HOUSING AUTHORITY of the
COUNTY OF CONTRA COSTA

CALENDAR FOR THE BOARD OF COMMISSIONERS

BOARD CHAMBERS ROOM 107, COUNTY ADMINISTRATION BUILDING
651 PINE STREET
MARTINEZ, CALIFORNIA 94553-1229

JOHN GIOIA, CHAIR
CANDACE ANDERSEN, VICE CHAIR
MARY N. PIEPHO
KAREN MITCHOFF
FEDERAL D. GLOVER
FAY NATHANIEL
TENANT VACANT

JOSEPH VILLARREAL, EXECUTIVE DIRECTOR, (925) 957-8000

PERSONS WHO WISH TO ADDRESS THE BOARD DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA, WILL BE LIMITED TO THREE (3) MINUTES.

The Board Chair may reduce the amount of time allotted per speaker at the beginning of each item or public comment period
depending on the number of speakers and the business of the day.
Your patience is appreciated.

A closed session may be called at the discretion of the Board Chair.

SPECIAL MEETING
ANNOTATED AGENDA & MINUTES
May 12, 2015

1:30 P.M. Convene and call to order.

CONSIDER CONSENT ITEMS: (Items listed as C.1 through C.3 on the following agenda) - Items are subject to removal from the Consent Calendar by request from any Commissioner or on request for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the Discussion Items.

DISCUSSION ITEMS

D. 1 CONSIDER Consent Items previously removed.

There were no items removed from consent.

D. 2 PUBLIC COMMENT (3 Minutes/Speaker)

There were no requests to speak at Public Comment.

D.3 ACCEPT report on the award of HUD-Veterans Affairs Supportive Housing vouchers to the Housing Authority from the U.S. Department of Housing and Urban Development.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE
Commissioner Jannel George-Oden	AYE

D.4 CONSIDER accepting a report on two recently published studies demonstrating the positive impact on future earnings when low-income children move into better neighborhoods, including Contra Costa County.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE
Commissioner Jannel George-Oden	AYE

D.5 CONSIDER accepting a report on the status of the Housing Authority's Rental Assistance Demonstration application to the U. S. Department of Housing and Urban Development for vacant units at Las Deltas in North Richmond.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE
Commissioner Jannel George-Oden	AYE

D.6 CONSIDER adopting Resolution No. 5189 certifying the results for the Section 8 Management Assessment Plan, subject to HUD confirmatory review, for the Housing Authority of the County of Contra Costa for the period April 1, 2014 to March 31, 2015.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE
Commissioner Jannel George-Oden	AYE

D.7 CONSIDER approving the proposed Housing Choice Voucher payment standards for the Housing Authority of the County of Contra Costa effective August 1, 2015.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE
Commissioner Jannel George-Oden	AYE

ADJOURN

CONSENT ITEMS:

C.1 ADOPT Resolution No. 5188 to approve collection loss write-offs in the public housing program in the amount of $80,629.75 for the two quarters beginning October 1, 2014 and ending March 31, 2015.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE

Commissioner Jannel George-Oden	AYE

C.2 APPROVE staff's recommendations for the award of 80 project-based vouchers to El Cerrito Senior Apartments in El Cerrito, Riviera Apartments at 1515 Riviera St. in Walnut Creek, and Riviera Apartments at 1716-38 Riviera St. in Walnut Creek.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE
Commissioner Jannel George-Oden	AYE

C.3 RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending March 31, 2015.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Mary N. Piepho	AYE
Commissioner Karen Mitchoff	AYE
Commissioner Federal D. Glover	ABSENT
Commissioner Fay Nathaniel	AYE
Commissioner Jannel George-Oden	AYE

GENERAL INFORMATION

Persons who wish to address the Board of Commissioners should complete the form provided for that purpose and furnish a copy of any written statement to the Clerk.

All matters listed under CONSENT ITEMS are considered by the Board of Commissioners to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board or a member of the public prior to the time the Commission votes on the motion to adopt.

Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for comments from those persons who are in support thereof or in opposition thereto. After persons have spoken, the hearing is closed and the matter is subject to discussion and action by the Board.

Comments on matters listed on the agenda or otherwise within the purview of the Board of Commissioners can be submitted to the office of the Clerk of the Board via mail: Board of

Commissioners, 651 Pine Street Room 106, Martinez, CA 94553; by fax: 925-335-1913; or via the County's web page: www.co.contracosta.ca.us, by clicking "Submit Public Comment" (the last bullet point in the left column under the title "Board of Commissioners.")

The County will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 335-1900; TDD (925) 335-1915. An assistive listening device is available from the Clerk, Room 106. Copies of taped recordings of all or portions of a Board meeting may be purchased from the Clerk of the Board. Please telephone the Office of the Clerk of the Board, (925) 335-1900, to make the necessary arrangements.

Applications for personal subscriptions to the monthly Board Agenda may be obtained by calling the Office of the Clerk of the Board, (925) 335-1900. The monthly agenda may also be viewed on the County's internet Web Page: www.co.contra-costa.ca.us

The Closed session agenda is available each month upon request from the Office of the Clerk of the Board, 651 Pine Street, Room 106, Martinez, California, and may also be viewed on the County's Web Page.

AGENDA DEADLINE: Thursday, 12 noon, 12 days before the Tuesday Board meetings.

Contra Costa County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Subject: Award of HUD-Veterans Affairs Supportive Housing Grants

RECOMMENDATIONS

ACCEPT report on the award of HUD-Veterans Affairs Supportive Housing vouchers to the Housing Authority from the U.S. Department of Housing and Urban Development.

BACKGROUND

HACCC currently houses 111 veterans through the HUD-VASH program. This new allocation of 45 vouchers, combined with 48 VASH vouchers awarded late last year and the existing vouchers will permit HACCC and the U.S. Department of Veterans Affair (VA) to house over 200 veterans through the VASH program. The VASH program will be an important component in helping the County reach its Zero: 2106 goals. Zero: 2106 is a national campaign that aims to end veteran and chronic homelessness.

HUD-VASH is a joint effort between HUD and the VA designed to move veterans and their families out of homelessness and into permanent housing. HUD provides Housing Choice Voucher (HCV) rental assistance, thus allowing homeless veterans to rent privately-owned housing, and the VA offers case management and clinical services for participating veterans at VA medical centers and community-based outreach clinics.

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

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The HUD-VASH program is for veterans who:

- Are eligible for VA health care services;
- Are chronically homeless, meaning homeless for a year or more or 4 or more times in the past 3 years;
- Have a history of medical, mental health or substance abuse problems that are now stabilized;
- Are ready for independent housing in the community, but need ongoing case management services to maintain it;
- Have some type of income to pay for their housing;
- Are motivated to improve the quality of their lives by working with a VA case manager; and
- Are actively participating in treatment through the VA for their conditions.

To apply for the HUD-VASH program, veterans can contact the VA Homeless Program at (925) 372-2061. The VA's HUD-VASH Admission Team will assess eligibility for the program. Eligible veterans will then be referred by the VA to HACCC to obtain a voucher. HACCC will then determine if the veteran meets HUD's regulations for the HUD-VASH program. Veterans can also contact HACCC at (925) 957-7042 or (925) 957-7010 to be placed on a referral list that will be provided to the VA Homeless Program.

FISCAL IMPACT

The U.S. Department of Housing and Urban Development (HUD) has awarded the Housing Authority of the County of Contra Costa (HACCC) $636,120 in Federal Fiscal Year (FFY) 2015 funding to support 45 new vouchers under the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program.

CONSEQUENCE OF NEGATIVE ACTION

None. Informational item only.

CLERK'S ADDENDUM

To: Board of Supervisors

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Contra Costa County

Subject: Report on the Positive Impact on Future Earnings when Low-Income Children Move Into Better Neighborhoods, including Contra Costa

RECOMMENDATIONS

CONSIDER ACCEPTING a report on two recently published studies demonstrating the positive impact on future earnings when low income children move into better neighborhoods, including Contra Costa County.

BACKGROUND

Congress created the Moving to Opportunity for Fair Housing (MTO) program in the mid-1990s in order to measure the role neighborhoods have on the success of families with children. MTO was a 10-year research program that occurred at the public housing authorities (PHAs) in Baltimore, Boston, Chicago, Los Angeles and New York City. Within these PHAs, three experimental groups were created. One consisted of households with children who were randomly selected and given housing counseling and vouchers that had to be used in areas with less than 10 percent poverty rates. The housing counseling was designed to help them find housing in low-poverty areas that would provide access to better schools and jobs. Two control groups were included to test the effects of the program: one was a group of families living in public housing and the other consisted of families that were just entering the Section 8 program. Neither of these groups received counseling.

The initial results of the research on the MTO program were disappointing. Parents who received the vouchers did not seem to earn more in later years than otherwise similar adults, and children did not seem to do better in school. Now, however, expanded new Harvard research shows that neighborhoods have a very significant impact on the success rates of low-income children, as does the age when a low-income child moves into a better neighborhood. The studies are based on five million families who moved and a re-analysis of the MTO data. The data from the studies was then used to estimate the causal effect of each county in America on upward mobility.

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

>

Among the 100 largest counties in the U.S., Contra Costa was found to have the fifth greatest impact on earnings. Below is a chart showing the top ten and bottom ten counties in terms of impact on earnings out of the largest 100. Attached to this Board Order are a map showing the impact of Bay Area counties relative to the national average, a summary of Contra Costa's impact, an executive summary of the MTO study and an executive summary of the five million mover families study.

Top 10 and Bottom 10 Among the 100 Largest Counties

Percentage Gains/Losses Relative to National Average

Rank		Earnings Gain	Rank		Earnings Loss
1	DuPage, IL	+15.2%	91	Pima, AZ	-12.2%
2	Snohomish, WA	+14.4%	92	Bronx, NY	-12.4%
3	Bergen, NJ	+14.2%	93	Milwaukee, WI	-12.4%
4	Bucks, PA	+13.2%	94	Wayne, MI	-12.6%
5	Contra Costa, CA	+12.2%	95	Fresno, CA	-13.0%
6	Fairfax, VA	+12.0%	96	Cook, IL	-13.4%
7	King, WA	+11.4%	97	Orange, FL	-13.4%
8	Norfolk, MA	+10.8%	98	Hillsborough, FL	-13.4%
9	Montgomery, MD	+10.4%	99	Mecklenburg, NC	-13.8%
10	Middlesex, NJ	+8.6%	100	Baltimore City, MD	-17.2%

FISCAL IMPACT

None. Information item only.

CONSEQUENCE OF NEGATIVE ACTION

None. Information item only.

CLERK'S ADDENDUM

ATTACHMENTS

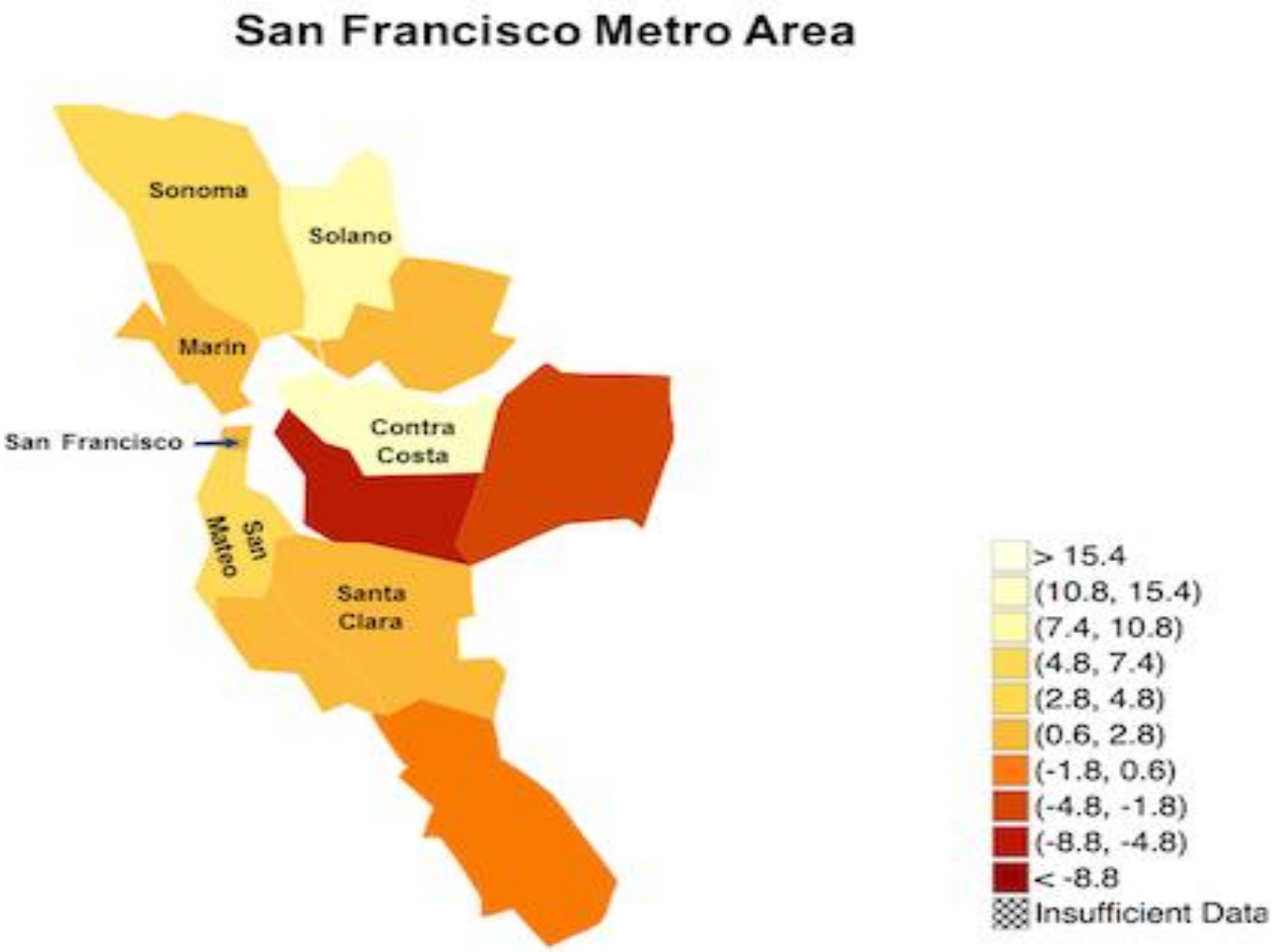
Bay Area County Earnings in Adulthood Chart

Effects of Exposure to Better Neighborhoods

Impacts of Neighborhoods on Intergenerational Mobility

The Best-Worst Places to Grow-Up

The Causal Effect of Growing-Up in Different Counties on Earnings in Adulthood
Percentage Gains/Losses Relative to National Average



Executive Summary, May 2015

The Effects of Exposure to Better Neighborhoods on Children:
New Evidence from the Moving to Opportunity Experiment

Raj Chetty, Nathaniel Hendren, and Lawrence Katz
Harvard University

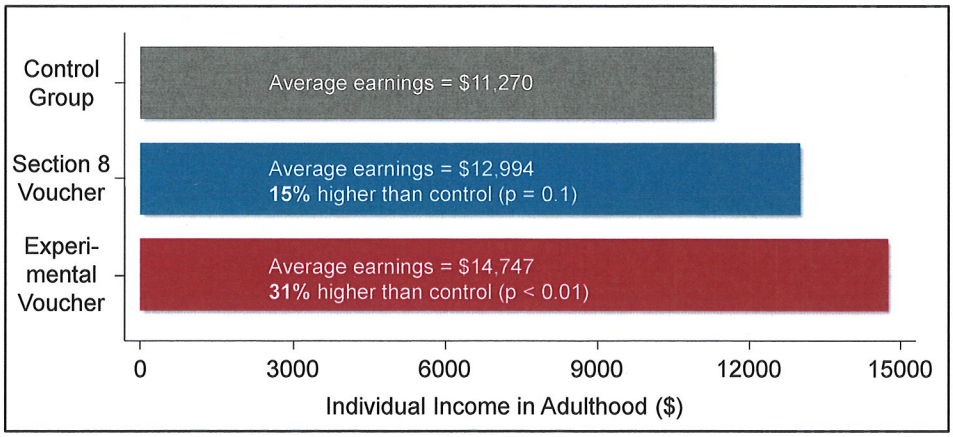
There are large differences in individuals' economic, health, and educational outcomes across neighborhoods in the United States. Motivated by these disparities, the U.S. Department of Housing and Urban Development designed the Moving to Opportunity (MTO) experiment to determine whether providing low-income families assistance in moving to better neighborhoods could improve their economic and health outcomes.

The MTO experiment was conducted between 1994 and 1998 in five large U.S. cities. Approximately 4,600 families living in high-poverty public housing projects were randomly assigned to one of three groups: an experimental voucher group that was offered a subsidized housing voucher that came with a requirement to move to a census tract with a poverty rate below 10%, a Section 8 voucher group that was offered a standard housing voucher with no additional contingencies, and a control group that was not offered a voucher (but retained access to public housing).

Previous research on the MTO experiment has found that moving to lower-poverty areas greatly improved the mental and physical health of adults (e.g., Ludwig et al 2013). However, prior work found no impacts of the MTO treatments on the earnings of adults and older youth, leading some to conclude that neighborhood environments are not an important component of economic success.

In this study, we present a new analysis of the effect of the MTO experiment on children's long-term outcomes. Our re-analysis is motivated by new research showing that a neighborhood's effect on children's outcomes may depend critically on the duration of exposure to that environment. In particular, Chetty and Hendren (2015) use quasi-experimental methods to show that every year spent in a better area during childhood increases a child's earnings in adulthood, implying that the gains from moving to a better area are larger for children who are younger at the time of the move.

In light of this new evidence on childhood exposure effects, we study the long-term impacts of MTO on children who were young when their families moved to better neighborhoods. Prior work has not been able to examine these issues because the younger children in the MTO experiment are only now old enough to be entering the adult labor market.



***Cost-Effective Policy**: The MTO experiment increased the earnings of children who moved to low-poverty areas before age 13 by 31%*

For older children (those between ages 13-18), we find that moving to a lower-poverty neighborhood has a statistically insignificant or slightly negative effect. More generally, the gains from moving to lower-poverty areas decline steadily with the age of the child at the time of the move. We do not find any clear evidence of a "critical age" below which children must move to benefit from a better neighborhood. Rather, every extra year of childhood spent in a low-poverty environment appears to be beneficial, consistent with the findings of Chetty and Hendren (2015).

The MTO treatments also had little or no impact on adults' economic outcomes, consistent with the results of Ludwig et al. (2013). Together, these studies show that *childhood* exposure plays a critical role in neighborhoods' effects on economic outcomes.

The experimental voucher increased the earnings of children who moved at young ages in all five experimental sites, for Whites, Blacks, and Hispanics, and for boys and girls. Perhaps most notably, we find robust evidence that the experimental voucher improved long-term outcomes for young boys, a subgroup where prior studies have found little evidence of gains.

Our estimates imply that moving a child out of public housing to a low-poverty area when young (at age 8 on average) using a subsidized voucher like the MTO experimental voucher will increase the child's total lifetime earnings by about $302,000. This is equivalent to a gain of $99,000 per child moved in present value at age 8, discounting future earnings at a 3% interest rate. The additional tax revenue generated from these earnings increases would itself offset the incremental cost of the subsidized voucher relative to providing public housing.

We conclude that offering low-income families housing vouchers and assistance in moving to lower-poverty neighborhoods has substantial benefits for the families themselves and for taxpayers. It appears important to target such housing vouchers to families with young children – perhaps even at birth – to maximize the benefits. Our results provide less support for policies that seek to improve the economic outcomes of adults through residential relocation. More broadly, our findings suggest that efforts to integrate disadvantaged families into mixed-income communities are likely to reduce the persistence of poverty across generations.

Works Cited

Chetty, Raj and Nathaniel Hendren. "The Impacts of Neighborhoods on Intergenerational Mobility: Childhood Exposure Effects and County-Level Estimates." Harvard University Working Paper, 2015.

Ludwig, Jens, Greg J. Duncan, Lisa A. Gennetian, Lawrence F. Katz, Ronald C. Kessler, Jeffrey R. Kling, and Lisa Sanbonmatsu. 2013. "Long-Term Neighborhood Effects on Low-Income Families: Evidence from Moving to Opportunity." American Economic Review P&P 103(3): 226-31.

Executive Summary, April 2015

The Impacts of Neighborhoods on Intergenerational Mobility

Childhood Exposure Effects and County-Level Estimates

Raj Chetty and Nathaniel Hendren, Harvard University

To what extent are children's opportunities for upward economic mobility shaped by the neighborhoods in which they grow up? We study this question using data from de-identified tax records on more than five million children whose families moved across counties between 1996 and 2012. The study consists of two parts. In part one, we show that the area in which a child grows up has significant causal effects on her prospects for upward mobility. In part two, we present estimates of the causal effect of each county in the United States on a child's chances of success. Using these results, we identify the properties of high- vs. low-opportunity areas to obtain insights into policies that can increase economic opportunity.

Part 1: Do Neighborhoods Matter for Economic Mobility?

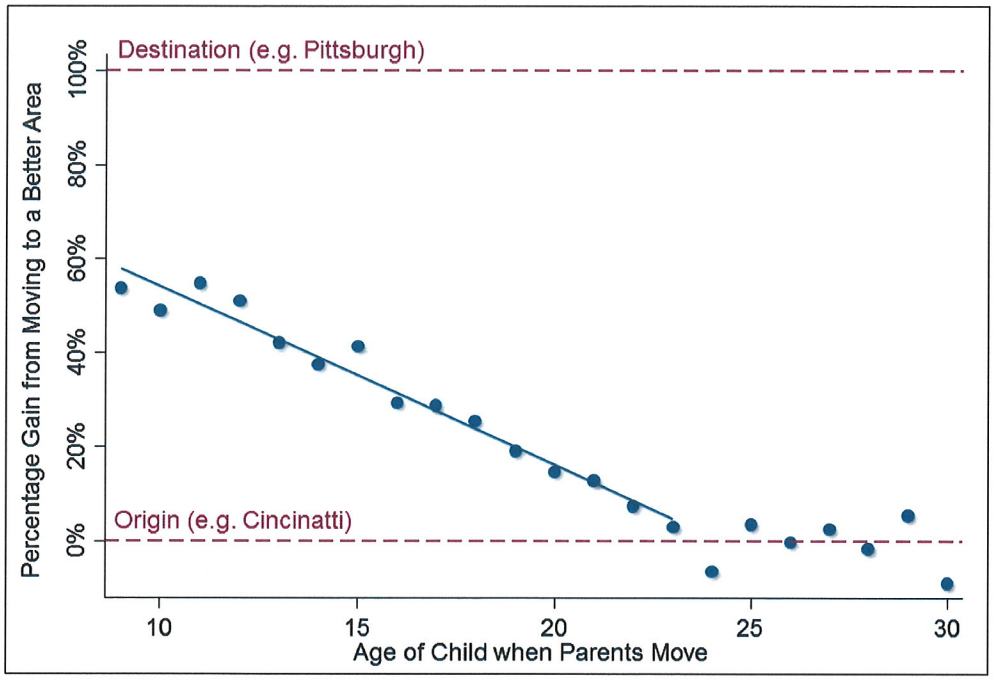
In previous work (Chetty, Hendren, Kline, and Saez 2014), we documented substantial variation in rates of upward income mobility across commuting zones (aggregations of counties analogous to metropolitan areas) in the United States. This geographic variation could be driven by two very different sources. One possibility is that neighborhoods have *causal effects* on upward mobility: that is, moving a given child to a different neighborhood would change her life outcomes. Another possibility is that the observed geographic variation is due to systematic differences in the types of people living in each area, such as differences in race or wealth. Distinguishing between these two explanations is essential to determine whether changing neighborhood environments is a good way to improve economic mobility or whether policy makers should focus on other types of interventions.

The ideal experiment to test between these two explanations and identify the causal effects of neighborhoods would be to randomly assign children to different neighborhoods and compare their incomes in adulthood. We use a quasi-experimental approximation to this experiment that relies on differences in the timing of when families move across areas.

Figure 1 illustrates our approach and results. As an example, consider a set of families who move from Cincinnati to Pittsburgh. Children who grow up in low-income families (at the 25th percentile of the national distribution) in Cincinnati from birth have an income of $23,000 on average at age 26, while those in Pittsburgh have an income of $28,000. Now consider the incomes of children whose families moved from Cincinnati to Pittsburgh at some point in their childhood. Figure 1 plots the fraction of the difference in income between Pittsburgh and Cincinnati that a child will on average obtain by moving at different ages during childhood. Children who were nine years old at the time of the move (the earliest age we can analyze given available data) capture 50% of this difference, leading to an income of approximately $25,500 as adults. Children who move from Cincinnati to Pittsburgh at later ages have steadily declining incomes, relative to those who moved at younger ages. Those whose families moved after they were 23 experience no gain relative to those who stayed in Cincinnati permanently.

Figure 1 shows that every extra year a child spends in a better environment – as measured by the outcomes of children already living in that area – improves her outcomes, a pattern we term a *childhood exposure effect*. We find equal and opposite exposure effects for children whose families moved to worse areas. Further, we find analogous exposure effects for a broad range of other outcomes, including college attendance and the probability of having a teenage birth.

FIGURE 1
Effects of Moving to a Different Neighborhood on a Child's Income in Adulthood



Notes: This figure plots the percentage gain from moving to a better area by the age at which the child moves. For example, children who move at age 9 have outcomes that are about 50% between the outcomes of children who grow up permanently in the origin and destination areas.

The key assumption underlying the analysis shown in Figure 1 – the assumption that is necessary to make it as good as the ideal randomized experiment – is that families who move from Cincinnati to Pittsburgh when their children are young are comparable to those who move when their children are older. This assumption would not hold if, for instance, families who move to better areas when their children are young are more educated or have higher wealth than families who move later.

We implement a series of tests to assess the validity of this assumption and evaluate the robustness of our quasi-experimental methodology. First, we compare siblings within the same family, and show that the difference in siblings' outcomes is proportional to the difference in their exposure to better environments. When a family with two children moves from Cincinnati to Pittsburgh, the younger child does better than the older child on average. Second, we show that one obtains similar estimates of exposure effects when analyzing families displaced by events outside their control, such as natural disasters or local plant closures.

Finally, we exploit differences in cities' effects across subgroups to develop sharper tests for exposure effects. For example, some areas – such as those with high crime rates – generate significantly worse outcomes for boys than girls. We find that when a family with a boy and a girl moves to such an area, their son's outcomes worsen in proportion to the number of years he grows up there, but their daughter's outcomes change much less. Similarly, some areas are particularly good at producing "superstars" – children who reach the top 10% of the income distribution – even though they don't produce better outcomes on average. We find that children who move to such areas when young are themselves more likely to become superstars, but do not have higher incomes on average.

Since it is unlikely that other factors would reproduce all of these patterns, we conclude that the pattern in Figure 1 reflects the causal effect of neighborhoods on children's long-term outcomes. This result has several important policy implications. First, it shows that the neighborhood environment during *childhood* is a key determinant of a child's long-term success. This suggests that policy makers seeking to improve mobility should focus on improving childhood environments (e.g., by improving local schools) and not just on the strength of the local labor market or availability of jobs. Second, Figure 1 shows that the incremental benefits of exposure to a better area do not vary with a child's age. Moving to a better area at age 9 instead of 10 produces the same incremental improvement in earnings as moving to that area at age 15 instead of 16. This finding is particularly important in light of recent discussions about early childhood interventions, as it is shows that there are significant returns to improving children's environments even at older ages.

Part 2: County-Level Estimates of Causal Exposure Effects

The first part of our study establishes that neighborhoods matter for intergenerational mobility, but does not directly identify the causal effect of any given area. In the second part of our analysis, we estimate the causal childhood exposure effect of every county in the U.S. by studying the outcomes of children who moved between counties at different ages.

To understand how we estimate these effects, consider families in the New York metro area. If we were to find that children who moved from Manhattan to Queens at a young age do better as adults, we can infer that Queens has positive causal exposure effects relative to Manhattan. Building on this logic, we use data on movers across the full set of counties in the U.S. to estimate the effect of spending an additional year of childhood in each county. We construct these estimates separately by parent income level, permitting the effects of each area to vary with the family's income.

Table 1 shows the causal effects of the top 10 and bottom 10 counties among the 100 largest counties in the U.S for children growing up in families at the 25th percentile of the national income distribution. The estimates represent the percentage change in earnings from spending an additional year of one's childhood in the relevant county relative to the national average.

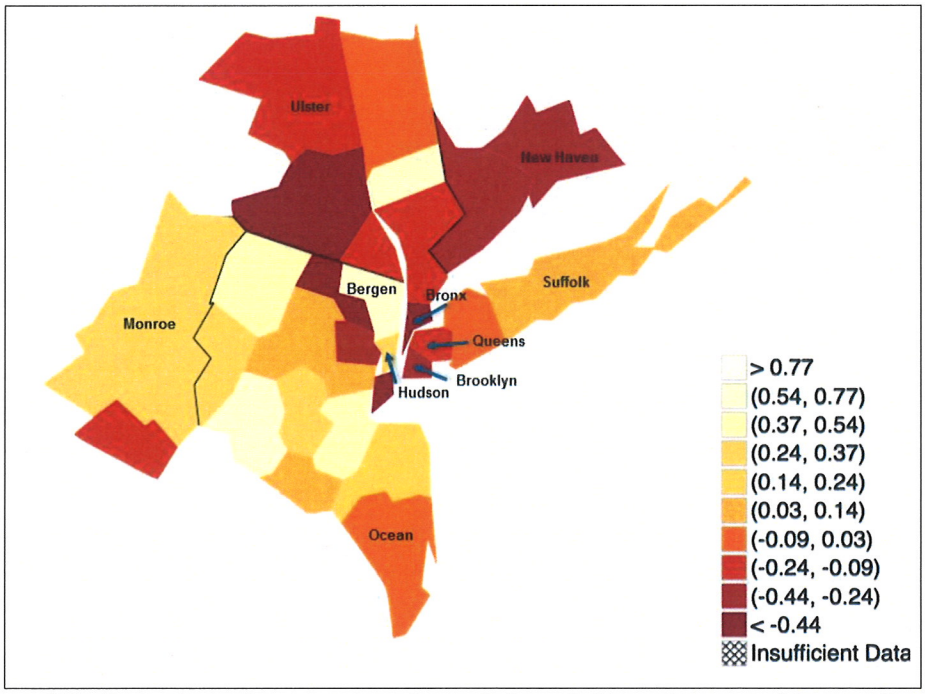
TABLE 1
Causal Exposure Effects: Top 10 and Bottom 10 Among the 100 Largest Counties
For Children with Parents at 25th Percentile of the Income Distribution

Rank		Δ Earnings (%) per year of exposure	Rank		Δ Earnings (%) per year of exposure
1	DuPage, IL	0.76%	91	Pima, AZ	-0.61%
2	Snohomish, WA	0.72%	92	Bronx, NY	-0.62%
3	Bergen, NJ	0.71%	93	Milwaukee, WI	-0.62%
4	Bucks, PA	0.66%	94	Wayne, MI	-0.63%
5	Contra Costa, CA	0.61%	95	Fresno, CA	-0.65%
6	Fairfax, VA	0.60%	96	Cook, IL	-0.67%
7	King, WA	0.57%	97	Orange, FL	-0.67%
8	Norfolk, MA	0.54%	98	Hillsborough, FL	-0.67%
9	Montgomery, MD	0.52%	99	Mecklenburg, NC	-0.69%
10	Middlesex, NJ	0.43%	100	Baltimore City, MD	-0.86%

For example, each additional year that a child spends growing up in DuPage County, IL raises her household income in adulthood by 0.76%. This implies that growing up in DuPage County from birth – i.e., having about 20 years of exposure to that environment – would raise a child's earnings by 15% relative to the national average. In contrast, every extra year spent in the city of Baltimore *reduces* a child's earnings by 0.86% per year of exposure, generating a total earnings penalty of approximately 17% for children who grow up there from birth.[1]

There is considerable variation across counties even within metro areas. Figure 2 presents a map of the causal exposure effects for counties in the New York City area for children growing up in families at the 25th percentile. The estimates range from an earnings loss of -0.54% per year of childhood spent in Manhattan (New York County) to an earnings gain of 0.25% per year in Hudson County, NJ and 0.71% per year in Bergen County, NJ. Concretely, this implies that children in low-income families who move from Manhattan to Hudson County, NJ when they are born earn 16% more as adults on average.[2]

Figure 2: Causal Exposure Effects by County in the New York Combined Statistical Area
For Children with Parents at 25th Percentile of the Income Distribution



Notes: This figure shows the percentage change in household earnings caused by spending an additional year growing up in each county for children with parents at the 25th percentile of the national income distribution. Lighter colored areas are areas that generate larger earnings gains. To download statistics for your county, visit www.equality-of-opportunity.org

[1] These estimates are based on data for children born between 1980-86 and who grew up in the 1980's and 1990's. We find that neighborhoods' effects generally remain stable over time, but some cities have presumably gotten better in the 2000's, while others may have gotten worse.

[2] Most families at the 25th percentile of the national distribution (roughly a household income of $30,000 for a family with teenage children) who live in Manhattan are in Harlem. Hence, the comparison is effectively between the effects of growing up in Harlem vs. an area with relatively low house prices in New Jersey.

The causal effects of counties are typically smaller in percentage terms for children who grow up in high-income families, but remain substantial. For instance, for children growing up in families in the top 1% of the income distribution, we estimate that every extra year of childhood spent in Manhattan reduces their earnings by 1.08% relative to Westchester. Areas that produce better outcomes for children in low-income families are, on average, no worse for those from high-income families. This finding suggests that the success of the poor need not come at the expense of the rich, implying that social mobility is not a "zero-sum game."

Neighborhoods matter more for boys than girls. For example, every extra year of childhood exposure to Baltimore reduces earnings by 1.39% for low-income boys, but only 0.27% for girls. Areas with high crime rates and a large fraction of single parents generate particularly negative outcomes for boys relative to girls. There are also significant gender differences related to marriage rates. For example, Northern California generates high levels of *individual* earnings for girls, but produces lower levels of *household* income because fewer children get married in their 20s.

Our estimates of causal effects at the county and commuting zone (CZ) level are strongly correlated with the raw estimates of intergenerational mobility reported in Chetty, Hendren, Kline, and Saez (2014), but there are several significant differences. For example, children who grow up in New York City have above-average rates of upward mobility. However, the *causal* effect of growing up in New York City on upward mobility – as revealed by analyzing individuals who move into and out of New York – is negative relative to the national average. This negative effect of growing up in New York is masked when one simply studies the average outcomes of children who grow up there because families who live in New York tend to have unusually high rates of upward mobility. In particular, New York has a very large share of immigrants, and we find that immigrants have higher rates of upward mobility independent of where they live. This example shows that part of the variation in mobility across areas is driven simply by the characteristics of the people who live in those areas, which is why it is important to identify each area's causal effect as we do in this study.

What are the properties of areas that improve upward mobility? Within a given commuting zone, we find that counties that have higher rates of upward mobility tend to have five characteristics: they have less segregation by income and race, lower levels of income inequality, better schools, lower rates of violent crime, and a larger share of two-parent households.

We also find that areas with a larger African-American population tend to have lower rates of upward mobility. These spatial differences amplify racial inequality across generations: we estimate that one-fourth of the gap in intergenerational mobility between blacks and whites can be attributed to the counties in which they live.

Lastly, we examine whether one has to pay a higher rent to live in an area with greater upward mobility. In the nation as a whole, we find weak correlations between rents and upward mobility. However, in large metro areas – especially those with high levels of segregation and sprawl – counties that offer better prospects of upward mobility are much more expensive. For example, Chicago has one area with a high level of upward mobility – DuPage County – which is also one of the most expensive counties in the area. There are, however, some "bargains" even in the largest cities: for example, Hudson County in the New York metro area and Snohomish County in the Seattle area both offer high levels of upward mobility with relatively low house prices.

The high housing prices that families often must pay to achieve better outcomes for their children may partially explain the persistence of poverty in large American cities. One approach to addressing this problem is to provide subsidized housing vouchers that enable families to move to better (e.g., lower-poverty) neighborhoods. In a companion paper (Chetty, Hendren, and Katz 2015), we show that the Moving to Opportunity experiment – which randomly assigned families subsidized

housing vouchers to move to low poverty areas – significantly improved long-term outcomes for children who moved at young ages, providing direct support for such policies.

Of course, given limits to the scalability of policies that seek to move families, one must also find methods of improving neighborhood environments in areas that currently generate low levels of mobility. Our study does not directly identify which policies are most successful in achieving this goal, but our findings provide support for policies that reduce segregation and concentrated poverty in cities (e.g., affordable housing subsidies or changes in zoning laws) as well as efforts to improve public schools.

The broader lesson of our analysis is that social mobility should be tackled at a local level by improving childhood environments. Much remains to be learned about the best ways to make such improvements. We hope the county-level data constructed here will ultimately offer new solutions to increase opportunities for disadvantaged youth throughout the United States.

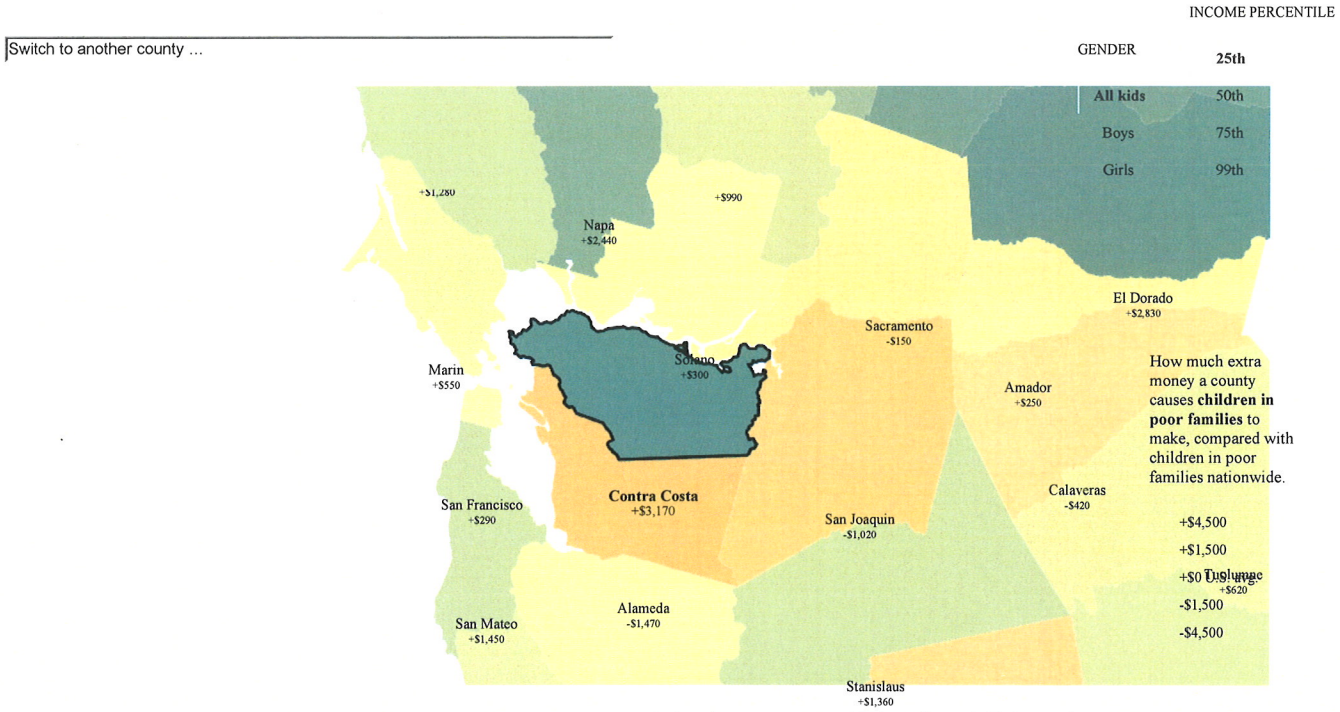
Works Cited

Chetty, R., N. Hendren, P. Kline, and E. Saez. "Where is the Land of Opportunity? The Geography of Intergenerational Mobility in the United States." *Quarterly Journal of Economics* 129(4): 1553-1623, 2014.

Chetty, R. N. Hendren, and L. Katz. "The Long-Term Effects of Exposure to Better Neighborhoods: New Evidence from the Moving to Opportunity Experiment" Harvard University Working Paper, 2015.

The Best and Worst Places to Grow Up: How Your Area Compares

Children who grow up in some places go on to earn much more than they would if they grew up elsewhere. MAY 4, 2015 Related Article



Contra Costa County is very good for income mobility for children in poor families. It is better than about 83 percent of counties.

Location matters – enormously. If you're poor and live in the San Francisco area, it's better to be in Contra Costa County than in San Francisco County or Alameda County. Not only that, the younger you are when you move to Contra Costa, the better you will do on average. Children who move at earlier ages are less likely to become single parents, more likely to go to college and more likely to earn more.

Every year a poor child spends in Contra Costa County adds about $160 to his or her annual household income at age 26, compared with a childhood spent in the average American county. Over the course of a full childhood, which is up to age 20 for the purposes of this analysis, the difference adds up to about $3,200, or 12 percent, more in average income as a young adult.

These findings, particularly those that show how much each additional year matters, are from a new study by Raj Chetty and Nathaniel Hendren that has huge consequences on how we think about poverty and mobility in the United States. The pair, economists at Harvard, have long been known for their work on income mobility, but the latest findings go further. Now, the researchers are no longer confined to talking about which counties merely correlate well with income mobility; new data suggests some places actually cause it.

Consider Contra Costa County, Calif., our best guess for where you might be reading this article. (Feel free to change to another place by selecting a new county on the map or using the search boxes throughout this page.)

It's among the best counties in the U.S. in helping poor children up the income ladder. It ranks 2,062nd out of 2,478 counties, better than about 83 percent of counties. It ranks better for poor children than it does for rich children.

Here are the estimates for how much 20 years of childhood in Contra Costa County adds or takes away from a child's income (compared with an average county), along with the national percentile ranking for each.

What a Childhood in Contra Costa County Does to Future Income

For poor kids			For average-income kids			For rich kids			For kids in the top 1%		
GROUP	INCOME CHG.	NAT. PCT.	GROUP	INCOME CHG.	NAT. PCT.	GROUP	INCOME CHG.	NAT. PCT.	GROUP	INCOME CHG.	NAT. PCT.
All kids	+$3,170	83%	All kids	+$1,020	55%	All kids	-$1,280	10%	All kids	-$3,110	3%
Boys	+$3,550	84%	Boys	+$1,250	58%	Boys	-$1,260	13%	Boys	-$3,300	4%
Girls	+$2,600	79%	Girls	+$720	48%	Girls	-$1,340	13%	Girls	-$3,050	5%

Find another county (if you want) ...

Across the country, the researchers found five factors associated with strong upward mobility: less segregation by income and race, lower levels of income inequality, better schools, lower rates of violent crime, and a larger share of two-parent households. In general, the effects of place are sharper for boys than for girls, and for lower-income children than for rich.

"The broader lesson of our analysis," Mr. Chetty and Mr. Hendren write, "is that social mobility should be tackled at a local level." Here's where Contra Costa County stands among its neighbors.

How Contra Costa County ranks among places in the San Francisco area

COUNTY	POOR BOYS	POOR GIRLS	AVERAGE BOYS	AVERAGE GIRLS	RICH BOYS	RICH GIRLS	RICHEST BOYS	RICHEST GIRLS	MEDIAN RENT
Contra Costa	**1st**	**1st**	2nd	2nd	4th	2nd	6th	3rd	$1,101
Napa	2nd	2nd	**1st**	3rd	2nd	3rd	3rd	5th	$996
San Mateo	3rd	4th	4th	**1st**	5th	**1st**	5th	**1st**	$1,432
Marin	4th	6th	6th	6th	7th	4th	7th	4th	$1,473
Solano	5th	5th	3rd	4th	**1st**	6th	**1st**	6th	$949
San Francisco	6th	3rd	7th	5th	6th	7th	4th	7th	$1,177
Alameda	7th	7th	5th	7th	3rd	5th	2nd	2nd	$1,045

In some places, the new estimates of mobility conflict with earlier estimates. For example, previous estimates suggested that New York City was a good place for lower-income children to grow up: Children raised in lower-income families in New York had above-average outcomes in adulthood.

But New York appeared above average in part because it has a large number of immigrants, who have good rates of upward mobility no matter where they live: Nothing about New York in particular caused these children to do better.

To remove variation that was simply caused by different types of people living in different areas, Mr. Chetty and Mr. Hendren based the latest estimates on the incomes of more than five million children who moved between areas when they were growing up in the 1980s and 1990s. These estimates are causal: They suggest moving a given child to a new area would in fact cause him or her to do better or worse.

In the new estimates, Manhattan ranks among the worst counties in the country for girls from lower-income families.

Here, better or worse is measured by the household incomes of children in early adulthood. This makes New York look worse than it would if individual

incomes were used, because it, along with Northern California, has some of the lowest marriage rates in the country. Manhattan is actually better than most of the country at raising the *individual* incomes of poor girls. Marriage rates, too, are strongly affected by where children grow up.

For a family with a parent in his or her 40s, the 25th percentile corresponds to an annual income of about $30,000; the 50th percentile to about $60,000; the 75th percentile to about $100,000; and the top 1 percent to more than $500,000. Estimates are based on children born between 1980 and 1986, and their neighborhoods in the 1980s and 1990s. Median rent is for 2000, in 2012 dollars. At the 25th percentile, the margin of error for each of the county estimates is around $1,100.

Source: Raj Chetty and Nathaniel Hendren, "The Impacts of Neighborhoods on Intergenerational Mobility"

By GREGOR AISCH, ERIC BUTH, MATTHEW BLOCH, AMANDA COX and KEVIN QUEALY

Contra Costa County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Subject: Report on the Status of the Housing Authority's Rental Assistance Demonstration Application to HUD for Vacant Units as Las Deltas

RECOMMENDATIONS

CONSIDER ACCEPTING a report on the status of the Housing Authority's Rental Assistance Demonstration (RAD) application to the U. S. Department of Housing and Urban Development for vacant units at Las Deltas in North Richmond.

BACKGROUND

HUD's FY2015 budget was finalized as part of an omnibus appropriations bill signed by the President on December 16, 2014. In addition to HUD's budget, the bill expanded the RAD program from 60,000 units to 185,000. According to HUD, the new cap is sufficient to process all applications on its waiting list (including HACCC's) as well as 8,000 new units. The deadline for applying was also extended three years to September 30, 2018. The omnibus bill permanently extends the second component of RAD to preserve projects with older forms of rental assistance (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation, all usually owned by private or nonprofit entities), and allows those conversions to use either project-based rental assistance (PBRA) or project-based voucher (PBV) and newly allows RAD to be used to preserve McKinney Vento Mod Rehab SRO units.

As a result of the omnibus bill, HACCC recently received preliminary approval from HUD for its two RAD applications to convert 90 vacant public housing units at Las Deltas in North Richmond to PBV assistance. The Board approved, and staff submitted, these RAD applications in December 2013. Staff will provide the Board with an oral update on these applications.

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

Attached are the two approval letters received from HUD as well as a map showing the units at Las Deltas that will be affected if the applications are ultimately approved.

FISCAL IMPACT

If final approval is received from the United States Department of Housing and Urban Development (HUD), the Housing Authority's (HACCC) RAD application would convert between 50 and 107 vacant public housing units for which HACCC receives no operating subsidy or rent into PBV units. The PBV subsidy for these units is expected to be worth approximately $42 million in funding over the next 30 years.

CONSEQUENCE OF NEGATIVE ACTION

None. Information item only.

CLERK'S ADDENDUM

ATTACHMENTS

RAD CHAP Las Deltas Annex 1

RAD CHAP Las Deltas

Las Deltas Vacant Units 4-30-2015

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

MAR 30 2015

Joseph Villarreal
Executive Director
Housing Authority of the County Contra Costa
PO Box 2759
Martinez, CA 94553

Dear Mr. Villarreal:

Thank you for your application under the Rental Assistance Demonstration (RAD) for the conversion of assistance of 52 units at the following PIC Development CA011600000, LAS DELTAS ANNEX 1.

We are pleased to approve your request for conversion as described in the application, subject to the conditions below.

This award letter serves as the Department's Commitment to Enter into a Housing Assistance Payments (CHAP) for the above-referenced project, provided the Owner meets all the requirements contained in the PIH Notice 2012-32, Revision 1 ("Notice") and all subsequent revisions. In addition, the owner must comply with all "CHAP Milestones" identified in section 1.12 of the Notice as applicable.

This award is issued pursuant to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011 and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235), approved December 6, 2014; section 8 of the United States Housing Act of 1937 (Act), 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq. The purpose of this award is to begin the process of effectuating the conversion of Public Housing to a form of project-based assistance under section 8 of the Act. This award cannot be transferred without the prior written consent of HUD.

In order to convert your project, the PHA must fulfill the CHAP milestones and deadlines identified in section 1.12 of the Notice. HUD will rely solely on documents and certifications the PHA submits through the RAD Resource Desk to monitor compliance with CHAP

milestones. If HUD, in its sole judgment, determines that the PHA fails to meet any of the requirements, the CHAP will be revoked, unless the PHA submits and HUD approves a request for a deadline extension. Any extension request must include both a justification and an explanation of why failure to meet the milestone will not jeopardize the PHA's ability to complete the RAD conversion. Approval of any request for an extension is at HUD's sole discretion.

Within 30 days of CHAP issuance, you must **confirm your acceptance of a CHAP by submitting an application into the Inventory Removals module in PIC** in order to identify the units that will be removed from public housing Annual Contributions Contract (ACC) when the project completes conversion. HUD has made instructions for submitting a Removal Application into PIC available at www.hud.gov/rad.[19] Failure to submit a Removal application into PIC will result in a suspension of the CHAP and a revocation if not corrected within a reasonable time period. Contact your PIH Field Office if you have any questions about this submission.

As the award is a conditional commitment by HUD, HUD reserves the right to revoke or amend its commitment at any time prior to closing if HUD, in its sole judgment, determines that any of the following conditions are present:

A. any of the contract units were not eligible for selection;
B. the proposed conversion is not or will not be financially feasible;
C. the Owner fails to meet any applicable deadline;
D. the Owner fails to cooperate;
E. there is any violation of program rules, including fraud; or
F. the terms of the conversion would be inconsistent with fair housing and civil rights laws or a fair housing or civil rights court order, settlement agreement, or voluntary compliance agreement.

This award shall be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements, the Notice, and all other applicable RAD guidance.

As you start the process of conversion, we urge you to continue to maintain an open dialogue with your residents and local officials. If you have any questions or concerns regarding

[19] See http://portal.hud.gov/hudportal/documents/huddoc?id=RADPICinventory_removal.pdf

the conversion process or fulfilling the CHAP Milestones, please contact your RAD Transaction Manager.

Sincerely,

Jemine A. Bryon
General Deputy Assistant Secretary
Office of Public and Indian Housing

for Biniam Gebre
Acting Assistant Secretary for Housing
Federal Housing Commissioner

Enclosure

EXHIBIT A

IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2014 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contracts rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2014 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

Existing PIC Development Number: CA011600000

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
3	1	$529	$79	$608
4	2	$665	$80	$745
32	3	$929	$101	$1,030
13	4	$1,139	$114	$1,253

Please note that this rent schedule includes the 2015 OCAF adjustments that the PHA is eligible for, and will be confirmed during the Financing Plan review.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

MAR 30 2015

Joseph Villarreal
Executive Director
Housing Authority of the County Contra Costa
PO Box 2759
Martinez, CA 94553

Dear Mr. Villarreal:

Thank you for your application under the Rental Assistance Demonstration (RAD) for the conversion of assistance of 38 units at the following PIC Development CA011700000, LAS DELTAS.

We are pleased to approve your request for conversion as described in the application, subject to the conditions below.

This award letter serves as the Department's Commitment to Enter into a Housing Assistance Payments (CHAP) for the above-referenced project, provided the Owner meets all the requirements contained in the PIH Notice 2012-32, Revision 1 ("Notice") and all subsequent revisions. In addition, the owner must comply with all "CHAP Milestones" identified in section 1.12 of the Notice as applicable.

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In order to convert your project, the PHA must fulfill the CHAP milestones and deadlines identified in section 1.12 of the Notice. HUD will rely solely on documents and certifications the PHA submits through the RAD Resource Desk to monitor compliance with CHAP

milestones. If HUD, in its sole judgment, determines that the PHA fails to meet any of the requirements, the CHAP will be revoked, unless the PHA submits and HUD approves a request for a deadline extension. Any extension request must include both a justification and an explanation of why failure to meet the milestone will not jeopardize the PHA's ability to complete the RAD conversion. Approval of any request for an extension is at HUD's sole discretion.

Within 30 days of CHAP issuance, you must **confirm your acceptance of a CHAP by submitting an application into the Inventory Removals module in PIC** in order to identify the units that will be removed from public housing Annual Contributions Contract (ACC) when the project completes conversion. HUD has made instructions for submitting a Removal Application into PIC available at www.hud.gov/rad.[20] Failure to submit a Removal application into PIC will result in a suspension of the CHAP and a revocation if not corrected within a reasonable time period. Contact your PIH Field Office if you have any questions about this submission.

As the award is a conditional commitment by HUD, HUD reserves the right to revoke or amend its commitment at any time prior to closing if HUD, in its sole judgment, determines that any of the following conditions are present:

A. any of the contract units were not eligible for selection;
B. the proposed conversion is not or will not be financially feasible;
C. the Owner fails to meet any applicable deadline;
D. the Owner fails to cooperate;
E. there is any violation of program rules, including fraud; or
F. the terms of the conversion would be inconsistent with fair housing and civil rights laws or a fair housing or civil rights court order, settlement agreement, or voluntary compliance agreement.

This award shall be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements, the Notice, and all other applicable RAD guidance.

As you start the process of conversion, we urge you to continue to maintain an open dialogue with your residents and local officials. If you have any questions or concerns regarding

[20] See http://portal.hud.gov/hudportal/documents/huddoc?id=RADPICinventory_removal.pdf

the conversion process or fulfilling the CHAP Milestones, please contact your RAD Transaction Manager.

Sincerely,

Jemine A. Bryon
General Deputy Assistant Secretary
Office of Public and Indian Housing

for Biniam Gebre
Acting Assistant Secretary for Housing
Federal Housing Commissioner

Enclosure

EXHIBIT A

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The Contract Rents below for the subject project are based on Fiscal Year 2014 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contracts rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2014 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

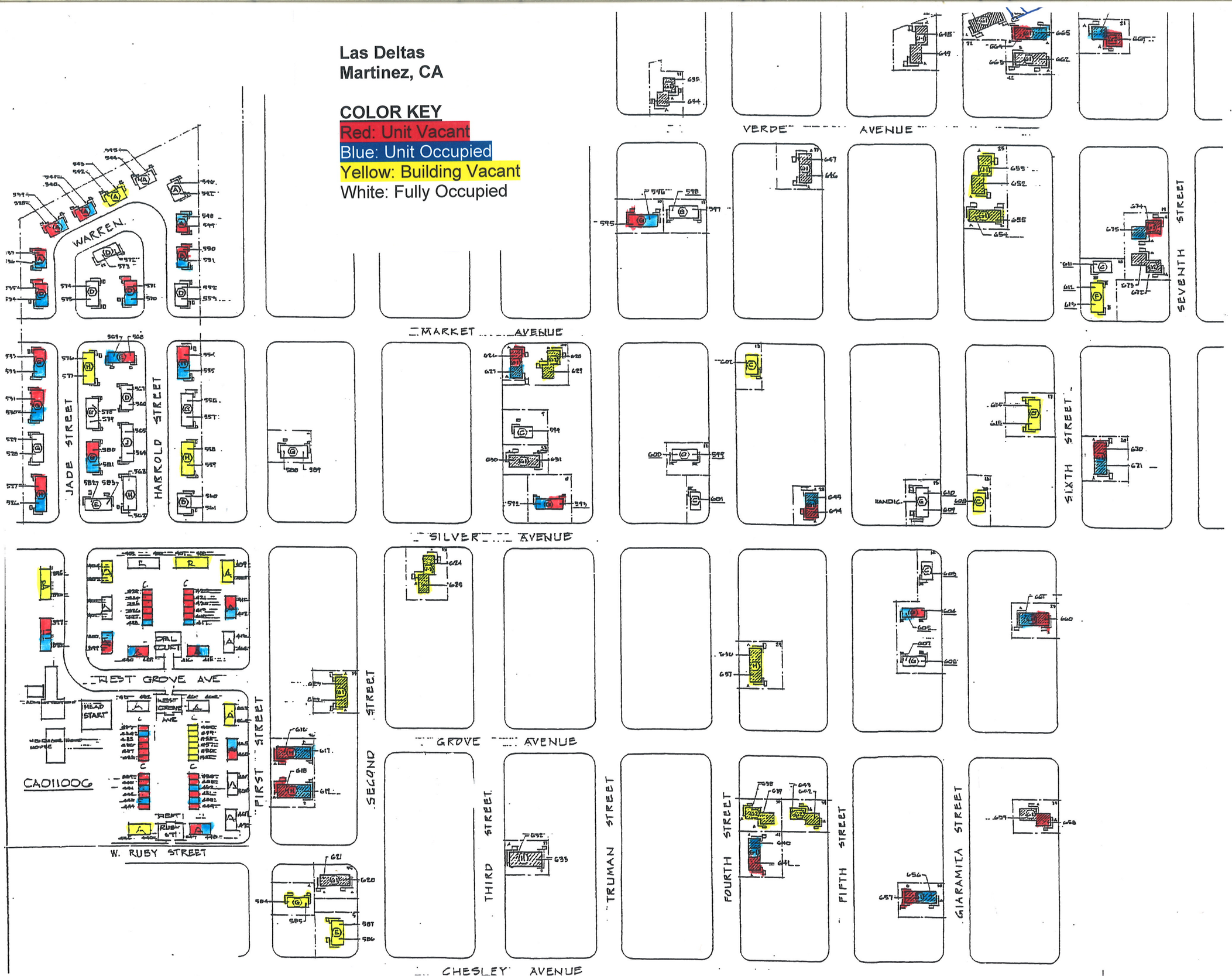
Existing PIC Development Number: CA011700000

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
5	1	$583	$71	$654
27	2	$733	$83	$816
3	3	$1,023	$100	$1,123
3	4	$1,255	$116	$1,371

Please note that this rent schedule includes the 2015 OCAF adjustments that the PHA is eligible for, and will be confirmed during the Financing Plan review.

Las Deltas
Martinez, CA

COLOR KEY
Red: Unit Vacant
Blue: Unit Occupied
Yellow: Building Vacant
White: Fully Occupied



Contra Costa County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Subject: Certification for the U.S. Department of Housing and Urban Development (HUD) Section 8 Management Assessment Plan (SEMAP) for Fiscal Year Ending M

RECOMMENDATIONS

CONSIDER adopting Resolution No. 5189 certifying the results for the Section 8 Management Assessment Plan (SEMAP), subject to HUD confirmatory review, for the Housing Authority of the County of Contra Costa (HACCC) for the period from April 1, 2014 to March 31, 2015.

BACKGROUND

HUD utilizes SEMAP to evaluate a public housing authority's (PHA) management of the HCV program. SEMAP scores are based on a combination of electronic data reported to HUD at regular intervals by PHAs and self-reported scores based on internal audits conducted by PHA staff. PHAs use HUD's SEMAP Certification form to submit their scores. HACCC's completed form for FYE 2015 is attached. The SEMAP rating consists of fourteen separate performance indicators. Scores for Indicators 1-8 on the attached SEMAP Certification form are based upon HACCC's internal review and an external review conducted by a consultant. Scores for Indicators 9-14 on the attached SEMAP Certification form are based on HUD's automatic scoring of these Indicators. Based on staff's certification, HACCC's HCV program is entitled to receive 110 out of 140 possible points, which will result in a SEMAP score of **79%.** The rating becomes official after HUD reviews and approves the submission. If HUD maintains this score, HACCC will once again qualify as a "**Standard Performer**" under HUD's SEMAP program.

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

>

HACCC achieved a favorable score in 12 of the 14 SEMAP Indicators. Specifically, HACCC scored points in the following Indicators:

- Selection From the Waiting List
- Determination of Rent Reasonableness
- Maintaining Current Utility Allowance Schedules
- Conducting Quality Control Inspections
- Housing Quality Standards Enforcement
- Expanding Housing Opportunities
- Maintaining Current Payment Standards
- Conducting Annual Income Reexaminations
- Correctly Calculating Tenant Rent
- Conducting Pre-Contract Housing Quality Standards (HQS) Inspections
- Annual HQS Inspections
- Lease-Up/Utilization Rate

While HACCC would be eligible for points for Indicator 14 Family Self Sufficiency Enrollment & Escrow Account Balances, due to the fact HACCC has graduated more participants than the minimum program size required, it is no longer rated for SEMAP purposes.

The Deconcentration bonus is awarded to housing authorities that have metropolitan jurisdictions and can demonstrate that families with children either live-in currently, or are moving to, low-poverty census tracts. To receive the bonus for in-place families, a housing authority must demonstrate that half or more of all HCV families with children reside in low poverty (<10%) census tracts. Unfortunately, HACCC cannot claim these bonus points for FY 2014-2015 as it has in the past.

HACCC did not score any points in 1 of the 14 Indicators. Specifically, HACCC did not score points in the following Indicators:

- Determination of Adjusted Income

Determination of Adjusted Income measures performance on income verifications and if the verified information is used to properly calculate family income. Scoring for this Indicator has improved as staff training has continued, new policies and procedures have been implemented and missing file information has been restored. Scoring will continue to improve in the current fiscal year as these processes continue. HACCC will continue to utilize external quality control to help identify and improve remaining weaknesses in staff's performance on this Indicator.

FISCAL IMPACT

HUD provides over $80 million annually for the Housing Choice Voucher - Section 8 rental assistance program serving low-income families in Contra Costa County. Approval of this SEMAP certification is a condition for continued funding.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners elect not to approve Resolution No. 5189, HACCC would be in jeopardy of losing over $80 million in funding that provides rental assistance for low income families in Contra Costa County.

CLERK'S ADDENDUM

AGENDA ATTACHMENTS

Resolution No. 5189

SEMAP Certification Form
MINUTES ATTACHMENTS
Signed Resolution No. 5189

THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

RESOLUTION NO. 5189

RESOLUTION APPROVING THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION FOR THE HOUSING CHOICE VOUCHER PROGRAM AND AUTHORIZING SUBMISSION OF RELATED DOCUMENTATION

WHEREAS, it is the desire of the Board of Commissioners of the Housing Authority of the County of Contra Costa to continue to provide housing assistance payments for qualified low-income tenants; and

WHEREAS, the Housing Authority of the County of Contra Costa desires to ensure that its Housing Choice Voucher program functions within the standards of the U.S. Department of Housing and Urban Development (HUD) Section 8 Management Assessment Program (SEMAP);

WHEREAS, 24 CFR Section 985.101, a PHA to submit the HUD-required SEMAP certification form within 60 calendar days after the end of its fiscal year;

WHEREAS, the certification must be approved by PHA board resolution and signed by the PHA executive director.

WHEREAS, a PHA's SEMAP certification is subject to HUD verification by an on-site confirmatory review at any time.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY, as follows:

1. The SEMAP certification for the Housing Authority of the County of Contra Costa for the period ending March 31, 2015, is hereby approved subject to any subsequent HUD confirmatory reviews; and,

2. The Executive Director of the Housing Authority of the County of Contra Costa is authorized to submit this certification and any related documentation to the U.S. Department of Housing and Urban Development. This Resolution shall be effective immediately.

PASSED AND ADOPTED ON _____ by the following vote of the Commissioners.

AYES:

NOES:

ABSENT:

ABSTAIN:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF THE BOARD OF COMMISSIONERS ON THE DATE SHOWN.

ATTESTED _____
JOSEPH VILLARREAL, CLERK OF THE BOARD OF COMMISSIONERS AND EXECUTIVE DIRECTOR

By _____

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 11/30/2016)

Public reporting burden for this collection of information is estimated to average 12 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Housing Authority of Contra Costa County	03/31/2015	

Check here if the PHA expends less than $300,000 a year in Federal awards ☐
Indicators 1 - 7 will not be rated if the PHA expends less than $300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than $300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response **Yes** ☑ **No** ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response **Yes** ☑ **No** ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response **Yes** ☑ **No** ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ **At least 98% of units sampled** ☑ **80 to 97% of units sampled** ☐ **Less than 80% of units sampled**

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ **At least 90% of files sampled** ☐ **80 to 89% of files sampled** ☑ **Less than 80% of files sampled**

4. Utility Allowance Schedule. (24 CFR 982.517)
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.
PHA Response **Yes** ☑ **No** ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response **Yes** ☑ **No** ☐

6. HQS Enforcement. (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):
PHA Response ☑ **At least 98% of cases sampled** ☐ **Less than 98% of cases sampled**

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.
PHA Response **Yes** ☑ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
PHA Response **Yes** ☑ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
PHA Response **Yes** ☑ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.
PHA Response **Yes** ☑ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
PHA Response **Yes** ☑ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
PHA Response **Yes** ☑ **No** ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response **Yes** ☑ **No** ☐

Enter current FMRs and payment standards (PS)

0-BR FMR	1039	1-BR FMR	1260	2-BR FMR	1585	3-BR FMR	2213	4-BR FMR	2716
PS	987	PS	1197	PS	1506	PS	2102	PS	2580

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response **Yes** ☑ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response **Yes** ☑ **No** ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response **Yes** ☑ **No** ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response **Yes** ☑ **No** ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response **Yes** ☑ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program.
Check here if not applicable ☑
PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ☑

PHA Response **Yes** ☐ **No** ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** ☐ **No** ☑ **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

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)

Executive Director, signature

Date (mm/dd/yyyy) _____

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.

_____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.

_____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? **Yes** ☐ **No** ☐

2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.

_____ c. Number of Section 8 families with children who moved during the last completed PHA FY.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.

_____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

RESOLUTION NO. 5189

RESOLUTION APPROVING THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION FOR THE HOUSING CHOICE VOUCHER PROGRAM AND AUTHORIZING SUBMISSION OF RELATED DOCUMENTATION

WHEREAS, it is the desire of the Board of Commissioners of the Housing Authority of the County of Contra Costa to continue to provide housing assistance payments for qualified low-income tenants; and

WHEREAS, the Housing Authority of the County of Contra Costa desires to ensure that its Housing Choice Voucher program functions within the standards of the U.S. Department of Housing and Urban Development (HUD) Section 8 Management Assessment Program (SEMAP);

WHEREAS, 24 CFR Section 985.101, a PHA to submit the HUD-required SEMAP certification form within 60 calendar days after the end of its fiscal year;

WHEREAS, the certification must be approved by PHA board resolution and signed by the PHA executive director.

WHEREAS, a PHA's SEMAP certification is subject to HUD verification by an on-site confirmatory review at any time.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY, as follows:

1. The SEMAP certification for the Housing Authority of the County of Contra Costa for the period ending March 31, 2015, is hereby approved subject to any subsequent HUD confirmatory reviews; and,

2. The Executive Director of the Housing Authority of the County of Contra Costa is authorized to submit this certification and any related documentation to the U.S. Department of Housing and Urban Development. This Resolution shall be effective immediately.

PASSED AND ADOPTED ON May 12, 2015 by the following vote of the Commissioners.

AYES: Gioia, Andersen, Piepho, Mitchoff, Nathaniel, George-Oden

NOES: None

ABSENT: Glover

ABSTAIN: None

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF THE BOARD OF COMMISSIONERS ON THE DATE SHOWN.

ATTESTED May 12 2015
JOSEPH VILLARREAL, CLERK OF THE BOARD OF COMMISSIONERS AND EXECUTIVE DIRECTOR

By Chris Hear

Contra Costa County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Subject: Housing Choice Voucher Payment Standards Effective August 1, 2015

RECOMMENDATIONS

Consider approving the proposed Housing Choice Voucher payment standards for the Housing Authority of the County of Contra Costa effective August 1, 2015.

BACKGROUND

Payment standards are used to calculate the HAP, or subsidy, that housing authorities (HAs) pay on behalf of families leasing units under the program. Each HA must establish a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area within which the HA has jurisdiction. HACCC's payment standards are based on the FMRs for the Oakland-Fremont, CA Metro FMR area which includes all of Alameda and Contra Costa Counties. FMRs are based on the 40th percentile of rents charged for standard housing in the FMR area. This is the dollar amount below which 40 percent of the standard-quality rental housing units are rented. HAs may set their payment standards amounts from 90% to 110% of the published FMRs without HUD approval. Payment standards can be set higher or lower than this range in response to market conditions with HUD approval.

The level at which the payment standards are set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low:

•

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

Families may need to pay more for rent than they can afford; or

- Families may have a hard time finding acceptable units or units in more desirable areas; or
- Housing choices will be narrowed and the HA's efforts to affirmatively further fair housing will be undermined.

If the payment standards amounts are too high, owners may be encouraged to ask for higher than reasonable rents.

As approved by the Board on September 9, 2014, HACCC's payment standards are currently set at 95% of FMR. This was an increase from the previous level of 90% in response to improved funding from HUD and because clients were having a harder time finding units they could afford as rents rose throughout the County.

HUD publishes fair market rents annually. The proposed federal fiscal year 2015 FMRs (effective October 1, 2014) for HACCC's jurisdiction are as follows:

Bedrooms	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**
FMR/Month	$1039	$1,260	$1,585	$2,213	$2,716	$3,123	$3,531	$3938

The current payment standards are as follows:

Bedrooms	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**
PMT STD	$987	$1,197	$1,506	$2,102	$2,580	$2,967	$3,354	$3,741

Rents have continued to rise in the County and, because neighboring jurisdictions to the West are seeing even more dramatic increases, it is expected that continued upward pressure on rents will occur in Contra Costa. This pressure can be expected first in already strong rental markets, ones with higher than average rent levels and low vacancy rates. In order to minimize future loss of vouchers in these cities and also in an effort to minimize voucher concentration, staff are proposing that payment standards be raised to 110% for the following Cities: Danville, El Cerrito, Lafayette, Pleasant Hill, San Ramon and Walnut Creek.

If approved, the new unit size payment standards for these areas are shown below:

Bedrooms	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**
PMT STD	$ 1142	$ 1,386	$ 1,743	$ 2,434	$ 2,987	$ 3,435	$ 3,883	$ 4,331

All other areas would continue using the payment standards approved by the Board on September 9, 2014.

Attached are charts showing current voucher totals by City in HACCC's jurisdiction along with rental unit data. Staff will review these with the Board.

FISCAL IMPACT

The proposed payment standards will increase housing assistance payments (HAP) made on behalf of clients by approximately $2.7 million annually. Funding for this increase is provided by the U.S. Department of Housing and Urban Development's (HUD).

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners not approve the proposed payment standards, it is likely that families participating in the HCV Program will face restricted housing choices due to rapidly rising rents and that some voucher families may be displaced from their existing housing as their rent burdens increase to an unaffordable level.

CLERK'S ADDENDUM

ATTACHMENTS

Voucher Totals By City

Average Rental Market Data

Voucher Rank	City	Vouchers	# Units Composite Rank	Units + Cost Composite Rank	Rental and Vacant Units	Rental Vacancy
1	ANTIOCH	2,108	1	1	15,467	9.8
2	CONCORD	872	2	2	20,844	6.2
3	BAY POINT	419	6	3	3,381	5.9
4	SAN PABLO	725	5	4	5,759	5
5	PINOLE	143	3	5	2,236	15.6
6	EL SOBRANTE	128	8	6	2,508	7
7	BRENTWOOD	304	9	7	5,171	3.2
8	HERCULES	158	20	7	2,036	2.7
9	MARTINEZ	265	6	9	5,421	4
10	WALNUT CREEK	231	3	10	12,488	3.1
11	PLEASANT HILL	102	9	10	6,461	2.4
12	SAN RAMON	125	13	12	8,393	1.9
13	DANVILLE	21	16	13	2,779	2.5
14	EL CERRITO	70	15	14	6,217	2
15	LAFAYETTE	71	20	15	2,635	2.1
16	OAKLEY	296	18		3,332	2.1
17	RODEO	96	12		1,232	9
18	ORINDA	66	23		822	0
19	DISCOVERY BAY	30	13		1,383	6.2
20	CROCKETT	20	16		752	9.2
21	N RICHMOND	17	11		852	15.5
22	BETHEL ISLAND	7	27		407	0
23	PACHECO	5	26		550	0
24	BYRON	5	29		220	0
25	CLAYTON	4	25		651	0
26	MORAGA	3	22		1,138	0
27	ALAMO	3	24		812	0
28	CLYDE	2	19		80	27.5
29	KENSINGTON	1	28		404	0

Rental and Vacant Unit and Vacancy Rate are from U.S. Census' AmericanFactfinder 2013 Housing Characteristics
Average Rent and Average Cost/SqFt are from Realfacts © 2015 1st Quarter data

Avg Rent	Avg Cost/SqFt
$1,289	$1.58
$1,537	$1.86
$1,206	$1.31
$1,452	$1.93
$1,635	$1.87
$1,545	$1.85
$1,734	$1.53
$1,150	$1.39
$1,651	$2.16
$2,036	$2.57
$1,844	$2.22
$2,117	$2.38
$1,898	$2.58
$2,169	$2.58
$2,400	$2.46

Rental and Vacant Unit and Vacancy Rate are from U.S. Census' AmericanFactfinder 2013 Housing Characteristics
Average Rent and Average Cost/SqFt are from Realfacts © 2015 1st Quarter data

AVERAGE RENTAL MARKET DATA BY CITY FOR CONTRA COSTA COUNTY

	Antioch	Bay Point	Brentwood	Concord	Danville	El Sobrante
Average Rent						
ALL	$1,289	$1,206	$1,734	$1,537	$1,898	$1,545
studio				$1,291		
1bd 1bth	$1,223	$1,012	$1,279	$1,315	$1,847	$1,433
2bd 1bth	$1,171		$1,515	$1,426	$1,982	
2bd 2bth	$1,453	$1,210	$1,777	$1,866		$1,665
3bd 2bth	$1,539	$1,398	$2,030	$1,628		
Average sf						
ALL	815	918	1,137	826	735	837
studio				480		
1bd 1bth	678	624	659	674	681	760
2bd 1bth	762		845	852	800	
2bd 2bth	971	956	1,137	961		920
3bd 2bth	1,209	1,070	1,455	1,100		
Average Cost/sf						
ALL	$1.58	$1.31	$1.53	$1.86	$2.58	$1.85
studio				$2.69		
1bd 1bth	$1.80	$1.62	$1.94	$1.95	$2.71	$1.89
2bd 1bth	$1.54		$1.79	$1.67	$2.48	
2bd 2bth	$1.50	$1.27	$1.56	$1.94		$1.81
3bd 2bth	$1.27	$1.31	$1.40	$1.48		
Average Occupancy	96.60%	100.00%	95.90%	97.10%	97.90%	99.00%
Average Year Built	1983	1987	1998	1973	1963	1991

Note, RealFacts reports only 50+ units and of those they do not report tax credit properties. Their numbers are usually pretty close to all rentals except tax credit/project based and single-family. The rent numbers here are for 2015 - 1st quarter. The cities that had no information: Alamo, Bethel Island, Byron, Clyde, Crockett, Discovery Bay, Kensington, Knightsen, Moraga, Oakley, Orinda, Pacheco.

AVERAGE RENTAL MARKET DATA BY CITY FOR CONTRA COSTA COUNTY

	El Cerrito	Hercules	Lafayette	Martinez	Pinole
Average Rent					
ALL	$2,169	$1,150	$2,400	$1,651	$1,635
studio				$1,299	
1bd 1bth	$1,827		$2,198	$1,511	$1,208
2bd 1bth	$1,700		$2,163	$1,712	$1,693
2bd 2bth	$2,472	$1,150	$2,785	$1,909	$1,753
3bd 2bth			$3,137		$2,032
Average sf					
ALL	840	825	974	764	876
studio				550	
1bd 1bth	688		850	657	695
2bd 1bth	825		906	824	878
2bd 2bth	935	825	1,096	927	970
3bd 2bth			1,300		1,109
Average Cost/sf					
ALL	$2.58	$1.39	$2.46	$2.16	$1.87
studio				$2.36	
1bd 1bth	$2.66		$2.59	$2.30	$1.74
2bd 1bth	$2.06		$2.39	$2.08	$1.93
2bd 2bth	$2.64	$1.39	$2.54	$2.06	$1.81
3bd 2bth			$2.41		$1.83
Average Occupancy	95.40%	100.00%	98.50%	97.20%	97.00%
Average Year Built	1996	1988	1980	1981	1970

Note, Realfacts reports only 50+ units and of those they do not report tax credit properties. Their numbers are usually pretty close to all rentals except tax credit/project based and single-family. The rent numbers here are for 2015 - 1st quarter. The cities that had no information: Alamo, Bethel Island, Byron, Clyde, Crockett, Discovery Bay, Kensington, Knightsen, Moraga, Oakley, Orinda, Pacheco.

AVERAGE RENTAL MARKET DATA BY CITY FOR CONTRA COSTA COUNTY

	Pleasant Hill	San Pablo	San Ramon	Walnut Creek
Average Rent				
ALL	$1,844	$1,452	$2,117	$2,036
studio	$1,427	$1,085	$1,588	$1,637
1bd 1bth	$1,599	$1,424	$1,820	$1,851
2bd 1bth	$1,820	$1,367	$2,002	$2,179
2bd 2bth	$2,336	$1,993	$2,387	$2,501
3bd 2bth	$2,831		$2,370	$3,227
Average sf				
ALL	831	754	889	792
studio	521	473	436	491
1bd 1bth	665	703	721	693
2bd 1bth	874	799	929	885
2bd 2bth	1,035	1,063	1,027	1,007
3bd 2bth	1,289		1,222	1,225
Average Cost/sf				
ALL	$2.22	$1.93	$2.38	$2.57
studio	$2.74	$2.29	$3.64	$3.33
1bd 1bth	$2.40	$2.03	$2.52	$2.67
2bd 1bth	$2.08	$1.71	$2.16	$2.46
2bd 2bth	$2.26	$1.87	$2.32	$2.48
3bd 2bth	$2.20		$1.94	$2.63
Average Occupancy	97.80%	93.70%	96.40%	95.50%
Average Year Built	1977	1981	1991	1976

Note, RealFacts reports only 50+ units and of those they do not report tax credit properties. Their numbers are usually pretty close to all rentals except tax credit/project based and single-family. The rent numbers here are for 2015 - 1st quarter. The cities that had no information: Alamo, Bethel Island, Byron, Clyde, Crockett, Discovery Bay, Kensington, Knightsen, Moraga, Oakley, Orinda, Pacheco.

Contra Costa County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Subject: Collection Loss Write-Off For Two Quarters Beginning October 1, 2014 and Ending March 31, 2015

RECOMMENDATIONS

ADOPT Resolution No. 5188 to approve collection loss write-offs in the public housing program in the amount of $80,629.75 for the two quarters beginning October 1, 2014 and ending March 31, 2015.

BACKGROUND

This collection loss is for the public housing program. The requested collection loss write-off reflects a total of 39 accounts that are recommended for write-off. The following chart illustrates the collection losses per quarter for the past four quarters:

Conventional Program

03/15 $58,637.66
12/14 $21,992.09
09/14 $10,361.43
06/14 $22,139.84

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

>

Prior to submission of an account for write-off, staff makes every effort to collect money owed to HACCC. Once an account is written-off, it may be referred to a collection agency for further repayment efforts. Past participants who owe HACCC, or any other housing authority, money may be denied admission to the public housing or housing choice voucher programs in the future unless the debt is repaid. Past participants can be denied admission in the future even if their debt has been written off.

FISCAL IMPACT

Uncollectable accounts impact on the budget by reducing total rental income. At the end of each quarter, the Housing Authority of the County of Contra Costa (HACCC) writes off those accounts that have been determined to be uncollectable. Once an account is written off, it can be turned over to a collection agency. For the two quarters beginning October 1, 2014 and ending March 31, 2015, the collection loss write-off total is $80,629.75.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners elect not to adopt Resolution No. 5188 these accounts would inflate the total accounts receivable for HACCC and present an inaccurate financial picture.

CLERK'S ADDENDUM

AGENDA ATTACHMENTS

Resolution No. 5188

Collection Loss Write-Off Report

MINUTES ATTACHMENTS

Signed Resolution No. 5188

THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

RESOLUTION NO. 5188

RESOLUTION APPROVING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF $80,629.75 FOR TWO QUARTERS BEGINNING October 1, 2014 AND ENDING March 31, 2015.

WHEREAS, certain vacated tenant accounts have been determined to be uncollectable by management; and

WHEREAS, these tenant accounts may have been, or may be, turned over to a collection agency for continuing collection efforts;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Contra Costa that the following amounts be written off for collection loss for the two quarter period ending MARCH 31, 2015.

	Conventional Program
Dwelling Rent	$ 38,840.60
Legal Charges	$ 715.00
Maintenance & Other Charges	$ 41,074.37
Total	**$ 80,629.75**

PASSED AND ADOPTED ON _____by the following vote of the Commissioners.

AYES:

NOES:

ABSENT:

ABSTAIN:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF THE BOARD OF COMMISSIONERS ON THE DATE SHOWN.

ATTESTED_____
JOSEPH VILLARREAL, SECRETARY
OF THE BOARD OF COMMISSIONERS
AND EXECUTIVE DIRECTOR

BY_____

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M E M O R A N D U M

TO: Joseph Villarreal, Executive Director

FROM: Elizabeth Campbell, Director of Managed Housing Programs

SUBJECT: Vacated Collection Loss Write-Offs

DATE: March 31, 2015

I have reviewed the request for Vacated Collection Loss Write-Off Accounts submitted by the Housing Managers and recommend that the following amounts be written off/submitted as non-collectible:

PROJECT	RENT	LEGAL	MAINTENANCE	TOTAL	TENANT ACCOUNTS
Alhambra Terr. Martinez CAL 11-1	-0-	-0-	-0-	-0-	0
Bridgemont, Antioch CAL 11-3	-0-	-0-	-0-	-0-	0
Los Nogales, Brentwood CAL 11-4	-0-	-0-	-0-	-0-	0
El Pueblo, Pittsburg CAL 11-5	$10,963.00	-0-	$2,689.33	$13,652.33	5
Las Deltas, N. Richmond CAL 11-6	$905.00	$145.00	$100.00	$1,150.00	1
Los Arboles, Oakley CAL 11-8	$4,949.00	-0-	$1393.74	$6,342.74	1
Las Deltas, N. Richmond CAL 11-9A	-0-	-0-	-0-	-0-	0
Las Deltas, N. Richmond CAL 11-9B	-0-	-0-	-0-	-0-	0
Bayo Vista, Rodeo CAL 11-10	$11,601.19	-0-	$8,262.61	$19,863.80	14
Hacienda, Martinez CAL 11-11	$102.13	-0-	$924.62	$1,026.75	2
Casa de Manana, Oakley CAL 11-12	$1,078.56	-0-	$4,491.29	$5,569.63	2
Casa de Serena Bay Point CAL 11-13	-0-	-0-	$368.65	$368.65	3
Elder Winds, Antioch CAL 11-15	$6.222.72	-0-	$2,927.93	$9,150.65	7
Vista del Camino San Pablo 4501	$2,823.00	$570.00	$19,891.20	$23,284.20	3
Kidd Manor, San Pablo 4502	$196.00	-0-	$25.00	$221.00	1
TOTALS:	**$38,840.60**	**$715.00**	**$41,074.37**	**$80,629.75**	**39**

THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

RESOLUTION NO. 5188

RESOLUTION APPROVING COLLECTION LOSS WRITE-OFF IN THE AMOUNT OF $80,629.75 FOR TWO QUARTERS BEGINNING October 1, 2014 AND ENDING March 31, 2015.

WHEREAS, certain vacated tenant accounts have been determined to be uncollectable by management; and

WHEREAS, these tenant accounts may have been, or may be, turned over to a collection agency for continuing collection efforts;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Contra Costa that the following amounts be written off for collection loss for the two quarter period ending MARCH 31, 2015.

	Conventional Program
Dwelling Rent	$ 38,840.60
Legal Charges	$ 715.00
Maintenance & Other Charges	$ 41,074.37
Total	**$ 80,629.75**

PASSED AND ADOPTED ON May 12 2015 by the following vote of the Commissioners.

AYES: Gioia, Andersen, Piepho, Mitchoff, Nathaniel, George-Oden

NOES: None

ABSENT: Glover

ABSTAIN: None

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF THE BOARD OF COMMISSIONERS ON THE DATE SHOWN.

ATTESTED May 12, 2015
JOSEPH VILLARREAL, SECRETARY
OF THE BOARD OF COMMISSIONERS
AND EXECUTIVE DIRECTOR

BY _____

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Contra Costa County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Subject: Award of 80 Project-Based Vouchers

RECOMMENDATIONS

APPROVE staff's recommendations for the award of 80 project-based vouchers to El Cerrito Senior Apartments in El Cerrito, Riviera Apartments at 1515 Riviera St. in Walnut Creek, and Riviera Apartments at 1716-38 Riviera St. in Walnut Creek.

BACKGROUND

A housing authority can utilize up to 20% of its Housing Choice Voucher (HCV) funding to "attach" rent subsidies to specific housing units. The attached subsidy is known as a project-based voucher (PBV). PBVs are a component of the HCV program and share most of the same rules and regulations. PBVs are attached to units via a contract with the owner that requires the units be rented to families eligible for the HCV program. While tenants living in a PBV unit may move with regular voucher assistance, the PBV remains attached to the unit and the owner must select another HCV-eligible tenant for that unit. The advantage of PBVs for owners is that the PBV commitment from a housing authority can be used to leverage financing for the construction, rehabilitation or preservation of housing for low-income families by providing a greater cash-flow than the property would otherwise generate. This is because most funding available to owners of affordable projects restricts the rent that can be collected from tenants to an affordable amount that is usually far less than a comparable unit would merit on the open market.

However, because the HCV program pays market rate rents by subsidizing the difference between an affordable rent for the tenant and the market rate rent for a particular unit, and the PBV program uses this same basic formula, the amount of rent that an owner can collect from a PBV unit is usually significantly higher than otherwise

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

available to the project. This allows the owner to leverage far more financing than if PBVs were not available and thus can be crucial to the success of a given project. The primary advantage of PBVs to a housing authority is that they help increase or preserve the supply of permanent, affordable housing available to both the community and HCV recipients.

In general, HUD regulations do not permit PBV assistance to be awarded to more than 25% of the units in a development. However, exceptions are allowed for single-family buildings (defined by HUD as one to four units) and units in multi-family buildings that are designated for elderly or disabled persons or for families receiving HUD-approved supportive services. HUD will permit up to 100% of units in a development meeting these exceptions to have PBV assistance.

PBV assistance is usually awarded to newly constructed or rehabilitated units. However, assistance can also be awarded to existing units to preserve affordable housing that might be lost due to financial circumstances. Federal statute permits the initial term to be anywhere from one to fifteen years. HACCC utilizes a fifteen year term to mirror the tax credit compliance term and to provide projects with the maximum financing available. In addition, the Federal statute also permits housing authorities to grant an extension of up to fifteen years to the PBV contract at signing. HACCC utilizes the fifteen year extension in order to further increase the financing available to the project and to ensure long-term affordability of the units. Any contract extensions are subject to the availability of federal funding for the HCV program.

All tenants of PBV units must be screened for eligibility for the HCV program by HACCC and must come from HACCC's PBV site-based wait list for the property. The PBV site-based wait list is open to all families on HACCC's HCV wait list. The property owner will then select tenants for occupancy of a particular unit after conducting additional suitability screening consistent with their tenant screening and eligibility policies for that property. Tenants in PBV units will sign an initial lease with a one year term. After one year, a PBV tenant has the ability to move from the PBV unit by using regular tenant-based HCV assistance, subject to availability. If a PBV property does not continuously lease up all of its PBV units, or if the property fails to meet HUD's Housing Quality Standards for health and safety, then the PBV units awarded to that property can be rescinded.

HUD requires housing authorities to utilize a competitive process to select developments that will receive PBV assistance. A housing authority can utilize its own competition or may choose projects that were competitively awarded affordable housing funds under a federal, state, or local government program (e.g., CDBG, HOME, competitively awarded Low-Income Housing Tax Credits). If the competitive process of another governmental entity is used, the award of those funds can not have occurred more than three years from the PBV selection date and the earlier selection proposal must not have involved any consideration that the project would receive PBV assistance.

As provided in HACCC's Section 8 Administrative Plan approved by the Board of Commissioners, HACCC will accept proposals for PBV assistance from owners that were selected in another government's affordable housing competition. In particular, HACCC targets projects awarded funding by the Contra Costa County Department of Conservation and Development in one or more of its competitions for HOME, CDBG, HOPWA or other affordable housing programs. HACCC has taken this approach in order to maximize the success rate of projects funded by both the County and HACCC. The three projects recommended for PBV assistance in this Board Order have all been awarded affordable housing funding by the County during the past three years. This funding was approved by the Board of Supervisors and the competitive process used meets HUD's requirements. Overall, each project has actually received more than one round of funding from the County and, in some cases, received funding from the City in which the project is located.

Additionally, the three projects proposed for funding in this Board Order are the remaining competitors for state cap and trade funding in HACCC's jurisdiction. The State of California's Affordable Housing and Sustainable Communities Program (referred to as cap and trade) funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduces greenhouse gas ("GHG") emissions. These projects facilitate the reduction of the emissions of GHGs by improving mobility options and increasing infill

development, which decreases vehicle miles traveled and associated GHGs and other emissions, and by reducing land conversion, which would result in emissions of GHGs.

Projects are also to support related and coordinated public policy objectives, including:

1. Reducing air pollution
2. Improving conditions in disadvantaged communities
3. Supporting or improving public health
4. Improving connectivity and accessibility to jobs, housing and services
5. Increasing options for mobility, including active transportation
6. Increasing transit ridership
7. Preserving and developing affordable housing for lower income households
8. Protecting agricultural lands to support infill development.

At least 50% of the state's cap and trade funds must be spent on housing affordable to low- and extremely low-income households.

PBV funding is needed to ensure that these projects are financially viable and that they are maximally competitive for both their cap and trade and subsequent tax credit funding applications. HACCC has awarded 416 PBVs in previous funding competitions. Staff recommends that HACCC award an additional 80 PBVs to three different projects. A list of the projects proposed to receive PBV assistance is attached.

FISCAL IMPACT

The El Cerrito Senior Apartments project (see attached) is expected to receive approximately $34.3 million in rent and subsidies if the proposed contract and term are approved. The combined Riviera Family Apartments projects (see attached) are expected to receive approximately $13.9 million in rent and subsidies if the proposed contract and term are approved. Funding for project-based vouchers is provided by utilizing a portion of the Housing Authority of the County of Contra Costa’s (HACCC) tenant-based voucher funding.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board not approve the award of PBV units to one or more of these projects, completion of the project(s) will be delayed or jeopardized. Under current scoring methods, it is unlikely that either would receive tax credit funding. The projects would have to seek additional funding from the County and other sources in order to continue.

CLERK'S ADDENDUM

ATTACHMENTS

PBV Awards 2015 Chart

Proposed May 2015 Project-Based Voucher Awards

Project Sponsor	Project Name and Location	Description	County Funding Received	PBVs Requested	Total Units
Eden Housing, Inc. 22645 Grand Street Hayward, CA 94541	El Cerrito Senior Apartments 10848 and 10860 San Pablo Ave El Cerrito, CA 94530	New construction of 63 rental units affordable to and occupied by low and very low-income seniors.	County Home - $1,375,000 County CDBG - $625,000 City of El Cerrrito - $3,340,000	62	63
Resources For Community Development 2220 Oxford Street Berkeley, CA 94596	Riviera Family Apartments 1515 Riviera St. Walnut Creek, CA 94596	New construction of 56 rental units affordable to and occupied by very low-income family and special needs households	City of Walnut Creek - $2,586,207 County Home - $517,241 County HOPWA - $200,000	9	30
Resources For Community Development 2220 Oxford Street Berkeley, CA 94596	Riviera Family Apartments 1716-38 Riviera St. Walnut Creek, CA 94596	New construction of 56 rental units affordable to and occupied by very low-income family and special needs households	City of Walnut Creek - $2,413,793 County Home - $482,759 County HOPWA - $300,000	9	28
			Total Units	**80**	**121**

Contra Costa County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: May 12, 2015

Subject: Investment Report for the Quarter Ending March 31, 2015

RECOMMENDATIONS

RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending March 31, 2015.

BACKGROUND

California Government Code (CGC) Section 53646 requires the Housing Authority of the County of Contra Costa (HACCC) to present the Board of Commissioners with a quarterly investment report that provides a complete description of HACCC's portfolio. The report is required to show the issuers, type of investments, maturity dates, par values (equal to market value here) and the current market values of each component of the portfolio, including funds managed by third party contractors. It must also include the source of the portfolio valuation (in HACCC's case it is the issuer). Finally, the report must provide certifications that (1) all investment actions executed since the last report have been made in full compliance with the Investment Policy and; (2) HACCC will meet its expenditure obligations for the next six months. (CGC 53646(b)).

The state-mandated report has been amended to indicate the amount of interest earned and how the interest was allocated. The amended report is attached.

In summary, HACCC had $20,792.76 in interest earnings for the quarter ending March 31, 2015. That interest was earned within discrete programs and most of the interest earned is available only for use within the program which earned the interest. Further, interest earnings may be restricted to specific purposes within a given program.

Action of Board On: **05/12/2015** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
Candace Andersen, Commissioner
Mary N. Piepho, Commissioner
Karen Mitchoff, Commissioner
Fay Nathaniel, Commissioner
Jannel George-Oden, Commissioner

ABSENT: Federal D. Glover, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: May 12, 2015

Joseph Villarreal, Executive Director

By: Chris Heck, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

>

The Housing Choice Voucher Program reserve as of 12/31/2013 held in cash and investments was transitioned to HUD held program reserve account. The only funds remaining in investments for the Housing Voucher program is for the Family Self Sufficiency escrow account.

Non-restricted interest earnings within both the voucher and public housing programs must be used solely within those programs, but such interest earnings can be used for a wider range of purposes within the individual programs. The interest earned in the State and Local fund can be used for any purpose within HACCC's scope of operations.

The interest earned for the quarter ending March 31, 2015 is shown below. A more detailed report is attached.

Public Housing	Housing Choice Voucher Fund		Rental Rehabilitation Fund	State & Local
Non-Restricted Interest Earned	Restricted Interest Earned	Non-Restricted Interest Earned	Restricted Interest Earned	Non-Restricted Interest Earned
$3,048.96	$190.37	$13,040.12	$441.02	$4,072.29

FISCAL IMPACT

None. For reporting purposes only.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners elect not to accept the investment report it would result in an audit finding of non-compliance and could ultimately affect future funding from the U.S. Department of Housing and Urban Development (HUD).

CLERK'S ADDENDUM

ATTACHMENTS

Investment Report for the Quarter Ending 3-31-2015

HOUSING AUTHORITY OF CONTRA COSTA COUNTY
INVESTMENT REPORT : PORTFOLIO HOLDINGS BY TYPE
For Period Ending: 3/31/2015

Issuer	Investment Type	Amount Invested	Yield	Investment Date	Maturity Date	Estimated Value@ Maturity Date
Cantella & Company						
Prime Fund Capital Reserves (Cash)	Money Market	18,106.03	0.01%	ongoing	ongoing	18,106.03
Mid First Bank, OKH	Certificate of Deposit	105,000.00	0.80%	2/11/13	1/30/18	109,174.68
Goldman Sachs	Certificate of Deposit	149,000.00	1.20%	3/27/13	3/27/18	157,944.90
American Express Centurian	Certificate of Deposit	168,000.00	1.05%	4/25/13	4/25/18	176,824.83
C I T Bank	Certificate of Deposit	105,000.00	1.10%	4/24/13	4/24/18	110,778.16
GE Capital Bank	Certificate of Deposit	110,000.00	1.00%	5/03/13	5/03/18	115,503.01
J.P. Morgan Chase	Certificate of Deposit	200,000.00	0.60%	5/14/13	4/30/18	205,957.26
GE Capital Bank	Certificate of Deposit	102,000.00	1.20%	6/14/13	6/14/18	108,123.35
Sandhills Bank	Certificate of Deposit	100,000.00	1.50%	7/26/13	7/26/18	107,504.11
Sallie Mae Bank	Certificate of Deposit	100,000.00	2.05%	10/23/13	10/23/18	110,255.62
Bank Of Baroda	Certificate of Deposit	125,000.00	2.05%	10/29/13	10/29/18	137,819.52
Sallie Mae Bank	Certificate of Deposit	100,000.00	2.15%	10/30/13	10/30/18	110,755.89
G.E Retail Bank	Certificate of Deposit	100,000.00	2.00%	12/06/13	12/06/18	110,005.48
BMW Bank of North America	Certificate of Deposit	150,000.00	1.90%	5/16/14	5/16/19	164,257.81
Northwest Bank	Certificate of Deposit	110,000.00	1.60%	7/18/14	7/18/19	118,804.82
Barclays Bank	Certificate of Deposit	100,000.00	2.10%	7/23/14	7/23/19	110,505.75
American Express FSB	Certificate of Deposit	220,000.00	2.05%	8/14/14	8/14/19	242,562.36
Discover Bank	Certificate of Deposit	127,000.00	2.15%	10/01/14	10/01/19	140,659.98
Goldman Sachs Bank	Certificate of Deposit	100,000.00	2.15%	10/29/14	10/29/19	110,755.89
Capital One Bank	Certificate of Deposit	120,000.00	2.00%	11/05/14	11/05/19	132,006.58
Capital One Bank	Certificate of Deposit	100,000.00	2.00%	11/05/14	11/05/19	110,005.48
Kansas State Bank	Certificate of Deposit	200,000.00	1.70%	12/19/14	12/19/19	217,009.32
Choice Bank	Certificate of Deposit	100,000.00	1.75%	12/09/14	11/27/19	108,697.26
Synchrony Bank	Certificate of Deposit	100,000.00	2.00%	3/20/15	3/20/20	110,010.96
Federal Home Loan Mtg Corp	Govt Agency	150,000.00	1.25%	1/15/15	10/02/19	158,840.75
Federal Home Loan Mtg Corp	Govt Agency	200,000.00	1.40%	3/05/15	8/02/19	212,358.36
Federal Home Loan Mtg Corp	Govt Agency	100,000.00	1.25%	3/06/15	8/01/19	105,510.27
Federal Home Loan Mtg Corp	Govt Agency	535,000.00	1.40%	3/05/15	8/22/19	568,469.01
Fanie Mae	Govt Agency	150,000.00	1.63%	3/13/15	1/01/20	161,720.03
Cantella & Company Totals		4,044,106.03				4,350,927.49
L.A.I.F. (Acct # 25-07-003)	Liquid Account	1,433,537.94	0.26%	ongoing	ongoing	1,433,537.94
De Anza Gardens, LP	Loan	1,000,000.00	3.00%			1,000,000.00
GRAND TOTALS		**6,477,643.97**				**6,784,465.43**

HOUSING AUTHORITY OF CONTRA COSTA COUNTY
INVESTMENT REPORT BY FUND
For Period Ending 3/31/2015

		Amount Invested by Fund:				
Issuer	Amount Invested	Public Housing	Management	Rental Rehabilitation	Housing Choice Voucher	Housing Voucher FSS Escrow
Cantella & Company						
Prime Fund Capital Reserves (Cash)	18,106.03	11,083.33	462.22	5,506.29	1,054.19	
Mid First Bank, OKH	105,000.00	105,000.00				
Goldman Sachs	149,000.00			149,000.00		
American Express Centurian	168,000.00		168,000.00			
C I T Bank	105,000.00	105,000.00				
GE Capital Bank	110,000.00		110,000.00			
J.P. Morgan Chase	200,000.00	200,000.00				
GE Capital Bank	102,000.00	102,000.00				
Sandhills Bank	100,000.00	100,000.00				
Sallie Mae Bank	100,000.00	100,000.00				
Bank Of Baroda	125,000.00				125,000.00	
Sallie Mae Bank	100,000.00				100,000.00	
G.E Retail Bank	100,000.00		100,000.00			
BMW Bank of North America	150,000.00	150,000.00				
Northwest Bank	110,000.00				110,000.00	
Barclays Bank	100,000.00		100,000.00			
American Express FSB	220,000.00		110,000.00		110,000.00	
Discover Bank	127,000.00				127,000.00	
Goldman Sachs Bank	100,000.00				100,000.00	
Capital One Bank	120,000.00				120,000.00	
Capital One Bank	100,000.00		100,000.00			
Kansas State Bank	200,000.00		200,000.00			
Choice Bank	100,000.00				100,000.00	
Synchrony Bank	100,000.00				100,000.00	
Federal Home Loan Mtg Corp	150,000.00				150,000.00	
Federal Home Loan Mtg Corp	200,000.00				200,000.00	
Federal Home Loan Mtg Corp	100,000.00				100,000.00	
Federal Home Loan Mtg Corp	535,000.00				535,000.00	
Fanie Mae	150,000.00		150,000.00			
Cantella & Company Totals	4,044,106.03	873,083.33	1,038,462.22	154,506.29	1,978,054.19	-
L.A.I.F. (Acct # 25-07-003)	1,433,537.94	594,438.61	542,022.27	-	-	297,077.06
De Anza Gardens, LP	1,000,000.00				1,000,000.00	
GRAND TOTALS	**6,477,643.97**	**1,467,521.94**	**1,580,484.49**	**154,506.29**	**2,978,054.19**	**297,077.06**

HOUSING AUTHORITY OF CONTRA COSTA COUNTY

Report per CGC 53646 CURRENT MARKET VALUE

For Period Ending 3/31/2015

Issuer	Investment Type	Maturity Date	Amount Invested	Current Market Value (at 3/31/15)	Yield
Cantella & Company					
Prime Fund Capital Reserves (Cash)	Money Market	ongoing	18,106.03	18,106.03	0.0100%
Mid First Bank, OKH	Certificate of Deposit	1/30/2018	105,000.00	105,916.65	0.8000%
Goldman Sachs	Certificate of Deposit	3/27/2018	149,000.00	148,575.35	1.2000%
American Express Centurian	Certificate of Deposit	4/25/2018	168,000.00	168,364.00	1.0500%
C I T Bank	Certificate of Deposit	4/24/2018	105,000.00	105,231.00	1.1000%
GE Capital Bank	Certificate of Deposit	5/03/2018	110,000.00	108,889.00	1.0000%
J.P. Morgan Chase	Certificate of Deposit	4/30/2018	200,000.00	200,342.00	0.6000%
GE Capital Bank	Certificate of Deposit	6/14/2018	102,000.00	101,420.64	1.2000%
Sandhills Bank	Certificate of Deposit	7/26/2018	100,000.00	101,597.00	1.5000%
Sallie Mae Bank	Certificate of Deposit	10/23/2018	100,000.00	101,629.00	2.0500%
Bank Of Baroda	Certificate of Deposit	10/29/2018	125,000.00	126,755.00	2.0500%
Sallie Mae Bank	Certificate of Deposit	10/30/2018	100,000.00	102,131.00	2.1500%
G.E Retail Bank	Certificate of Deposit	12/06/2018	100,000.00	101,511.00	2.0000%
BMW Bank of North America	Certificate of Deposit	5/16/2019	150,000.00	151,459.50	1.9000%
Northwest Bank	Certificate of Deposit	7/18/2019	110,000.00	110,893.20	1.6000%
Barclays Bank	Certificate of Deposit	7/23/2019	100,000.00	100,741.00	2.1000%
American Express FSB	Certificate of Deposit	8/14/2019	220,000.00	110,776.00	2.0500%
Discover Bank	Certificate of Deposit	10/01/2019	127,000.00	127,615.95	2.1500%
Goldman Sachs Bank	Certificate of Deposit	10/29/2019	100,000.00	100,811.00	2.1500%
Capital One Bank	Certificate of Deposit	11/05/2019	120,000.00	120,945.60	2.0000%
Capital One Bank	Certificate of Deposit	11/05/2019	100,000.00	100,788.00	2.0000%
Kansas State Bank	Certificate of Deposit	12/19/2019	200,000.00	201,250.00	1.7000%
Choice Bank	Certificate of Deposit	11/27/2019	100,000.00	100,756.00	1.7500%
Synchrony Bank	Certificate of Deposit	3/20/2020	100,000.00	99,811.00	2.0000%
Federal Home Loan Mtg Corp	Govt Agency	10/02/2019	150,000.00	148,750.50	1.2500%
Federal Home Loan Mtg Corp	Govt Agency	8/02/2019	200,000.00	199,968.00	1.4000%
Federal Home Loan Mtg Corp	Govt Agency	8/01/2019	100,000.00	99,839.00	1.2500%
Federal Home Loan Mtg Corp	Govt Agency	8/22/2019	535,000.00	534,914.40	1.4000%
Fanie Mae	Govt Agency	1/01/2020	150,000.00	151,036.50	1.6250%
Cantella & Company Totals			4,044,106.03	3,950,823.32	
L.A.I.F. (Acct # 25-07-003)	Liquid Account	ongoing	1,433,537.94	1,433,537.94	0.2600%
De Anza Gardens, LP	Loan		1,000,000.00	1,000,000.00	3.0000%
GRAND TOTALS			**6,477,643.97**	**6,384,361.26**	

This report includes all investment actions executed since the last report made in full compliance with Investment Policy.

HOUSING AUTHORITY OF CONTRA COSTA COUNTY

Investment Interest Earnings Report

For Period Ending 3/31/2015

Issuer	Amount Invested	Interest Earned this Qtr	Interest Earned this Quarter by Fund				
			Public Housing	Management	Rental Rehabilitation	Housing Choice Voucher Fund	
			Unrestricted	Unrestricted	Restricted	Restricted	Unrestricted
Cantella & Company						0%	100%
Prime Fund Capital Reserves (Cash)	18,106.03	0.45	0.27	0.01	0.14	-	0.03
Mid First Bank, OKH	105,000.00	207.12	207.12	-	-	-	-
Goldman Sachs	149,000.00	440.88	-	-	440.88	-	-
American Express Centurian	168,000.00	434.96	-	434.96	-	-	-
C I T Bank	105,000.00	284.79	284.79	-	-	-	-
GE Capital Bank	110,000.00	271.23	-	271.23	-	-	-
J.P. Morgan Chase	200,000.00	295.89	295.89	-	-	-	-
GE Capital Bank	102,000.00	301.81	301.81	-	-	-	-
Sandhills Bank	100,000.00	369.86	369.86	-	-	-	-
Sallie Mae Bank	100,000.00	505.48	505.48	-	-	-	-
Bank Of Baroda	125,000.00	631.85	-	-	-	-	631.85
Sallie Mae Bank	100,000.00	530.14	-	-	-	-	530.14
G.E Retail Bank	100,000.00	493.15	-	493.15	-	-	-
BMW Bank of North America	150,000.00	702.74	702.74	-	-		-
Northwest Bank	110,000.00	433.97	-	-	-	-	433.97
Barclays Bank	100,000.00	517.81	-	517.81	-	-	-
American Express FSB	220,000.00	1,112.06	-	556.03	-	-	556.03
Discover Bank	127,000.00	673.27	-	-	-	-	673.27
Goldman Sachs Bank	100,000.00	530.14	-	-	-	-	530.14
Capital One Bank	120,000.00	591.78	-	-	-	-	591.78
Capital One Bank	100,000.00	493.15	-	493.15	-	-	-
Kansas State Bank	200,000.00	838.36	-	838.36	-	-	-
Choice Bank	100,000.00	431.51	-	-	-	-	431.51
Synchrony Bank	100,000.00	60.27	-	-	-	-	60.27
Federal Home Loan Mtg Corp	150,000.00	385.27	-	-	-	-	385.27
Federal Home Loan Mtg Corp	200,000.00	199.45	-	-	-	-	199.45
Federal Home Loan Mtg Corp	100,000.00	85.62	-	-	-	-	85.62
Federal Home Loan Mtg Corp	535,000.00	533.53	-	-	-	-	533.53
Fanie Mae	150,000.00	120.21	-	120.21	-	-	-
Cantella & Company Totals	4,044,106.03	12,476.75	2,667.96	3,724.91	441.02	-	5,642.86
L.A.I.F. (Acct # 25-07-003)	1,433,537.94	918.75	381.00	347.38	-	190.37	
De Anza Gardens, LP	1,000,000.00	7,397.26					7,397.26
GRAND TOTALS	**6,477,643.97**	**20,792.76**	**3,048.96**	**4,072.29**	**441.02**	**190.37**	**13,040.12**