

ATTACHMENT B.3.

HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

Progress on Goals and Objectives Listed in Five-Year Plan

Goal: Expand the Supply of Assisted Housing

- 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. Executed 4 new HAP Contracts in 2025 and working with other developers to bring additional projects on line;
- Seek additional VASH funding. To date, HACCC has been awarded 478 VASH Vouchers and continues to work with VA Medical Center to house veterans. Submitted a new Registration of Interest for additional VASH vouchers in 2025/2026;
- Seek to project-base VASH vouchers by identifying developers who may be interested in such funding if it becomes available. Executed a VASH PBV HAP Contract with Tabora Gardens;
- Continue to work with consultants in order to identify funding mechanisms to rehabilitate, modernize 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. Hired Zen Development Consultants/Structure PDX to assist with a new analysis of best options for each of the 12 public housing properties;
- Hired Zen Development Consultants/Structure PDX to 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. In the interim, meaningful relationships have been established for Mainstream and Stability Voucher assistance with H3;
- 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.
- Selected a Master Developer for the redevelopment of the former Las Deltas Main Campus;
- Explore the development of additional public housing units throughout its public housing properties by adding in-fill units as part of the HACCC's RAD Faircloth authority.
- Started selling the 18 scattered-site market rate parcels at Las Deltas

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.
- Anticipate the expenditure of approximately \$11 million of HUD funding for a variety of modernization projects that include:
 - Phase 1B 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;
 - Initiate planning for transition of the Los Arboles Development to PBV;
 - Phased-in plumbing and electrical upgrades at El Pueblo, Los Nogales, and Los Arboles.
 - Exterior paint remediation at El Pueblo.
 - Installation of GFCI's throughout the developments to be in compliance with NSPIRE standards.
 - Complete retrofit of balconies at PH properties.
 - Improve ADA accessibility including vertical lift/transport at PH properties
 - Improvement to the inter-communication facility at KIDD Manor to facilitate tenants and visitors' accessibility
 - Improvement to the Back-up Generator Room at KIDD Manor to improve stair well, hallways, and elevator accessibility and transport
- Will continue to implement new styles of exterior/interior finishes and designs to improve and modernize the appearance of units and increase marketability
- 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.
- Conversion of the electrical infrastructure that is Housing Authority owned to PG&E ownership. This includes upgrading the current aerial lines to underground powerlines.
- 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 implement the National Standards for Physical Inspection of Real Estate (NSPIRE) standards to improve the quality of HCV assisted housing.
- 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.

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. Installed security cameras at El Pueblo in partnership with Pittsburg Police and Casa de Serena in Bay Point. Will look at grant opportunities to install cameras at our Antioch and San Pablo developments.
- 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;
- Open an East County office for residents assisted by the HCV program;
- Update the Public Housing Dwelling lease and continue to improve lease enforcement, screening policies and procedures.
- 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.
- Seek other HUD funding/grants to further improve security, ADA accessibility, eliminate health and safety hazards through all its public housing properties.

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.