212 of these PBV vouchers were awarded to projects committing replacement units for lost public housing units at Las Deltas through the Rental Assistance Demonstration Program.

Future Actions

- HACCC has contracted with CSG Advisors in order to identify funding mechanisms to rehabilitate or redevelop all of its public housing properties. HACCC's goal is to update and preserve existing public housing where it makes financial sense to do so and to provide adequate funding for these units over the long term.
- Once CSG's analysis is complete, major modernization programs are expected to begin at one or more at public housing properties. Based on preliminary analysis, modernization is expected to well beyond the next five-year plan.
- Depending on the results of CSG's analysis, a Phase II EPC may be implemented.

- New styles of interior finishes will continue to be implemented in order to improve the appearance of units.
- HACCC will continue to improve work order turnaround time through automation and training.
- HACCC will improve its inspections protocol by implementing new software that will more easily allow integrating the outcome of inspections into the work order system.
- Now that site managers have more presence in all public housing communities, they will spend more time emphasizing good housekeeping and curb appeal with tenants and maintenance staff.

Goal: Provide an Improved Living Environment

Progress Report:

- Provided funding for additional police/Sheriff patrols at three largest public housing communities.
- In conjunction with several County and local agencies, coordinated funding so as to increase Sheriff patrols throughout North Richmond, including the Authority's Las Deltas property.
- Purchased direct voice communication devices to facilitate communication between management staff and sheriff and local law enforcement officers at these three public housing properties.
- Converted public housing units at one site into a command center for the Sheriff's office.
- Installed surveillance cameras at two properties.
- Facilitated Neighborhood Watch and Block Captain programs at two public housing properties.
- Opened the Young Adult Empowerment Center at Las Deltas. The Center provides a variety of activities including recreational, job training, counseling and library programs.
- Operate a separate youth recreational program (Project Pride) at Las Deltas.
- Partnered with the County to offer Head Start facilities at four public housing properties.
- Partnered with the City of Oakley to offer City Parks and Recreation classes at Casa de Mañana community center (open to both public housing residents and the community at large).
- Partnered with the Department of Justice to provide funding for "Camp BOLT" (Building Our Leaders for Tomorrow), a mentoring and higher education program for the youth of Las Deltas in North Richmond, Bayo Vista in Rodeo, and El Pueblo in Pittsburg.
- Partner with the YMCA to offer programs at Bayo Vista.
- Continued operation of a variety of other social, nutrition and service programs at our properties.
- Continually received deconcentration bonus in SEMAP.

Future Actions

- Seek to expand number of RAB meetings held annually.
- Utilize increased site presence by managers to encourage formation of more resident councils.
- Utilize increased site presence by managers to hold more frequent meetings with tenants.
- Increase and improve common area lighting in all housing communities.
- Continue funding additional police/Sheriff patrols as long as budget permits.
- Work with law enforcement to improve response time.
- Increase use of surveillance cameras as needed.
- Continue funding Young Adult Empowerment Center as long as budget permits.
- Continue funding Project Pride as long as budget permits.
- Seek to expand number of Head Start facilities.
- Continue other existing programs.
- Seek ROSS or other funding that will facilitate expanded services for HACCC's clients.
- Seek partnerships with local community agencies to increase and strengthen services offered to public housing tenants and voucher clients.
- Continue to improve and enforce public housing screening policies and procedures.

Goal: Promote Self-sufficiency and Asset Development of Assisted Households

Progress Report:

- During this period, HACCC had 114 participants graduate from its FSS Program with over \$751,000 in escrow.
- Employed Section 3 hires through construction contracts, employment training and jobs programs, or direct hires in a variety of contracts.
- Partnered with the Workforce Development Board to utilize summer youth employees to increase landscaping and grounds-keeping services to HACCC's properties.
- Partnered with Chevron and Rubicon to utilize Section 3 employees to increase landscaping and grounds-keeping services to HACCC's properties.

Future Actions

- Continue to operate HACCC's self-sufficiency programs despite surpassing HUD's participation/graduation requirements.
- Expand voucher self-sufficiency services (if not escrow accounts) to public housing tenants where feasible.
- Seek ROSS or other funding that will facilitate expanded services for HACCC's clients.
- Seek partnerships with local community agencies to increase and strengthen services offered to public housing tenants and voucher clients.
- Provide or attract supportive services designed to improve resident employability.
- Provide or attract supportive services to increase independence for the elderly or

- families with disabilities.
- Continue to enforce the Community Services Requirements policy.
- Provide Section 3 employment and training opportunities for residents where feasible.
- Continue existing policies that permit voucher homeownership.

Goal: Ensure Equal Opportunity in Housing

Progress Report:

- Provided training on the Violence Against Women Act for all HCV and public housing managers.
- Provided training on Limited English Proficiency requirements for all HCV and public housing managers.
- Legal Aid provided HACCC staff with Fair Housing training for all HCV and public housing Directors and Managers.
- Have used other external and internal legal providers to conduct Fair Housing training for staff.
- Worked with various social service providers to conduct outreach to families and individuals who are disabled, homeless or who have limited English proficiency when HACCC opened its HCV, project-based and public housing wait lists.
- Provided wait list opening materials in multiple languages.

Future Actions

- Provide updated fair housing and ADA training for all staff.
- Provide updated training on the Violence Against Women Act for all staff.
- Provide updated training on Limited English Proficiency requirements for all staff.
- Add to network of service providers who can assist with outreach for day-to-day client services, wait list openings and other events.
- Continue providing services in multiple languages as appropriate.
- Review and revise HACCC's existing accommodation policies and procedures.