

	Employer	Structure/Communication	Interaction with Governing body/Department	Interaction with HCD/HSA	Performance Measures	Cost-efficiency/recovery	Human Resources	Payroll
San Mateo County Housing Authority	HA	BOS serves as the Board of Commissioners	County Department	HCD/HSA/HA located in the same department	SEMAP, Public Housing Assessment System (PHAS)	None	HA	HA
Housing Authority of the County of Santa Clara	HA	Agent of the County - Board of Commissioners appointed by BOS. High level issues are relayed to BOS. Use County for purchasing power on a case-by-case basis	Does not interact with HCD or Office of Affordable Housing	None - same type of mission, but different housing stock.	Attempt to use all Section 8 vouchers, but no formal performance measures	Monthly financials to Board of Commissioners, but no actual performance measures	Has own Employee Services for the Housing Authority	Internal Payroll System - ADP
City of San Jose Housing Department	City	City Department - subcontracts Section 8 voucher program to HASCC	City Department	All functions are integrated into one department	None	None	City of San Jose	City of San Jose
Housing Authority of the County of Alameda (City of Dublin contract)	HA	BOS Appoints members to the Housing Commission comprised of representatives from respective cities	None	Minimal due to difference in administration of programs	No performance measures outside of HUD requirements. Goal each year to utilize all Section 8 vouchers	None - currently exploring looking into development	Internal personnel office	Internal Payroll System - Ceridian
Housing Authority of Contra Costa County	HA	Board of Commissioners also serves as Board of Commissioners. County Administrator Officer serves as Clerk of the Board for HA	Functions as a separate entity	Some projects, especially CDBG	Standards under HUD guidelines, Section 8 Management Assessment Program (SEMAP)	None	Internal personnel office	Contract - ADP
City of Vacaville/Solano County (contracted)	City	County - HA is under Dept. of Environmental Management; City - Dept. of Housing and Redevelopment	City Department	All functions are integrated into one department	Standards under HUD guidelines, Section 8 Management Assessment Program (SEMAP)	Payment standards determine cost-efficiency (set amount of funds divided amongst infinite number of clients)	City of Vacaville	City of Vacaville
Sonoma County	County	Community Development Commission includes Housing Authority, Redevelopment and Community Development. BOS serves as Commissioners	Operates under "umbrella" of the County; located within Development Services Department	All functions are integrated into the Community Development Commission	Standards under HUD guidelines, Section 8 Management Assessment Program (SEMAP); Customer Service performance measures	Recent reorganization to lower administrative overhead	County of Sonoma	County of Sonoma
City of Alameda	City	Board of Commissioners delegates authority to Housing Commission	City Department	All functions are integrated into one department	Former City Manager initiated implementation; next step is yet to be determined	Included in performance measures	City of Alameda	City of Alameda
Housing Authority for the City and County of Sacramento	HA	Joint City/County JPA. Reports directly to joint BOS/City Council	Functions as a separate JPA	All functions (HA, RD, CD) are integrated into organization	Standards under HUD guidelines	Internal project management, and project measurement for community development programs	Internal personnel office	Internal
Marin Housing Authority	HA	Board of Supervisors plus two residents	None	None	Standards under HUD guidelines; FA2 - owned rentals; REACT - Property inspection measures	Only those established by HUD	Has own Employee Services for the Housing Authority	Internal - ADP

	Collections	Training	Software		Financial System Interact with County/City	Legal Services	# of PHU's	# of Housing Vouchers	# of employees	# of caseloads per employee	Eligibility and Inspection Position
			Operations	Financial							
San Mateo County Housing Authority	Internal HA function	Internal; not eligible for countywide trainings	MLS Emphasis Software	MLS Emphasis Software	No	County Counsel	180	4,343	60	200-325	HOS - same position
Housing Authority of the County of Santa Clara	Internal collection function (rarely used)	Outsourced with some training held by internal Human Resources Department. Do not typically attend County trainings.	Modern Software Technology - PHAS	YARDI	No	County Counsel	555	16,000	217	600 per specialist	Housing Occupancy Specialist - general title for most employees; different specialist concentrate inspections or eligibility
City of San Jose Housing Department	City of San Jose	City of San Jose - some specialized trainings are outsourced	FMS	FMS	Yes - same system	City Attorney	0	11,397 (administered by HACSC)	65	-	Inspections are separate; no positions for eligibility
Housing Authority of the County of Alameda (City of Dublin contract)	Internal collections - occasional outsourced	Management staff perform training/outsourced	Merced (customized)	VAM - Visual Accountmate	No	County Counsel	230 County 150 Dublin	6,900	81	varies	Similar position to HOS titled Housing Specialist class; eligibility and inspection duties are separated within the class
Housing Authority of Contra Costa County	County	Use some County training programs; HUD-specific are internal or outsourced	YARDI	YARDI	No	County Counsel	1,158	6,781	122	500-600 per specialist	Housing Specialist - only one performs inspections (some inspections outsourced), other determine eligibility
City of Vacaville/Solano County (contracted)	Finance Department	Mostly internal, general trainings provided by City	HAPPY	Eden	Yes - customized interface	City Attorney, County Counsel	0	250	Shared between County and City	180-200 per technician	One position performs both duties
Sonoma County	County	General - County; Housing related - outsourced	HAPPY	Eden	HUD-based software completely separate; others are County based	County Counsel	0	2,722	46 in Community Development	varies	Separate functions performed by two different positions
City of Alameda	Outsourced	Mostly internal, general trainings provided by City	YARDI	YARDI	Minimal	City Attorney	120	1,675	44	280 per manager	Housing Specialist (3) - only one performs inspections, other determine eligibility
Housing Authority for the City and County of Sacramento	In-house finance department	Internal personnel office; some are outsourced	IFAS	YARDI	None	In-house attorney	3,200	11,000	300	Not accurate to monitor due to cross-over duties	Inspections are outsourced
Marin Housing Authority	In-house finance department	Risk pool; County provided sexual harassment training (pilot)	Visual Homes - ISSI	Visual AccountMate	None	In-house attorney	600	2,000	75	Number unavailable due to reorganization	Separate functions performed by two different positions