

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: December 7, 2021



Contra
Costa
County

Subject: PUBLIC HOUSING AGENCY ANNUAL PLAN HEARING FOR FISCAL YEAR 2022

RECOMMENDATIONS

OPEN the public hearing for the HACCC Annual Plan for fiscal year 2022, RECEIVE testimony, and CLOSE the public hearing.

ADOPT Resolution No. 5241 titled the PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications approving HACCC's Annual Plan for fiscal year 2022, including revisions to the Admissions and Continued Occupancy Plan and the Section 8 Administrative Plan.

BACKGROUND

Any local, regional or state agency that receives funds to operate a federal public housing or housing choice voucher (Section 8) program must submit a Public Housing Agency (PHA) Plan. The PHA Plan is a template that outlines public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals.

The Annual Plan provides details about the PHA's current programs, and the resident population served, as well as the PHA's strategy for addressing the housing needs of

Action of Board On: **12/07/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner

Candace Andersen,
Commissioner

Diane Burgis,
Commissioner

Karen Mitchoff,
Commissioner

Federal D. Glover,
Commissioner

Joanne Segura,
Commissioner

Cynthia Jordan,
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: December 7, 2021

Joseph Villarreal, Executive Director

By: June McHuen, Deputy

Contact: 9259578028

cc:

currently assisted families and the larger

BACKGROUND (CONT'D)

community (Plan). The Plan also serves as the PHA's yearly request for grants to support improvements to public housing buildings (through the Capital Fund Program).

As required by the U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the County of Contra Costa (HACCC) staff provided public notice of this hearing in the East, West, and Contra Costa Times on October 19th and 21st, 2021. Staff met virtually with HACCC's Resident Advisory Board (RAB) on four different occasions to discuss the proposed Plan: September 20th, October 4th, November 8th and 29th, 2021. The RAB approved the proposed changes to the Annual Plan at its November 29, 2021, meeting.

The following sections provide a synopsis of the major changes proposed by HACCC staff to the Annual Plan, its elements and to HACCC's policies. The specific proposed policies, with changes highlighted, are attached.

Public Housing

The proposed changes to HACCC's Public Housing Admissions and Continued Occupancy Plan (ACOP) are as follows:

- Unit Size Determination language revised to provide clarification;
- Flat rents for all bedroom sizes revised based on the new Fair Market Rents effective October 1, 2021.

Capital Fund

The Capital Fund program provides PHAs with annual funding from HUD for public housing development, financing and modernization as well as for management improvements and security costs. Capital fund dollars cannot be used for luxury improvements, direct social services, costs funded by other HUD programs, or any other ineligible activities as determined by HUD on a case-by-case basis. PHAs must report annually on how they plan to use their capital funds.

The proposed PHA Plan shows ongoing and planned capital fund activity. The following projects are among the proposed for HACCC's Federal Fiscal Year (FFY) 2020, 2021 & 2022 capital fund grants:

- \$559,000 for roofing and modernization of the Alhambra Terrace office in Martinez.
- \$360,000 for concrete flatwork at Bayo Vista, Rodeo and El Pueblo, Pittsburg.
- \$310,000 for site improvements to five properties, including hardscape and landscape modernization.
- \$260,000 for fencing installation and maintenance for the post-demolition Las Deltas site in North Richmond.
- \$185,000 for non-routine maintenance repairs (ordinary maintenance items such as window and flooring replacement or electrical repair where the scale of damage is beyond the scope of day-to-day maintenance) at various properties.
- \$170,000 for electrical infrastructure upgrades to Alhambra Terrace in Martinez.
- \$162,000 for foundation repairs and modernization at Alhambra Terrace in Martinez.

- \$158,000 for boiler upgrades at Hacienda in Martinez.
- \$130,000 for unscheduled and emergency unit modernization and site improvements at various properties.
- \$102,000 for elevator upgrades at four senior properties.
- \$86,000 for window and door cover protection of the remaining units at Las Deltas in North Richmond.
- \$80,000 for office, networking and computer equipment for on-site management offices at various properties.
- \$72,000 for foundation repairs at the Los Nogales
- \$67,000 for demolition of the former daycare building at Las Deltas.
- \$49,000 for new appliances at various properties.

Housing Choice Voucher

In addition to numerous grammatical changes, edits were made to HACCC's HCV - Section 8 Administrative Plan's (Administrative Plan) Introduction in order to reflect HUD's standard language. These are not policy changes but changes required by the Code of Federal Regulations. The substantive policy changes to the Administrative Plan are as follows:

- In HACCC's Homeownership program, language was added to clarify that participants may not refinance the mortgage with the intent to use the proceeds to purchase investment property or a second home.
- In April of 2020, HUD issued a slate of COVID-19-related regulatory waivers in order for PHAs to operate in a pandemic environment. These waivers were slated to expire on June 30, 2021. However, HUD extended the period to December 31, 2021. All waivers were updated with the new expiration date and required inspection protocols for self-certification inspections during the previous 18 months.
- The preference on waiting lists of people who live in the city where a Project-Based Voucher property is located was removed.
- HACCC was awarded 201 Emergency Housing Vouchers (EHV) in May of 2021. A new chapter was added to the Administrative Plan to outline how HACCC, in collaboration with the Contra Costa County's Coordinated Entry System, will administer the EHV program.

A complete copy of the proposed PHA Annual Plan, HCV – Section 8 Administrative Plan and ACOP are available for review on the HACCC's website:

www.contracostahousing.org.

FISCAL IMPACT

No direct financial impact.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners elect not to approve the 2022 PHA Annual Plan, HACCC will be out of compliance with HUD requirements and may not receive any funding via HUD's Capital Fund program until the PHA Annual Plan has been submitted to, and approved by, HUD. HUD may also impose additional sanctions beyond the withholding of Capital Fund moneys.

ATTACHMENTS

FY22 50075

FY22 ACOP

FY22 Admin Plan

Admin Plan Redline
FY22 Housing Needs
FY22 Flat Rents Change
FY22 Activities
FY Progress Goals
FY22 Capital Fund
FY22 RAB Suggestions
RES