

# Planned Success

## *Meet the Housing Services Team Staff*



Regina Davis is a Housing Assistance Manager. She is responsible for managing FSS, Shelter Plus Care, Mod Rehab, Project Coming Home, Homeownership, and the Disaster Housing Assistance Program. (925) 957-7080



Anissa Albert is a Housing Services Counselor with the FSS Program. She assists FSS participants in achieving their goals towards self-sufficiency. (925) 957-7081



Joanna Rodriguez is a Housing Services Counselor with the FSS program. Joanna assists FSS participants in attaining life skills that will help them define their goals and empower them to be proactive. (925) 957-7084



Diane Johns is a Senior Housing Assistant. She assists clients who are on the Shelter Plus Care, Project Coming Home, and Moderate Rehabilitation programs. (925) 957-7042



Elizabeth Tran is a Housing Assistant for the FSS and Moderate Rehabilitation Programs. She processes interims and annual recertifications. (925) 957-7064



Kimberly Stroman provides temporary support as a clerical assistant. She provides clerical and organizational assistance to the Housing Services Team. (925) 957-7067

***We are all here to assist you in meeting your goals!***

# We're Back!

"Ready, Set, Go!" The Housing Services team is fully staffed and ready to assist you on your journey towards self sufficiency. You will be hearing from us more often, a lot more often! We have a lot to talk about... your goals, your progress, your hurdles...you! Each of you will be contacted and asked to come in and meet with your housing counselor. We will be scheduling open houses so that you can meet all of the staff and meet each other. You will also continue to receive notices of future workshops on Money Management, Homeownership, Job Training Programs, and other topics you would like to see. So pick up your phone and open your mail. You will be hearing from us.



We are here to cheer you on to the finish line!

## Family Self-Sufficiency Saturdays

FSS Saturday Calendar for 2008

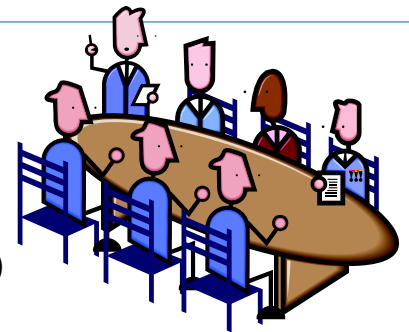
FSS Saturdays are available! The Housing Counselors will be available to assist current FSS participants and to enroll clients who wish to apply for the program.

Take advantage of the opportunity to meet with us at a time that is convenient to your schedule. The office will be open on the following dates for FSS related activities:



Sat, May 31st	9am-1pm
Sat, June 28th	9am-1pm
Sat, July 26th	9am-1pm
Sat, August 23rd	9am-1pm
Sat, September 20th	9am-1pm
Sat, October 18th	9am-1pm
Sat, November 15th	9am-1pm
Sat, December 13th	9am-1pm

## Program Coordinating Committee



Are you interested in Community Service?

The Family Self-Sufficiency Program Coordinating Committee (PCC) invites FSS participants to join the committee. The PCC is the HUD required governing party of the FSS program. It helps to guide the program as well as build resources for FSS participants. We are seeking two to three FSS clients to join this committee. To learn more about this opportunity or to express an interest, please call 925-957-7080.

# How to be a successful FSS Graduate



- Keep your Contract of Participation (COP) with attached Individual Training & Services Plan (ITSP) accessible for easy referral.
- Know the expiration date of your COP so you are not caught unprepared with goals that still need to be met prior to your graduation date.
- Refer to the activities and timeline on the ITSP so you can achieve your goals by the target date
- Advise your caseworker in writing if you wish to change your goal.
- Stay committed to your goal!
- Once you have completed an assigned activity, document the date of completion and provide your FSS case worker with copies of any certificates, receipts, letters, et cetera, documenting completion.
- Communicate with your caseworker. We want to help you through challenges as well as share in your accomplishments.
- Meet with your case worker. Attend scheduled meetings.
- When offered, attend Housing Authority sponsored workshops.
- Answer yes to the following questions: Have you completed your goals? Are you working full-time? Have you been welfare free of cash assistance for 12 consecutive months prior to your graduation date?

*Thoughts lead on to purposes; purposes go forth in action; actions form habits; habits decide character; and character fixes our destiny. - Tryon Edwards*



## Calling all Superstars!

We want to admire you!

How would you like to be the next star of our newsletter?

What wonderful thing is happening in your life that you would like to share with other FSS participants?

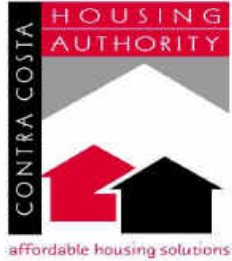
We would like to publish your good news. Only your first name will be used.

Please contact the Housing Services Team @ (925) 957-7081 or 7084

**HOUSING AUTHORITY OF THE COUNTY OF  
CONTRA COSTA      MAY 2008**

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**We're On the Web!**  
**[Contracostahousing.org](http://Contracostahousing.org)**

# Got FSS?

The Family Self-Sufficiency Program (FSS) is available to current Housing Choice Voucher Program participants who would like to achieve economic independence. This is a program that has many benefits. One such benefit is the possibility of earning a savings account upon the successful completion of your Contract of Participation. Contact us and begin securing your future today.

Refer a friend!

## Money in the Bank!

Many FSS participants are not clear on how escrow is generated. Escrow is generated from **earned income**. Earned Income is money from wages from a job or self-employment. Escrow is not generated from **unearned** income such as TANF, child support, unemployment, disability, worker's compensation, social security, or any other non-wage income. Escrow is not the difference in the amount of rent paid nor is it a matching amount. Escrow is calculated based on earned income and the amount of rent you pay. However, escrow is not guaranteed. If your earnings are larger than the HUD income limit you will not be eligible for escrow.

**The best way** to earn escrow is to enter the FSS program while still on TANF or as a low-wage earner and then to increase your earnings steadily and significantly over the 5-year term of the program.

Additionally, HUD requires that escrow is only deposited as long as the FSS participant is paying their portion of the rent. Non-payment of rent is not only a lease violation but also a violation of the FSS program and will decrease your escrow savings. Escrow is awarded to FSS participants upon successful completion of their Contract of Participation.



*Work to Achieve, Achieve to Succeed!*