

To: Contra Costa County Housing Authority Board of Commissioners  
 From: Joseph Villarreal, Housing Authority  
 Date: September 13, 2016



Contra  
Costa  
County

Subject: PUBLIC HOUSING ROLLING ANNUAL OCCUPANCY REPORT FOR THE PERIOD ENDING JULY 31, 2016

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## **RECOMMENDATIONS**

RECEIVE the Housing Authority of the County of Contra Costa's public housing rolling annual occupancy report for the period ending July 31, 2016.

## **BACKGROUND**

Attached are the Housing Authority of the County of Contra Costa's (HACCC's) rolling annual public housing occupancy report for the period ending July 31, 2016, 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 is in the process of applying to 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.

For reference, the U.S. Department of Housing and Urban Development (HUD) annually

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Action of Board On: **09/13/2016** ☒ 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

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: September 13, 2016  
 Joseph Villarreal, Executive Director

ABSENT: Fay Nathaniel,  
 Commissioner  
 Jannel George-Oden,  
 Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

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

HUD considers a PHAs entire portfolio when assigning points for the occupancy sub-indicator.

## FISCAL IMPACT

None. For reporting purposes only.

## CONSEQUENCE OF NEGATIVE ACTION

None information item only.

## CLERK'S ADDENDUM

## ATTACHMENTS

Unit Turnover July 2016