

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the County of Contra Costa</u> PHA Code: <u>CA011</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>4/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2030</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>SEE ATTACHMENT B.1</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>SEE ATTACHMENT B.2</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>SEE ATTACHMENT B.3</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>SEE ATTACHMENT B 4</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>SEE ATTACHMENT C.1.</p>
	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>See Attachment C.2.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment C.3.</p>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

- 1. Reduce discriminatory barriers to residential mobility.**
 - i. Work to ban discrimination in housing on the basis of source of income, including receipt of a Housing Choice Voucher, in the unincorporated areas of the County and in the Cities of Antioch, Concord, Pittsburg, and Walnut Creek. Develop and disseminate a model ordinance for adoption by other municipalities throughout the County.**
 - ii. Encourage local block grants or other funding for a security deposit fund to incentivize landlords to rent to voucher holders.**

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

- 2. Increase residential racial and ethnic integration by increasing the supply of affirmatively marketed affordable housing for families in high opportunity areas.**
 - i. Target the use of Project-Based Vouchers and RAD Transfers of assistance in designated opportunity areas with low poverty rates, healthy neighborhoods and high performing schools.**
 - ii. Explore pooling of Project-Based Vouchers across Contra Costa County**

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

3. Increase and Stabilize access to proficient Schools

- i. Create regular lines of communications between housing boards and staff with county and district school boards and school district staff to ensure that districts take into account the needs of low income residents in redistricting and investment decisions, particularly for residents of public housing and assisted housing in the region.**
- ii. To the extent possible, focus the development of new family affordable housing in school districts and school zones with lower rates of school-based poverty concentration and require new market rate multifamily development in high performing school zones to include larger affordable apartments for families with children.**

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

FIVE YEAR PLAN – FY2025 – FY2030

B.1 – Mission Statement

The mission of the Housing Authority of the County of Contra Costa is to provide high-quality affordable housing solutions and promote self-sufficiency for low-income people of Contra Costa County.

ATTACHMENT B.2.

HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

Goals and Objectives for Five-Year Plan

Goal: Expand the Supply of Assisted Housing

2025 – 2030 Future Actions

- Continue to offer and leverage project-based vouchers to the extent possible to spur affordable housing development, particularly in conjunction with the County's HOME and CDBG loan programs;
- Seek additional VASH funding. To date, HACCC has been awarded 478 VASH Vouchers and continues to work with VA Medical Center to house veterans;
- Seek to project-base VASH vouchers by identifying developers who may be interested in such funding if it becomes available;
- Continue to work with consultants in order to identify funding mechanisms to rehabilitate or redevelop all of its public housing properties. If the analysis indicates redevelopment or conversion to RAD or other project-based solutions are viable options, then pursue such funding as a means to spur development of new affordable housing in addition to rehabilitation/preservation of existing public housing;
- Explore the expansion of affordable housing on existing public housing properties through the RAD/Section 18 disposition conversion process.
- Continue to work with Health, Housing and Homeless Services and other service providers to operationalize a Moving On program for transitional housing graduates as well as identify new housing opportunities to collaborate on;
- Seek any HUD funding for additional voucher units that becomes available;
- Seek other relevant housing funds that become available.
- Open the HCV waiting list once the existing waiting lists are exhausted.

Goal: Improve the Quality of Assisted Housing

2025 – 2030 Future Actions

- Major modernization programs are expected to begin at one or more of the public housing properties once sources of funding are identified and secured. Based on preliminary analysis, modernization is expected to continue well beyond the next five-year plan; A Phase II EPC may be considered as part of the modernization process.
- Conversion of the electrical infrastructure that is Housing Authority owned to PG&E ownership. This includes upgrading the current aerial lines to underground powerlines.
- Anticipate the expenditure of approximately \$11 million of HUD funding for a variety of modernization projects that include:
 - Foundation repairs at affected buildings at Los Nogales;
 - Initiate planning for transition of the Los Arboles Development to PBV;
 - Phase 3 modernization of Alhambra Terrace development;
 - Initiate planning for redevelopment and conversion of El Pueblo to PBV;
 - Initiate planning for redevelopment and conversion of Bayo Vista to PBV;
 - Complete retrofit of balconies at PH properties.
- Will continue to implement new styles of interior finishes in order to improve and modernize the appearance of units;
- Phased site improvements at all public housing properties are in the planning stage pursuant to Physical Needs Assessments.
- Work will include supplemental ADA improvements and landscape modernization.
- Will continue to partner with regional housing authorities and cities to conduct landlord workshops and informational meetings regarding the voucher program;
- HACCC will develop quarterly in-person landlord workshops and implement a monthly e-mail newsletter for landlords partnering in the HCV Program
- HACCC will expand landlord partnerships by implementing monetary incentives and reimbursements to landlords. One time payments may increase recruitment and retention.
- HACCC will continue to improve work order turnaround time through automation, upgraded software and training. Implement an automated work order response and tracking system
- HACCC will improve inspection protocols by implementing new software that will more easily allow integrating the outcome of inspections into the work order system.
- HACCC staff will continue to emphasize good housekeeping and curb appeal with tenants and maintenance staff;

- Fully implementing the National Standards for Physical Inspection of Real Estate (NSPIRE) standards to improve the quality of HCV assisted housing.

Goal: Provide an Improved Living Environment

2025 – 2030 Future Actions

- Seek to re-establish the De-concentration Bonus in SEMAP;
- Utilize increased site presence by managers to encourage formation of more resident councils;
- Utilize increased site presence by managers to hold more frequent meetings with tenants;
- Increase and improve common area lighting in all housing communities;
- Continue funding additional police/Sheriff patrols as long as budget permits;
- Continue to work with law enforcement to improve response time;
- Increase use of surveillance cameras as needed;
- Seek funding to improve security at public housing sites;
- Seek grants or other funding that will facilitate expanded services for HACCC's clients;
- Seek partnerships with local community agencies to increase and strengthen services offered to public housing tenants and voucher clients;
- Continue to improve and enforce public housing screening policies and procedures.
- Open an East County office for residents assisted by the HCV program;
- In collaboration with the San Pablo Police Department, launch a Mental Health Evaluation team that will provide mental health services for our San Pablo Residents.
- Increase HACCC's partnership with Contra Costa Library to host book fairs at all Public Housing developments.
- Implement key fob system at Kidd Manor to improve resident safety.

Goal: Promote Self-sufficiency and Asset Development of Assisted Households

2025 – 2030 Future Actions

- Continue to operate HACCC's self-sufficiency programs despite surpassing HUD's participation/graduation requirements;
- Expand voucher self-sufficiency services (if not escrow accounts) to public housing tenants where feasible;
- Seek other funding that will facilitate expanded services for HACCC's clients;

- Expand the FSS Program Coordinating Committee (PCC) to seek partnerships with local community agencies to increase and strengthen services offered to public housing tenants and voucher clients;
- FSS to seek additional funding from HUD (applied 10.02.2024)
- \$250,000 in forfeited escrow will enable the funding for an MOU with a Kaiser Phlebotomy course at no cost to the FSS Participant. Future MOU's will be dependent on FSS participant interest.
- Provide or attract supportive services designed to improve resident employability;
- Provide or attract supportive services to increase independence for the elderly or families with disabilities;
- Develop a regular newsletter for participants; share information about HACCC programs (FSS/Homeownership Program) and any future supportive services partnerships; answer frequently asked questions; explain common aspects of HCV Program participation.
- FSS orientations will be in-person to facilitate participant involvement.
- Continue existing policies that permit voucher homeownership;
- Continue to enforce the Community Services Requirements policy;
- Continue providing homeownership workshops with lenders
- Provide Section 3 employment and training opportunities for residents where feasible;

Goal: Ensure Equal Opportunity in Housing

2025 – 2030 Future Actions

- Provide updated fair housing and ADA training for all staff on an annual basis.
- Provide updated training on the Violence Against Women Act for all staff.
- Provide updated training on Limited English Proficiency requirements for all staff.
- Continue to expand network of service providers who can assist with outreach for day-to-day client services, wait list openings and other events.
- Work with network of social service providers to conduct outreach to families and individuals who are disabled, homeless or who have limited English proficiency when HACCC open its HCV and public housing wait lists.
- Continue providing services in multiple languages as appropriate.
- Review and revise HACCC's existing reasonable accommodation policies and procedures as needed.

ATTACHMENT B.3

HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA PROGRESS IN MEETING GOALS OF FIVE YEAR PLAN – 2020 - 2025

Goal: Expand the Supply of Assisted Housing

2020 - 2025 Future Actions

- Continue to offer and leverage project-based vouchers to spur affordable housing development, particularly in conjunction with the County's HOME and CDBG loan programs;
- Seek additional VASH funding. To date, HACCC has been awarded 147 VASH Vouchers and continues to work with VA Medical Center to house veterans;
- Seek to project-base VASH vouchers by identifying developers who may be interested in such funding if it becomes available;
- Continue to work with CSG Advisors in order to identify funding mechanisms to rehabilitate or redevelop all of its public housing properties. If the analysis indicates redevelopment or conversion to RAD or other project-based solutions are viable options, then pursue such funding as a means to spur development of new affordable housing in addition to rehabilitation/preservation of existing public housing;
- Work with the City of Antioch to identify funding to resume the funding of rental rehabilitation loans
- Continue to work with homeless housing and service providers to develop a preference for transitional housing graduates which will be operational in 2018;
- Seek any HUD funding for additional units that becomes available.
- Seek other relevant housing funds that become available.

Progress Report:

- Received 4 RAD awards for Las Deltas property to convert the 214 units to project-based vouchers that can be leveraged to develop a greater number of new units.
- Awarded 185 units of project-based vouchers (PBV) and 119 units of Rental Assistance Demonstration (RAD) PBV to 11 projects throughout Contra Costa County. These vouchers (including the project-based vouchers) helped fund 591 units of new affordable housing.
- Awarded a new round of 388 PBVs to 17 projects throughout Contra Cost County. These vouchers, including the PBVs, helped fund 1265 additional units of affordable housing for Contra Costa County. 138 units are part of a Richmond Housing Authority Public Housing disposition action. Total PBVs assisted to date = 2177.
- Continue to partner with County to maximize utilization of CoC Rental Assistance Program, formerly known as the Shelter-Plus Care program. Now serves over 260 households.
- Housed nearly 292 veteran households through the VASH program. Total award to date is 478 VASH Vouchers.
- Awarded an additional 75 VASH PBV vouchers to 4 projects under the Existing and

New Construction components of the PBV program.

- Awarded 85 Fair Share Vouchers. These vouchers are not “special use vouchers” and so this funding allowed the HACCC to issue vouchers to families from the Housing Choice Voucher waiting list.
- Awarded 41 Stability Vouchers. These Vouchers will be used to assist households who are homeless, at-risk of homelessness and those fleeing or attempting to flee domestic violence dating violence, sexual assault, stalking, or human trafficking. 25 of which are Project-Based in partnership with the County’s Health, Housing and Homeless Services Department.
- Awarded 26 Foster Youth Initiative for Independence (FYI). These vouchers allow the HACCC to issue vouchers to youth under the age of 25 with a history of child welfare involvement for up to 36 months.
- Leased newly-discovered 10 Family Unification Program subsidies to Youth exiting Foster Care.
- Transitioned a 11-unit HUD Multi-Family housing development to Enhanced Vouchers.
- Successfully placed 10 household into the HCV Homeownership Program with three additional households actively searching for homes for a total of 13 households to date.
- Maintained average occupancy at most properties to 94% or better. Working to increase this to an average of 98% or better.
- Housed 211 households in the Mainstream program for non-elderly disabled households.
- Received and housed 201 Emergency Housing Vouchers to assist households in Permanent Supportive Housing and County Shelters transition to permanent housing and thus making slots available for unsheltered families to move to shelters and sheltered households to move to Permanent Supportive Housing.

Goal: Improve the Quality of Assisted Housing

2020-2025 Future Actions

- Seek to re-establish the De-concentration Bonus in SEMAP;
- Utilize increased site presence by managers to encourage formation of more resident councils;
- Utilize increased site presence by managers to hold more frequent meetings with tenants;
- Increase and improve common area lighting in all housing communities;
- Continue funding additional police/Sheriff patrols as long as budget permits;
- Continue to work with law enforcement to improve response time;
- Increase use of surveillance cameras as needed;
- Seek funding to have Security Services at public housing sites in East County
- Seek grants or other funding that will facilitate expanded services for HACCC's clients;
- Seek partnerships with local community agencies to increase and strengthen services offered to public housing tenants and voucher clients;
- Continue to improve and enforce public housing screening policies and procedures.
- Public Housing to begin the scanning “day-forward” documents project. This tool streamlines the processing of incoming paper documents sent by participants to their HACCC assistance teams during annual recertification, interim income changes and initial leasing.

Progress Report:

- HACCC anticipates utilizing approximately \$2.6 million of HUD funding for a variety of modernization improvements at all its public housing developments. Specific improvements include:
 - Gas line and plumbing upgrades at the Los Nogales development.
 - Phase 2 modernization of Alhambra Terrace development.
 - Continuous repairs and replacement of concrete walk and driveways at various properties.
 - New appliances at various properties to replace aging appliances.
 - Window upgrades during unit turnovers.
 - New styles of interior finishes are being utilized in public housing units to upgrade the appearance of units so that they more closely emulate market-rate units.
 - Ongoing tree trimming/removal at all sites;
 - Completed demolition of the contiguous Las Deltas campus in preparation for redevelopment.
 - Phased reroofing of the Bayo Vista development.
 - Replacement of heating system at the Hacienda development.
 - Physical Needs Assessment of all public housing developments.
 - Foundation stabilization projects at the Alhambra Terrace and Los Nogales developments.
 - Repair of heavily fire-damaged units at the Elder Winds, Los Nogales, Casa de Manana, Bayo Vista and Bridgemont developments.
 - Installed new smoke/carbon monoxide detectors in all public housing units.
 - Repair electrical infrastructure at the Bayo Vista development.
 - Surveyed all balconies in public housing units for structural integrity per State law.
 - Engineering of Kidd Manor boiler replacement system.
- Lighting improvements in the common areas at Vista del Camino and Bayo Vista are underway.
- Roof replacement in 30 buildings at Bayo Vista have already been completed. As funding allows, throughout the 12 Public Housing developments, we are replacing windows during unit turns.
- Established relationships with Brentwood PD and Oakley PD to promote safety and security in our communities.
- In conjunction with the City of San Pablo, infrastructure improvements have been completed near Vista del Camino and Kidd Manor.
- Apart from Las Deltas, every public housing property now has an average occupancy rate that is at or above 94%;
- Work order turnaround times continue to improve through the implementation of new processes.
- Continue to operate medical office in the Bayo Vista development in collaboration with Life Long Medical services.
- PASS scores for public housing unit inspections continue to meet expectations.
- 95 percent of HACCC paper tenant files were converted for storage in the electronic record management software implemented this year. The HACCC is on track to convert all paper files to electronic records by the end of 2024 or early 2025. This initiative improves data security and allows the HACCC to redirect labor hours from administrative duties to direct tenant services.

- The Housing Choice Voucher program began scanning “day-forward” documents to the existing electronic tenant file via barcode. This tool streamlines the processing of incoming paper documents sent by participants to their HACCC assistance teams during annual recertification, interim income changes and initial leasing.
- The Housing Choice Voucher program began automated phone call campaigns notifying tenants and landlords of upcoming inspections. Preliminary data suggests that this initiative increases the rate of repairs prior to the inspection date and decreases the rate of “no-shows”.
- The Housing Choice voucher program has registered over 3360 new tenant and landlord accounts for our online self-service portals since January of 2023. Additionally, the HACCC has made annual recertification workflows available within this online portal for the first group of HCV participants.
- The HACCC has completed configuration of call center software which will modernize our agency phone system, improve call routing, and improve response times when implemented.
- Transition of the Housing Choice Voucher department workflow management tools to SharePoint began. This will create a more stable and reliable workflow management tool that is able to leverage existing business software data seamlessly. This will improve the reliability and stability of the workflow management tools, streamline service delivery, and improve response times for incoming inquiries.

Goal: Provide an Improved Living Environment

2020-2025 Future Actions

- Improve security and safety at Public Housing sites
- Increase access to early childhood development programs such as Head Start
- Coordinate with Contra Costa County Services to include Public Housing residents
- Facilitate and secure on-site medical clinics where feasible
- Strive to include more program participants in agency policies and procedures development

Progress Report:

- Provide continuous funding for police/Sheriff patrols at two public housing communities.
- Continue to work with several County and local agencies to coordinate funding to increase programs at public housing properties.
- Continue to coordinate communication between management staff and sheriff and local law enforcement officers at public housing properties.
- Successfully applied for grants for camera systems at our public housing developments. \$208,607 grant was awarded in 2024.
- Successfully increase the number of RAB members and included HCV participants for the first time ever.
- Expanded RAB meetings to be held virtually with the goal to meet in person next year.
- Collaborate with our commissioner to reinstate youth activities in El Pueblo Housing Development that were closed due to Covid-19. The Center will provide a variety of activities including recreational, afterschool program and library programs.

- Partnered with the County to offer Head Start facilities at three public housing properties.
- Continued operation of a variety of social, nutrition and service programs at our properties.
- Providing medical services to public housing and low-income residents of the Rodeo area, through a new medical office operated by Lifelong Medical at the Bayo Vista Development.
- Established a partnership with John Muir Mobil Clinic to provide medical services to the community at El Pueblo.
- Launched our first book fair at our El Pueblo Development in partnership with CC Library, Tandem, and Book Rich Environment.
- Replaced the automatic entrance gate at Casa de Serena and provided all residents with new access code to improve safety.

Goal: Promote Self-sufficiency and Asset Development of Assisted Households

2020-2025 Future Actions

- Continue to operate HACCC's self-sufficiency programs despite surpassing HUD's participation/graduation requirements;
- Expand voucher self-sufficiency services (if not escrow accounts) to public housing tenants where feasible;
- Seek other funding that will facilitate expanded services for HACCC's clients;
- Expand the FSS Program Coordinating Committee (PCC) to seek partnerships with local community agencies to increase and strengthen services offered to public housing tenants and voucher clients;
- Provide or attract supportive services designed to improve resident employability;
- Provide or attract supportive services to increase independence for the elderly or families with disabilities;
- Continue existing policies that permit voucher homeownership;
- Continue to enforce the Community Services Requirements policy;
- Provide Section 3 employment and training opportunities for residents where feasible

Progress Report:

- Since January of 2020, HACCC had 95 participants graduate from its FSS Program with \$1,674,837 in escrow.
- Employed Section 3 hires through construction contracts, employment training and jobs programs, or direct hires in a variety of contracts.
- Partnered with Kaiser Permanente School of Allied Health Sciences to provide access to the Phlebotomy Program by granting FSS participants funds for tuition, fees, and a stipend.
- Partnered with Contra Costa College, Opportunity Junction, and Martinez Adult Education to develop MOUs that aligns common goals for self-sufficiency for low income families in Contra Costa County;

- Continued partnerships with the Workforce Development Board, Humanity Way, and Habitat for Humanity to provide career and financial counseling to low-income families in Contra Costa County;
- Continue to promote partnerships with Public Housing tenants and Voucher recipients to be hired as Section 3 employees to help maintain landscaping services to HACCC's properties.
- Partnered with Healthy Hearts to bring senior services at Hacienda and Kidd Manor.
- Engaged with former Las Deltas residents to have access to home ownership opportunities in partnership with non-profit developers purchasing scattered sites at Las Deltas for below market prices.

Goal: Ensure Equal Opportunity in Housing

2020-2025 Future Actions

- Provide updated fair housing and ADA training for all staff.
- Provide updated training on the Violence Against Women Act for all staff.
- Provide updated training on Limited English Proficiency requirements for all staff.
- Continue to expand network of service providers who can assist with outreach for day-to-day client services, wait list openings and other events.
- Work with network of social service providers to conduct outreach to families and individuals who are disabled, homeless or who have limited English proficiency when HACCC open its HCV and public housing wait lists.
- Continue providing services in multiple languages as appropriate.
- Review and revise HACCC's existing reasonable accommodation policies and procedures as needed.

Progress Report:

- Continued to Update Reasonable Accommodation forms and procedures with ongoing training to all staff, including our Maintenance team.
- Ongoing training on Violence Against Women's Act and updating of Program forms.
- Continue to train on Limited English Proficiency requirements for all HCV and public housing managers.
- Continue to use other external and internal legal providers to conduct Fair Housing training for staff.

B.4 Violence Against Women Act (VAWA) Goals

The HACCC has adopted an Emergency Transfer Plan, based on HUD's model Emergency Transfer Plan (form HUD-5381). The Emergency Transfer Plan defines tenants/ participants eligible for an emergency transfer; lists documentation needed to request an emergency transfer; outlines confidentiality protections; and describes how an emergency transfer may occur. The Emergency Transfer Plan allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to make an internal emergency transfer under VAWA when a safe unit is immediately available and describes the policies for assisting a tenant in making an internal emergency transfer when a safe unit is not immediately available, and describes reasonable efforts the PHA will take to assist a tenant who wishes to make an external emergency transfer when a unit that meets the victim's safety standard is not available.

For the Housing Choice Voucher Program, the Emergency Transfer Plan includes a request for Emergency Transfer whereby the families are permitted to break leases or contracts to escape persecution or dangerous living situations in a timely manner.

HACCC continually offers training to staff regarding VAWA and updates forms and policies as updated by HUD.

Attachment C.1

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:

Substantial Deviation: A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.

Significant Amendment/Modification: Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out. Under this PHA Annual Plan, the HACCC is clarifying that any change required to comply with state or federal rule, law, or regulation, where the HACCC is not able to adopt discretionary policy, would not be considered a significant amendment. However, the HACCC would continue to work with the Resident Advisory Board and staff for comments.

A “significant amendment or modification” to its 5-Year plan and/or Annual Plan is a change in policy that significantly and materially alters HACCC’s stated mission, goals, objectives and activities as stated in the Plan unless they are adopted to reflect changes in HUD regulations or requirements. If a change is considered a significant amendment to the 5-Year Plan or to the Annual Plan, it must undergo a public process that includes consultation with the Resident Advisory Board; public notice and public comment period; a public hearing, and approval by HACCC’s Board of Commissioners; and submission to and approval by HUD.

Significant amendments are defined as including the following:

1. A change that materially revises the agency’s mission, goals, or objectives;
2. Material changes to rent or admissions policies or organization of the waiting list;
3. Additions of a Capital Fund project or non-emergency work items that are not in the current Annual Statement or 5-year Action Plan in an amount equal to or greater than \$10,000,000, excluding projects arising out of federally-declared major disasters; acts of God beyond the control of the Authority, such as earthquakes, fires, and storm damage; civil unrest; or other unforeseen significant event;
4. Changes in the use of replacement reserve funds under the Capital Fund program in an amount equal to or greater than \$10,000,000;
5. Material changes in regard to demolition, disposition, designation, or conversion activities;
6. Any other event or activity that the Authority’s Board of Commissioners determines to be a significant amendment to the approved 5-Year Plan or Annual Plan.

For Capital Fund Program projects that deviate from the Capital Fund Program Five-Year Action Plan and the Capital Fund Program Annual State/Performance and Evaluation Reports, only projects that meet the following criteria shall require 5-Year and Annual Plan Amendment: the amount of funds being required exceeds \$10 Million and/or the number of units being worked on comprises more than 15% of a developments ACC unit count. Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out. Under this PHA Five Year Plan, the HACCC is clarifying that any change required to comply with state or federal rule, law, or regulation, where the HACCC is not able to adopt discretionary policy, would not be considered a significant amendment or modification. However, the HACCC would continue to work with the Resident Advisory Board and staff for comments.

As part of the Rental Assistance Demonstration (RAD) Program, the definition of a substantial deviation from the agency's annual plan will exclude the following RAD-specific items, provided that the adjustments to the RAD plans are authorized by HACCC's Board of Directors in the normal course of business:

- (1) Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- (2) Changes to the construction and rehabilitation plan for each approved RAD conversion;
- (3) Changes to the financing structure for each approved RAD conversion;
- (4) The date the significant amendment is submitted to the PHA Plan website;
- (5) Decisions to dedicate a portion of the agency's existing capital funds budget and/or public housing reserves as a source of funds for purposes of a RAD conversion and recapitalization transaction.

RAB Meeting

October 3, 2024

RAB Meeting Comments

Question:

Timothy Stelly: If a person looking for housing with a voucher and he has been given a couple of extensions, will his housing search be limited to contra Costa County, or could he look to another county say San Joaquin?

Answer:

All vouchers generally require you to lease up for the first time in Contra Costa for 12 months. After that you can go anywhere you want.

Question:

Lanita Mims: Are there any changes that be made or any updates to the home ownership program?

Answer:

There were last year, nothing this year. The current administrative plan that we have on our website has all the updates to our home ownership program that are currently active and running.

Question:

Deborah Drake: Is public housing eventually going away? What does that look like.

Answer:

There may be a relocation factor involved where we take all the families that live in a certain property move them here a minute while we completely renovate all this and then we bring them all back into the units. The only difference is when they come back its going to be under the housing choice voucher program not under the public housing program and that the general plan for all of them.

RAB Meeting

October 10, 2024

RAB Meeting Comments

Question:

How the housing authority has the ability to protect themselves against fraud when it comes to the rules and regulations

Answer:

That is an excellent question. With the VAWA protection the thought is who are we to question when somebody is claiming protections under violence against women act, however we know our clients, we know the communities, we have history more or less so we are allowed to do is to request supporting documentation when there's conflicting information. So that we are allowed to do. It is a little bit tricky, so we do consult with our legal team most of the time. Sometimes it's obvious like um no we keep seeing this person there and but then there's nothing else that you're doing despite the fact we've been having conversations and connected you to resources to help. It is a two-way street. We want to protect you, but we also need you to be as cooperative as well to help us with that.

Question:

Timothy Stelly: I was interested in knowing was in terms of violence women in housing authorities can help them get a restraining order. What are the policies on that? How much can the housing authority participate in that?

Answer:

That's an excellent question. We don't necessarily are the ones helping them get the restraining order, but we do connect them to organizations or even attorneys we do have Bay Area legal aid that that's what they are there for to provide legal assistance on how to navigate on how to do these things.

Question:

JoAnn: I was told dogs can't weight more 25 pounds or over. Is that true?

Answer:

Yea, I mean we have different, not different rules. We have our pet policy rule that you can have a pet under 25 pounds, and it can ether be a cat or a dog or a fish. Its very specific for what the pet policy says. However, if it's under a reasonable accommodation due to a verified disability then that's where accommodation is an exception to the rule.

Question:

JoAnn: Proposition 33?

Answer:

Can't talk about this here.

RAB Meeting

October 17, 2024

RAB Meeting Comments

Question:

Deborah Drake: How do you guys know where to spend the most money on where the units need the most repairs?

Answer:

That's a good question, so we have a document called a physical needs assessment that's done every ten years where we have professionals come in and look at all our properties and exam them, inspect them and look at the history of the developments when they were last had a new roof for example or when they last had new kitchen cabinets that type of thing. That helps guide us, sometimes it's something that changes and code requirements, like a few years ago we had to install carbon monoxide detectors combination smoke detectors and carbon monoxide detectors because the code required that. You know sometimes things pop up like that, that we did not see coming because of physical needs assessment or planning but they just come up. So, there's a number of different ways that we determine what modernization needs are necessary. I laid out a couple of those but then some others are for example we have a few units right now in Elder Winds that have had a couple of fires so were going to be rebuilding those units and bringing them back up to a newer standard that is considered modernization there foundation repairs that we've made and are continuing to make at these properties so there's things that come to our attention, sometimes it could be maintenance department that brings things to our attention that we weren't aware of.

Question:

Cynthia: How do you go about the sprinkler system needing to be repaired, how do you put that in the budget?

Answer:

The capital fund gives out roughly around 3.9 million dollars a year but, we have huge back log of need for funding that we do not get for public housing and every year we have to make tough choices about what were going to do and what were not going to do and unfortunately irrigation systems have suffered for a number of years there's been a good number of years we've not been able to put any real money into repair and upkeep into irrigation systems and that's really unfortunate but its much more important to have roofs that don't leak and stoves and refrigerators that work and windows that aren't broken those sort of things and I hope that you understand our position on that.

Question:

Timothy Stelly: When will the final budget be in?

Answer:

Usually it happens, well it depends on when congress passes the budget. It really does fluctuate it can be early spring it can be as early as March, I've seen it happen as late as May but its usually sometime during the spring that we know and then as soon as I know, then I tweak these numbers.

Question:

Timothy Stelly: Is there like a 10-year plan for El Pueblo in particular?

Answer:

So we do have the physical needs assessment for El Pueblo and there are items in that physical needs assessment that will need to be addressed during that 10-year period.

Question:

Timothy Stelly: What they did with the old medonis project in Bya Point is it like that or is the program still in affect?

Answer:

That's a great question, I don't have a definitive answer other than yeah, the goal or the long-term future is to convert just because realistically as you know your buildings are from the 50s you know we don't have enough capital funds to perhaps sub stain or to make all the repairs necessary so there's other options you know that utilizes conversions opportunities.

Question:

Lanita Mims: What about fundraising?

Answer:

I'm not sure about the fundraising but I think its looking into funding opportunities and sometimes that comes in the form of grants.

Question:

Cynthia: You have contracts with Pittsburg PD for El Pueblo, right? Does the Sheriff department have a contract with Las Deltas?

Answer:

That's correct, we use to have 3 contracts with law enforcement we use to have one specifically for Las Deltas, the sheriff's, we still have contracts with the sheriffs for our Rio Vista community and then for the Pittsburg development as well. Las Deltas we were no longer able to fund it just because we lost the property funding for that.

RAB Meeting

October 24, 2024

RAB Meeting Comments

Question:

Saleemah Alhark: Regarding the Kaiser phlebotomy program has that started yet? Or is that something you guys are presenting to the board?

Answer:

That's something we're still working out the details the MOU has been signed but I don't believe it has formally been launched one of the things that has to happen is word has to go out to the FFS participants and let them know this is a new thing that we have available for them to sign up for then they register and sign up for and start taking classes with Kaiser so all of this is coming down here. I think it's going to be in place before the start of the fiscal year on April 1st, so sometime in the next couple of months.

Question:

Saleemah Alhark: If someone graduated from the FFS program does that mean they will not be able to participate in the phlebotomy program?

Answer:

The Kaiser phlebotomy is a cohort, so they start on a specific schedule so we're aiming for February or April cohorts and as Tony said there be a specific method of outreach, to get to your point though is it available to folks that have graduated. The way that the agreement with the instructors that we would be able to provide certain funding that requires ensures that you have to be on the evident program because we're funding the enrollment of those participants with FFS escrow money and there's certain contingencies with that funding and you have to be certainly enrolled in the FFS program.

Question:

Saleemah Alhark: The homeowner's program, is that only for current FFS participants or can anyone?

Answer:

So normally we require that you participate in the FSS program to use your voucher for homeownership. If you graduate, then you don't have that requirement you can participate in home ownership.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Gabriel Lemus, the Assistant Deputy Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2030 and/or Annual PHA Plan for
fiscal year 2025 of the Housing Authority of the County of Contra Costa is
consistent with the PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


CONTRA COSTA COUNTY
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The Consolidated Plan is created and implemented with the input of the Housing Authority and its
residents. Both plans address the services available to low and very low income households and
how each agency is providing affordable housing to low-income and very-low income residents.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **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)

Name of Authorized Official: Gabriel Lemus	Title: Assistant Deputy Director
Signature: 	Date: 11/04/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.