

**RAB Meeting
October 13, 2022
RAB Member Comments**

Initial RAB Meeting regarding Annual Plan specifically, Tony Ucciferri provided an overview of Annual Plan and documents. Also discussed future meeting dates.

Question:

Mindy Lee: On Affirmatively Furthering Fair Housing, we had a group come out that was looking at concentrated populations in public housing and I was wondering about the outcome of that and whether or not it will be utilized to make our neighborhoods more diverse.

Answer:

A report was drafted however, before our PHA could formally adopt it the Affordably Furthering Fair Housing process was rescinded by HUD under the Trump administration. The PHA has a product out of it and if you want to read it I can share it with you but it is lengthy. I will add that a lot of it did not get implemented in the way that it was in the report. It was applied to AI (Assessment of Impediments) in Fair Housing. Results in report carried into AI. Decision was made that because significant time and effort was put into this document, to use it. The AI became the alternative document.

Question:

Mindy Lee: And where did you say we could find it, again?

Answer:

Its on Contra Costa County's website, and actually if you just google Assessment of Impediments to Fair Housing for Contra Costa County it will be easier to find.

Question:

Cynthia Jordan: No later than the 28th we must be completed for public comment but where does the public comment come in?

Answer:

The 28th is our deadline to submit the advertisement to the newspaper. We include your public comment in the Annual Plan documents and then we document the public comment during the Board meeting and add their comments to your RAB comments before we submit to HUD.

Question:

Gina Harrington: Is this meeting in December in person?

Answer:

I don't know that they are meeting in person. Some have been in person, and some have been dialing in. Hybrid meetings are in place so that you are able to make a public comment. Explained process for Zoom, public comment.

**RAB Meeting
October 20, 2022
RAB Member Comments**

Question:

Tony Ucciferri: Is this list of items the entire Capital Fund budget?

Answer:

It is not, this is for the hard costs associated with construction. It is also likely that projects may come up that will require us to make the repairs as needed.

Question:

Cynthia Jordan: The \$28,000 for the replacement of refrigerators.

Answer:

Sometimes it is a part of the modernization but a lot of it is a part of our ongoing replacement.

Question:

Cynthia Jordan: With the rising costs, I don't see \$28,000 being enough to replace appliances across the board.

Answer:

This is just the allocation from the Capital Fund but also, these amounts can change. This is a number based on average costs and to approximate budget.

Question:

Cynthia Jordan: Regarding the installation of bathroom fans at Vista Del Camino, are there fans there already or is this a new project?

Answer:

There aren't any bathroom fans currently, we inherited this property from the then San Pablo Housing Authority. To my knowledge this is the only property that does not have bathroom exhaust fans so we plan to change that.

Question:

Cynthia Jordan: Tree Services, you didn't mention that, but in the past there was monies allocated and there are tree services that are unfinished here at Casa de Manana. They removed the trees and not the stumps. Its been a year and the stumps are there.

Answer:

You are correct, there is still money in the previous grant year. If we still have outstanding monies for a line item we may not choose to allocate it in the next grant year. We can also choose to hold those monies for the completion of the projects. Sometimes, the larger stumps require machinery. Speak to your property manager and I can come around too.

Question:

Gina Harrington: On these figures, are they hard costs for parts or for labor as well?

Answer:

It does include labor.

Question:

Timothy Stelly: Are we going from gas to electric – concerned about carbon footprint.

Answer:

Not at this time. At Alhambra Terrace we are working to move to electric as we complete our modernization.

Question:

Cynthia Jordan: Regarding security windows, seems like an awful lot of money. Do you see yourself recovering any of that money with the sale of the property?

Answer:

We do. Some sites will be sold at Fair Market. HUD requires that money to go back into Public Housing. We plan to pay back the Housing Authority for the costs that were associated with the RAD of Las Deltas.

Question:

Mindy Lee: Robert, for the \$168,000 in computer upgrades. Will that include security cameras at property, specifically at Elder Winds?

Answer:

The money is used in a variety of ways but I do not know the answer to that at this time.

Question:

Cynthia Jordan: Are the old computers recyclable?

Answer:

Excellent question, I would have to defer to IT but they are not on the call today. We can find out.

Question:

Timothy Stelly: For the last two years, the signs at El Pueblo are wrong. The GPS is wrong. By the time the ambulance got to El Pueblo, it took them 8 minutes to find my unit. Everything is misdelivered. This can cost someone their life.

Answer:

This is a shared frustration for us as well. The City of Pittsburg does own the streets that go through El Pueblo. Having brought this up – if this is affecting our residents. We can prioritize this as a project for our teams to correct this. This is the first we're hearing of this specific issue, but we can work with the property management to reach a decision that will rectify this issue.

Question:

Cynthia Jordan: With the non-elderly disabled households the 172, is that all the vouchers that HUD gave you?

Answer:

Yes, they gave us 55. Then an additional 17. Then the following year, we got 100. So, we teamed with Health, Housing, and Homelessness to assist.

RAB Meeting
October 27, 2022
RAB Member Comments

Question:

What is update the VAWA Certifications and Exhibits in the ACOP?

Answer:

VAWA is Violence against Women Act.

Question:

What is the Rent-cafe Portal?

Answer:

Rent-café allows us to do on-line applications and soon will allow tenants to do annual recertifications online.

Question:

If you are a Disabled Veteran, do you move to the top of the waitlist and if so, is it in writing?

Answer:

Don't know that you would move to the top of the list, but you would have a preference. We do not ask what the disability is, but it must be verified. Asset Manager can meet with you to go over further.

Question:

What is EIV?

Answer:

Earned Income Verification it is a tool we use to verify all income also job history.

Question:

What is ACOP?

Answer:

Admission Continued Occupancy Policy

Question:

Are non-elderly disabled a preference point?

Answer:

In Public Housing elderly or disabled regardless of age is a preference point.

Question:

Is there a process in place that would help a tenant if the information on the EIV is incorrect?

Answer:

EIV is tied to Social Security. We show a printout of the EIV to the tenant if they disagree, they will need to contract the agency to correct it.

Question:

Direct deposit for rent payments?

Answer:

We are working on that now, should be in place soon.

RAB Meeting
November 3, 2022
RAB Member Comments

Question:

Are we affiliated with Hacienda Richmond?

Answer:

Yes

Question:

How does that work?

Answer:

Inspections will start around November 14, 2022, for Hacienda, when complete it will house 148 PBV tenants.

Question:

Are there other companies involved?

Answer:

Mercy Housing is the new owner. Richmond Housing did a land lease with them.

Question:

How successful are tenants with an HCV in finding a home?

Answer:

24 years ago, only 1 in 4 vouchers issued found a home. There are more units available now. The payment standards have gone up. We are at a place where most tenants with a voucher find a place. Navigation assistance is very helpful, like VASH has a team of people who help find units. The emergency vouchers we received came with funding that helps people find units and is very successful. We continue to ask HUD for more funding to help tenants and owners navigate the voucher program.

Question:

Do you have a list of County/States that participate in the voucher program?

Answer:

We work with Affordable Housing.com. Owners list units that they would like to rent to tenants with a Sec-8 vouchers.

Question:

Will Sec-8 waitlist open? Can you be on two list at the same time?

Answer:

When the waitlist opens it will be for 24 months. Yes, you can be on two list at the same time.

Question:

Some of the street signs in El Pueblo are not in the correct place?

Answer:

Asset Manager will meet with tenants next week to look at signs.

**RAB Meeting
November 17, 2022
RAB Member Comments**

Question:

El Pueblo - Regarding Thanksgiving Dinner?

Answer:

Stefanie will be out next week to discuss. Joann is willing to help in anyway.

Question

El Pueblo - Would like to have Friday night movies back?

Answer:

Asset Managers will meet in the following week to discuss.

Public Housing Question:

Would like to restart the Resident Council/Community Board Meeting?

Answer:

Asset Managers will meet in December with residents to help.

Capital Fund Question:

El Pueblo/Joann - Cold air coming from windows & doors of occupied units?

Answer:

Asset manager is talking with Director of Development to add to Capitol Fund. Please put in a work order.

Question:

Concrete repair?

Answer:

Have had a lot of work done with Trip Stop, but they were unable to fix all of it. Cement Contractors will be working on it also. Please notify Asset Managers of any problems you notice.

Question:

Heaters not working properly?

Answer:

Please call in a work order and call after hours number if needed.

Question:

Once it goes to the public do they vote on it?

Answer:

The public does not vote on this, they can come to one of our offices to review the PHA plan documents, make comments and ask questions in writing or email until December 13, 2022. On December 13, 2022, it will go to the Board of Commissioners not the Board of Supervisors. There will be a public hearing where people will be allowed to come and speak on the PHA plan documents. After the comments the commissioners have a chance to speak. At that point the commission will vote on the plan to move forward to HUD. We have 45 days after December 13,2022 to get it to HUD at that point it would become effective April 1, 2023.

Question:

Would the public be able to override it.

Answer:

The public does not have the right to override it. Only ask questions and make comments.