

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**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.

<b>A.</b>	<b>PHA Information.</b>
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A.1	<p>PHA Name: <u>Housing Authority of the County of Alameda</u>      PHA Code: <u>CA067</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u>  The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u>  PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission      <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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 style="text-align: center;">See Attachment A.1</p>
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

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:					

<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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 style="text-align: center;">See Attachment B.1</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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 style="text-align: center;">See Attachment B.2</p>
<b>B.3</b>	<p><b>Progress Report.</b> 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 style="text-align: center;">See Attachment B.3</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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 style="text-align: center;">See Attachment B.4</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p style="text-align: center;">See Attachment C.1</p>
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p style="text-align: right;">This section will be completed in the final version of the plan.</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>
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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 style="text-align: right;">This section will be completed in the final version of the plan.</p>
<b>C.4</b>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p style="text-align: right;">This section will be completed in the final version of the plan.</p>

**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.

<b>Fair Housing Goal:</b>
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
Not Required

<b>Fair Housing Goal:</b>
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
Not Required

<b>Fair Housing Goal:</b>
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
Not Required

## 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.

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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.

**A.1. Availability of Information.**

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 at its office and on its official website.

HACA's office is located at:

Housing Authority of the County of Alameda (HACA)  
22910 Atherton St  
Hayward, CA 94541-6633

HACA's website address is:

[www.haca.net](http://www.haca.net)

The public may reasonably obtain additional information on the HACA's policies contained in the standard Annual Plan, but excluded from HACA's streamlined submissions, by sending their request to [hacai@haca.net](mailto:hacai@haca.net).

**B.1. Mission.**

Through the delivery of housing assistance and other related services, our mission is to enable our clients to become self-sufficient and economically independent.

For elderly and disabled persons, economic independence and self-sufficiency means the ability to live independently within their economic resources.

For able-bodied family members, economic independence and self-sufficiency means short term reliance on housing assistance; participation in education, training or job development activities designed to lead self-sufficiency in return for the housing assistance; and personal responsibility for the economic consequences of the family's decisions.

## **B.2. Goals and Objectives**

Below describes HACA's quantifiable goals and objectives that will enable it to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

**Goal 1.** Maintain, improve, and implement HACA policy that supports affordable housing and fair housing.

- a) Continue to comply with fair housing laws and policies.
- b) Continue to progress to meet HACA's regional fair housing goals under Alameda County's Regional Analysis of Impediments to Fair Housing Choice (AI).

**Goal 2.** Expand the supply of assisted housing.

- a) Continue to explore opportunities that expand the supply of assisted housing to low-income families through the commitment and issuance of project-based vouchers, as funding is available, and by applying for additional HUD program funding.

**Goal 3.** Increase operational efficiency and effectiveness.

- a) Continue to evaluate and update policies and procedures to ensure compliance, consistency, and efficiency in operations.
- b) Continue to utilize HUD's Two-Year Tool regularly to ensure effective utilization of its vouchers and program funds.
- c) Continue to evaluate and adjust operations to improve the delivery of services to our constituents and to prepare for future growth.

**Goal 4.** Preserve and rehabilitate HACA's/PACH's existing affordable housing stock.

- a) Continue to assess preservation and rehabilitation needs of HACA's existing affordable housing stock and rehabilitate its units as they become vacant and as funding allows.

**Goal 5.** Assist as many qualified families as possible within available staff and financial resources.

- a) Continue to voluntarily administer the FSS program and the Home Ownership Program.
- b) Achieve and maintain over 95% utilization of either HACA's HCV Annual Contributions Contract (ACC) units or HCV funding.

**Goal 6.** Enhance business continuity capabilities in order to ensure that HACA's operations and core business functions are sustainable and efficient.

- a) Continue to evaluate and adjust operations with continuity and succession planning in mind.
- b) Continue to update and maintain HACA's cloud/remote infrastructure and seek opportunities to improve its systems.



### B.3. Progress Report

Below states the progress HACA has made in meeting its goals and objectives described in the previous 5-Year Plan, FY 2020-2024.

**Goal 1.** Maintain, improve, and implement HACA policy that supports affordable housing and fair housing.

- a) Ongoing compliance with fair housing laws and policies. HACA continues to make fair housing materials available to program participants through website postings. HACA also continues to provide yearly fair housing training for its staff.
- b) HACA continues its progress to meet its regional fair housing goals under Alameda County's *Regional Analysis of Impediments to Fair Housing Choice (2020-2024)*.

- a. Regional Goal 1: Promote fair housing enforcement and outreach.

HACA continues to make fair housing materials available to program applicants and participants through program participation materials and its website on fair housing law and reasonable accommodations. HACA also continues to provide yearly fair housing training for its staff and refers applicants, participants, and the general public to agencies that provide fair housing services on an as-needed basis.

- b. Regional Goal 2: Maintain, improve, and implement local policy that supports affordable housing and fair housing.

HACA continues to incorporate regional goals, including HACA's achievements towards these goals, into its 5-year PHA Plan.

HACA continues to work with the other housing authorities in the Oakland-Fremont HUD FMR area to evaluate the need to conduct a fair market rent study when new annual FMRs are issued and commission a study if such a study is needed. No study was needed during the period.

- c. Regional Goal 3: Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.

HACA continues to raise awareness among landlords and program participants about source of income discrimination through participation in landlord outreach events, maintaining information and links on its website, and its self-service landlord portal.

- d. Regional Goal 4: Preserve and rehabilitate existing affordable housing stock.

HACA rehabilitated 13 units prior to suspending its rehabilitation project in an effort to house additional families due to the pandemic. HACA has continued to rehabilitate these units as they become vacant and as funding allows.

- e. Regional Goal 5: Increase the number of affordable housing units.

See Goal 2.a) below for information on project-based vouchers (PBV) awarded.

- f. Regional Goal 6: Increase homeownership among low- and moderate-income families.

HACA continues to provide Family Self-Sufficiency (FSS) program participants with two financial literacy classes and homebuyer education classes per year. HACA operates the homeownership option of the Housing Choice Voucher program.

- g. Regional Goal 7: Maintain and expand supportive services for lower-income households.

HACA continues to provide at least 50 FSS program participants with job training referrals and career networking.

HACA continues to operate all programs designed for unhoused families in its jurisdiction. In addition, HACA expanded resources for homeless families by implementing an Emergency Housing Voucher program and received additional vouchers that serve unhoused families.

- h. Regional Goal 8: Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.

HACA continues to advertise available rental units through its website and [affordablehousing.com](http://affordablehousing.com) (formerly GoSection8) for HCV program participants. HACA also provides links to other affordable housing resources on its website.

HACA continues to provide program materials in multiple languages upon request. HACA has Spanish, Chinese, Vietnamese, Farsi and Dari speakers on staff and contracts with Language Line for other languages and for backup services. HACA provides large-print materials and accessible format materials upon request.

- i. Regional Goal 9: Continue to find ways to finance affordable housing, community development, and economic development activities.

See Goal 2.a) below for information on project-based vouchers (PBV) awarded.

**Goal 2.** Expand the supply of assisted housing.

- a) HACA continues to explore opportunities that expand the supply of assisted housing to low-income families through the commitment and issuance of project-based vouchers as funding allows and by applying for additional HUD program funding.

In FY 2020-2021, HACA was awarded 206 Mainstream program vouchers for the non-elderly disabled who are homeless, at risk of homelessness, at risk of institutionalization or coming out of an institution, 70 VASH vouchers for homeless veterans, and 5 Foster Youth to Independence program vouchers.

In FY 2020-2021, HACA awarded 25 PBVs serving VASH and Mainstream families in Castro Valley.

In FY 2021-2022, HACA was awarded 252 Emergency Housing Voucher program vouchers for homeless, at risk of experiencing homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or recently homeless or having high risk of housing instability.

In FY 2021-2022, HACA awarded 133 project-based vouchers (PBV) as follows: 5 PBVs in a project serving homeless families in Albany, 48 PBVs serving the elderly in Hayward, 60 PBVs serving homeless families in Newark, and 20 PBVs serving the elderly in Newark that are currently leased, in process of leasing up, or under construction. HACA also awarded 14 PBVs serving homeless families in unincorporated Cherryland; however, the application was later withdrawn.

In FY 2022-2023, HACA was awarded 36 “fair share” vouchers under the Consolidated Appropriations Act 2022 (P.L. 117-103), 20 VASH vouchers for homeless veterans, and 42 enhanced vouchers for a project in Hayward that opted out of its use agreement with HUD-Multi-Family.

In FY 2023-2024, HACA was awarded 24 “fair share” vouchers under the Consolidated Appropriations Act 2023 (P.L. 117-328), 25 VASH vouchers for homeless veterans, and 1 Foster Youth to Independence program voucher.

In FY 2024-2025, HACA was awarded 18 Foster Youth to Independence program vouchers and 6 Rental Assistance Demonstration-Component 2 (RAD) program vouchers for a project in Emeryville that opted out of the Moderate Rehabilitation program.

**Goal 3.** Increase operational efficiency and effectiveness.

- a) HACA continues to evaluate and update its policies and procedures to ensure compliance, consistency, and efficiency in operations.
- b) HACA continues to utilize HUD's Two-Year Tool regularly to ensure effective utilization of its vouchers and program funds
- c) HACA continues to evaluate and adjust operations to improve the delivery of services to our constituents and to prepare for future growth.

**Goal 4.** Preserve and rehabilitate HACA's/PACH's existing affordable housing stock (Regional Goal 4).

- a) HACA continues to assess preservation and rehabilitation needs of its existing affordable housing stock and rehabilitates its units as they become vacant and as funding allows.

**Goal 5.** Validate the cost-effectiveness of the HACA Family Self-Sufficiency (FSS) Program.

- a) As of FY 2020-2021, HACA has completed its participation in HUD's national assessment undertaken by MDRC, HUD's contracted consultant. MDRC continues to work with the participant families directly.

**Goal 6.** Assist as many qualified families as possible within available staff and financial resources.

- a) HACA continues to voluntarily administer its FSS program and its Home Ownership program.
- b) HACA currently maintains at least 95% utilization of its HCV funding.

**Goal 7.** Enhance business continuity capabilities in order to ensure that HACA's operations and core business functions are not severely impacted in the event of an emergency or disaster.

- a) HACA continues to evaluate and adjust operations with continuity and succession planning in mind.
- b) HACA continues to update and maintain its cloud/remote infrastructure and will seek opportunities to improve its systems.

## **B.4 Violence Against Women Act (VAWA) Goals**

### **Violence Against Women Act (VAWA) Goals**

In order to better serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking, HACA has established the following goals and policies:

Goal: Support the right of program participants to enjoy the benefits of the assistance programs administered by HACA free of domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Policies: Fully implemented all relevant provisions of the Violence Against Women Act in Chapter 16 of HACA's Administrative Plan.

**A.1. Significant Amendment or Modification.**

While there has been no change to HACA's definition, HACA is re-stating its definition in this plan. HACA defines a "Significant Amendment/Modification" to its 5-Year and Annual Plan as a change:

- a) To HACA's criteria for eligibility for admission; or
- b) Any change with regard to homeownership programs.