

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: November 10, 2015



Contra
Costa
County

Subject: Public Housing Rolling Annual Occupancy Report for the 12-Month Period Ending September 30, 2015

RECOMMENDATIONS

RECEIVE the Housing Authority of the County of Contra Costa's rolling annual public housing occupancy report for the 12-month period ending September 30, 2015.

BACKGROUND

Attached are the Housing Authority of the County of Contra Costa's (HACCC's) rolling annual public housing occupancy report for the 12-month period ending September 30, 2015, and the accompanying leasing trend report for the same period. The occupancy report shows the percentage of each individual property that is leased at the end of a given month. These are then subtotaled separately for all properties except North Richmond and for North Richmond alone before being combined to show HACCC's overall occupancy percentage. North Richmond is shown separately because staff are in the process of applying to U.S. Department of Housing and Urban Development (HUD) to remove that property from HACCC's public housing portfolio. The trend report shows the sum of the number of new leases signed in a given month minus the number of new vacancies. A positive number shows that the occupancy rate increased during that period, a negative number indicates a decline.

Action of Board On: **11/10/2015** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia,
Commissioner
Candace Andersen,
Commissioner
Mary N. Piepho,
Commissioner
Karen Mitchoff,
Commissioner
Federal D. Glover,
Commissioner

ABSENT: Fay Nathaniel,
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: November 10, 2015

Joseph Villarreal, Executive Director

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

For reference, HUD annually evaluates a public housing authority's (PHA) management of its public housing program using four indicators, referred to collectively as the Public Housing Assessment System (PHAS). The management operations indicator is worth 25 points. Of these 25 points, the occupancy rate sub-indicator is worth 16 points. Occupancy points are assigned as follows:

BACKGROUND (CONT'D)

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$\geq 98\%$	16 Points
$< 98\%$ but $\geq 96\%$	12 Points
$< 96\%$ but $\geq 94\%$	8 Points
$< 94\%$ but $\geq 92\%$	4 Points
$< 92\%$ but $\geq 90\%$	1 Point
$< 90\%$	0 Points

HUD considers a PHA's entire portfolio when assigning points for the occupancy sub-indicator

FISCAL IMPACT

None. For reporting purposes only.

CLERK'S ADDENDUM

ATTACHMENTS

Occupancy Report