

HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

PROGRESS IN MEETING GOALS

Goal: Expand the Supply of Assisted Housing

Progress Report:

- Received 4 RAD awards for Las Deltas property in order to convert the 214 units to project-based vouchers that can be leveraged to develop a greater number of new units;
- Awarded 185 units of project-based vouchers (PBV) and 119 units of Rental Assistance Demonstration (RAD) PBV to 11 projects throughout Contra Costa County. These vouchers (including the project-based vouchers) helped fund 591 units of new affordable housing;
- Continue to partner with County to maximize utilization of Shelter-Plus Care program. Now serve over 325 households;
- Housed nearly 263 veteran households through the VASH program;
- Transitioned a 11-unit HUD Multi-Family housing development to Enhanced Vouchers;
- Successfully placed 5 households into the HCV Homeownership Program;
- Maintained average occupancy at most properties to 98% or better.
- Housed 172 households in the Mainstream program for non-elderly disabled households.
- Received 201 Emergency Housing Vouchers to assist households in Permanent Supportive Housing and County Shelters transition to permanent housing and thus making slots available for unsheltered families to move to shelters and sheltered households to move to Permanent Supportive Housing.

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. 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 97-98%;
- Work order turnaround times continue to improve through the implementation of new processes;
- Landscape and hardscape improvements are ongoing at four sites, with other to come as budgeted.
- Continue to operate medical office in the Bayo Vista development, operated in collaboration with Life Long Medical services.
- PASS scores for public housing unit inspections continue to meet expectations

- HACCC continues to identify funding mechanisms to rehabilitate or redevelop all of its public housing properties. HACCC now has a plan in place 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.
- Secured a Breakthrough Grant to facilitate the development of affordable housing in North Richmond and specifically on the former Las Deltas public housing site.

Goal: Provide an Improved Living Environment

Progress Report:

- Provided funding for additional police/Sheriff patrols at three public housing communities;
- Continue to work with several County and local agencies, to coordinated funding to increase programs at public housing properties.
- Continue to coordinate communication between management staff and sheriff and local law enforcement officers at public housing properties;
- Surveillance cameras installation continues to benefit properties;
- Continue to increase the number of RAB members
- Continue to coordinate youth activities in El Pueblo Housing Development. The Center provides a variety of activities including recreational, afterschool program and library programs;
- Expanded RAB meetings to be held virtually
- Partnered with the County to offer Head Start facilities at four public housing properties;
- Continued operation of a variety of social, nutrition and service programs at our properties.
- Providing medical services to public housing and low-income residents of the Rodeo area, through a new medical office operated by Lifelong Medical at the Bayo Vista Development.

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

Progress Report:

- Since January of 2016, HACCC had 32 participants graduate from its FSS Program with over \$537,972 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 and Habitat for Humanity to sign MOUs that aligns common goals for self-sufficiency for low income families in Contra Costa County;
- Continue to partner with Public Housing tenants to hire Section 3 employees to help maintain landscaping services to HACCC's property in North Richmond.

Goal: Ensure Equal Opportunity in Housing

Progress Report:

- Established a Reasonable Accommodation protocols for both Public Housing and HCV Managers
- Continue to train on the Violence Against Women Act for all HCV and public housing managers.
- Conducted Reasonable Accommodation training to all HCV and public housing staff;
Continue to train on Limited English Proficiency requirements for all HCV and public housing managers.
- Continue to use other external and internal legal providers to conduct Fair Housing training for staff.