

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

HOUSING COMMISSION SPECIAL MEETING AGENDA

Special Meeting Date/Time: October 15, 2025 at 8:00 a.m.

Meeting Location: HACA Board Room, 22941 Atherton Street Hayward, CA 94541-6633

Remote Participation Link: <https://us02web.zoom.us/j/88460095724>

MEETING AGENDA

- Item No. 1:** Call to Order and Roll Call
- Item No. 2:** Closed Session
Pursuant to Government Code §54957
Public Employee Evaluation: Executive Director
- Item No. 3:** Approve the Minutes of the September 10, 2025 Regular Meeting (Action)
- Item No. 4:** Public Comment
On matters not on the agenda.
- Item No. 5:** Executive Director's Report (Information Only)
- Item No. 6:** New Business
- Item No.6-1:** Adopt Resolution No. 06-25 Approving the 2026 Payment Standards for the Housing Choice Voucher and Emergency Housing Voucher Programs(Action)
- Item No.6-2:** Appoint a Housing Commissioner to the Preserving Alameda County Housing, Inc. (PACH) Board of Directors (Action)
- Item No.6-3:** Programs Activity Report (Information Only)
- Item No.7:** Communications (Information Only)
- Item No.8:** Commissioner Reports (Information Only)
- Item No.9:** Adjournment

As a courtesy, and technology permitting, members of the public may continue to participate virtually by Zoom. However, HACA does not guarantee that the public's access to teleconferencing or videoconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Should Zoom not be available, or become non-functioning, or should the Housing Commission otherwise encounter technical difficulties that make Zoom unavailable, the Housing Commission will proceed with business in person unless otherwise prohibited by law. In-person attendees who wish to speak on a matter should request a speaker slip from the Housing Commission Clerk, fill it out and return it to the clerk before the start of the meeting. Remote attendees should submit their written comment(s) to: melissat@haca.net. If emailing a written comment on a specific agenda item, please include your full name and the agenda item number. In-person and remote attendees who wish to comment on a matter NOT on the Housing Commission's agenda must wait until the Chairperson calls for PUBLIC COMMENT. Comments on specific agenda items will not take place until the Chairperson calls for public comments on that agenda item. There is a time limit of 3 minutes for each public speaker. The Chairperson has the discretion to further limit this time if warranted by the number of public speakers. The Brown Act restricts the Housing Commission from discussing and/or acting on any matters that are not on the meeting agenda. Therefore, matters not on the agenda that are raised during public comment will be referred to staff.

CLOSED SESSION

*Pursuant to Government Code §54957
Public Employee Evaluation: Executive Director*

HOUSING COMMISSION
MEETING MINUTES
September 10, 2025

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
HOUSING COMMISSION REGULAR MEETING
SUMMARY ACTION MINUTES**

Meeting Date and Time: September 10, 2025 at 8:00 a.m.

Meeting Location: HACAC Board Room, 22941 Atherton Street, Hayward, CA 94541

Remote Participation Link: <https://us02web.zoom.us/j/88460095724>

MEETING AGENDA

Agenda Item No. 1: Call to order and Roll Call

Chairperson Goldstein called the meeting to order at 8:00 a.m.

Roll Call:

Present in the Board Room:

Commissioner Pete Ballew
Commissioner Seema Chawla
Commissioner Mark Gerry
Commissioner Daniel Goldstein (Chairperson)
Commissioner Terrence Grindall
Commissioner Helen Mayfield
Commissioner Michael McCorriston
Commissioner Peggy McQuaid
Commissioner Scott Sakakihara (Vice Chairperson)

Excused:

Commissioner Angela Finley
Commissioner Yang Shao
Commissioner Courtney Welch

Agenda Item No. 2: Closed Session: Public Employee Evaluation

Pursuant to Government Code §54957

Public Employee Evaluation: Executive Director

The Housing Commission went into a closed session at 8:01 a.m. and returned to open session at 8:43 a.m. Chairperson Goldstein reported that no reportable actions were taken in the closed session.

Agenda Item No. 3: Closed Session: Labor Contract Negotiations

Pursuant to Government Code §54957.6

Contract Negotiations with SEIU Local 1021 and the Housing Authority of the County of Alameda

The Housing Commission went into a closed session at 8:46 a.m. and returned to open session at 8:59 a.m. Chairperson Goldstein reported that no reportable actions were taken in the closed session.

Agenda Item No. 4: Approve the Minutes of the July 23, 2025 Special Meeting (Action)

None.

Recommendation:

Approve the minutes of the July 23, 2025 Special meeting as presented.

Motion and Second:

Commissioners Gerry (motion) and Mayfield (second).

Upon a roll call of the votes being taken, the votes were:

Ayes: Commissioners Ballew, Chawla, Gerry, Goldstein, Grindall, Mayfield, McQuaid, and Sakakihara.

Not present for the vote: Commissioner McCorriston.

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No. 5: Public Comment - On Matters Not on the Agenda

None.

Agenda Item No.6: Executive Director's Report (Information Only)

Laura Broussard Rosen, Executive Director, presented her report. She provided the Housing Commission with an update on HACA's vacant management positions. Ms. Broussard Rosen reported that the final interviews for the Administrative Analyst position have been completed, that an offer has been extended, and that HACA anticipates filling this position by the end of the month. She also reported that HACA is working with recruitment consultant, CPS HR Consulting, on the recruitment for the Housing Programs Manager position and that the application deadline for this position is September 15. Lastly, Ms. Broussard Rosen noted that recruitment for the Procurement and Purchasing Manager position is paused and informed the Housing Commission that in the interim, HACA has secured a consultant to assist with coverage in this area.

Ms. Broussard Rosen also provided the Housing Commission with an update on the Emergency Housing Voucher (EHV) Program. She reported that HACA is projecting that its funding for the EHV Program will last a little longer than initially anticipated but that solutions are still needed for the families once the funding is exhausted. She indicated that HACA is working with the U.S. Department of Housing and Urban Development (HUD) on options to transition families to other voucher programs and that once HACA has more substantial updates, HACA will notify these families.

Ms. Broussard Rosen updated the Housing Commission on the status of the management compensation analysis and indicated that staff hopes to bring the results of the analysis to the Personnel Committee soon.

Commission Discussion:

Chairperson Goldstein asked that staff continue to keep the Housing Commission informed on the EHV Program and to reach out to the Housing Commission if any assistance is needed.

Commissioner Mayfield and Ms. Broussard Rosen discussed the vacant positions. Ms. Broussard Rosen provided clarification and indicated that there is one represented position that is open and the rest of the vacancies are management positions. Commissioner Mayfield and Ms. Broussard Rosen discussed cross-training. Ms. Broussard Rosen noted that Aimee Fisher, Administrative Analyst, is serving in an interim capacity as the Housing Programs Manager while the recruitment process is underway.

Chairperson Goldstein returned to Agenda Item No. 4. and asked for Commissioner McCorriston's vote on the meeting minutes since he was not present during the roll call of the votes. Commissioner McCorriston voted yes.

Agenda Item No.7: New Business

Agenda Item No.7-1: Award Contract for Audit Services to Harshwal & Company LLP (Action)

Mansoorali Hudda, Finance Director, presented the staff report. Mr. Hudda reported that HACA's contract for audit services has expired and that HACA issued a Request for Proposals (RFP) which resulted in responses from 4 qualified firms. Mr. Hudda described the RFP evaluation process and reported that Harshwal & Company LLP (Harshwal) scored the highest. Mr. Hudda summarized Harshwal's experience and qualifications noting that, in addition to previous work with HACA, Harshwal has extensive experience working with other housing authorities, small city governments, and special districts. Mr. Hudda added that Harshwal plans to assign a new audit manager and audit team to mitigate familiarity risk in future audits.

Recommendation:

Approve the award of a contract for audit services to Harshwal & Company LLP.

Commission Discussion:

Commissioner McCorriston and Mr. Hudda discussed the key difference between private firms and governmental entities in terms of securing audit services. Mr. Hudda provided some additional information on the role of the audit manager and the audit team that will be assigned to HACA.

Commissioner Grindall asked if Harshwal was the lowest cost proposal. Mr. Hudda explained that Harshwal's proposal was not the lowest cost proposal but was in the middle of the range. He commented that the RFP with the lowest cost scored lower in other areas of the evaluation.

Motion and Second:

Commissioner Ballew (motion) and Commissioner McCorriston (second).

Upon a roll call of the votes being taken, the votes were:

Ayes: Commissioners Ballew, Chawla, Gerry, Goldstein, Grindall, Mayfield, McCorriston, McQuaid, and Sakakihara.

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No.7-2: Ratify the 2025 HACA Scholarship Awards and the 2025 Donald C. Biddle Memorial Scholarship Award

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that this item was presented at the Housing Commission's meeting held on July 23. She explained that at the time the item was presented, the Housing Commission no longer had a quorum to take action on the item. Ms. Broussard Rosen recommended that the Housing Commission retroactively approve the 2025 HACA Scholarship Awards and the 2025 Donald C. Biddle Memorial Scholarship Award.

Recommendation:

Ratify the 2025 HACA Scholarship Awards and the 2025 Donald C. Biddle Memorial Scholarship Award.

Commission Discussion:

Commissioner McQuaid asked about inviting the scholarship winners to a future meeting so that the Housing Commission can recognize them. Ms. Broussard Rosen said that she will discuss this with Daniel Taylor, Special Programs Manager about coordinating this.

Motion and Second:

Commissioner Gerry (motion) and Commissioner Grindall (second).

Upon a roll call of the votes being taken, the votes were:

Ayes: Commissioners Ballew, Chawla, Gerry, Goldstein, Grindall, Mayfield, McCorriston, McQuaid, and Sakakihara.

Motion passed. **APPROVED AS RECOMMENDED.**

Item No.7-3: Recognize Kesha Simmons as HACA's Shining Star (Information Only)

Laura Broussard Rosen introduced Leah Fuller, Leasing Services Leadworker and stated that she coordinated the nominations for the HACA Shining Star. Ms. Fuller announced that HACA's new Shining Star is Kesha Rae Simmons, a Leasing Services Leadworker in the Housing Programs Department. Ms. Fuller read the comments from the staff who nominated her.

On behalf of the Housing Programs management team who were not able to attend the meeting, Ms. Broussard Rosen expressed appreciation for Ms. Simmons. She stated that she has worked with Ms. Simmons for the last 7 years and that Ms. Simmons is bright, dedicated, and an absolute asset to the agency.

Ms. Simmons addressed the Housing Commission and expressed her appreciation for the recognition. She stated that while her job is a lot of hard work and challenging, she loves what she is doing and finds her job rewarding.

Aimee Fisher, Interim Housing Programs Manager, stated that she knew Ms. Simmons was special from the day Ms. Simmons started at HACA and described Ms. Simmons excitement to learn all aspects of her role and the time she took to study HACA's policies to ensure she was

doing the right thing. She also talked about Ms. Simmons' kindness and stated that this recognition is long overdue.

Mansoorali Hudda applauded Ms. Simmons and thanked her for her assistance with the Finance Department.

Commission Discussion:

Commissioner Mayfield expressed her appreciation for Ms. Simmons' kindness and support.

Chairperson Goldstein thanked Ms. Simmons for her years of dedicated service and commented that she really makes a difference for others.

Agenda Item No.7-4: Annual Report Pursuant to California Senate Bill 1357 (Information Only)

Laura Broussard Rosen presented the staff report. Melissa Taesali, Executive Assistant, circulated the draft of the annual report and shared it on screen. Ms. Broussard Rosen reported that California Senate Bill 1357 (SB1357) was proposed by Senator Aisah Wahab and signed into law effective January 1, 2025. She explained that SB1357 is specifically related to HACA and lays out specific requirements for HACA to provide information on the HACA website. Ms. Broussard Rosen went through the draft annual report and summarized some of the key sections in the report.

Commission Discussion:

Chairperson Goldstein asked if staff plans to publish all of the content contained in the draft annual report on the HACA website. Ms. Broussard Rosen confirmed that all of the information will be posted.

Commissioner McCorriston and Ms. Broussard Rosen discussed the total leased vouchers and how that amount is calculated. Ms. Broussard Rosen stated that staff can add a summary table to provide clarification.

Commissioner Ballew and Ms. Broussard Rosen discussed the administrative cost for putting this information together.

Agenda Item No.7-5: Programs Activity Report (Information Only)

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen highlighted the accomplishment of a Family Self-Sufficiency (FSS) Program graduate who used her escrow savings for a downpayment on a house.

Commission Discussion:

On behalf of the Housing Commission, Chairperson Goldstein extended congratulations to the FSS Program graduate on her accomplishment.

Agenda Item No.8: Communications (Information Only)

None.

Agenda Item No.9: Commissioner Reports (Information Only)

Commissioner Mayfield asked about process org charts, process flow charts, and if the department managers could provide reports on the status of their departments at future Housing Commission meetings. Commissioner McQuaid suggested that this be agendaized for a future meeting. Commissioner Mayfield commented that she would reach out to Ms. Broussard Rosen to outline the details of her request.

Agenda Item No.10: Adjournment

There being no further business to discuss, Chairperson Goldstein adjourned the meeting at 9:45 a.m.

Respectfully submitted,

Melissa Taesali

Executive Assistant/Housing Commission Clerk

EXECUTIVE DIRECTOR'S **REPORT**

October 15, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: October 15, 2025

HACA Management Position Recruitments

The Administrative Analyst position has been filled. HACA continues to work with CPS HR Consulting for the Housing Programs Manager recruitment and is planning for the first round of interviews. HACA is working with a procurement consultant to assist with coverage for the vacant Procurement & Purchasing Manager position.

Emergency Housing Voucher (EHV) Program Funding Update

HACA is using HUD-provided technical assistance to finalize EHV funding projections and to plan for the transition of approximately 200 EHV families to HCV and/or Mainstream programs. HACA expects to have more definitive plans for this transition soon and will send an update to EHV families by the end of October.

Management Compensation Analysis Update

As directed by the Housing Commission, HACA initiated a management compensation analysis, including an analysis of methodologies for cost-of-living adjustments. CBIZ Benefits & Insurance Services Inc. has now completed the analysis and will present initial findings to HACA in October. HACA currently anticipates presenting the initial findings to the Personnel Committee in November.

NEW BUSINESS

October 15, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: October 15, 2025

Agenda Item No.6-1: Adopt Resolution No. 06-25 Approving the 2026 Payment Standards for the Housing Choice Voucher and Emergency Housing Voucher Programs

Exhibits Attached: Resolution No.06-25

Recommendation: Adopt the Attached Resolution Approving the 2026 Payment Standards for the HCV and EHV Programs

Financial Statement: None

BACKGROUND

The Housing Choice Voucher (HCV) Program provides housing assistance payments (HAP) to landlords to subsidize the rents of program participants. The U.S. Department of Housing and Urban Development (HUD) uses a formula to determine the total HAP funding allocated annually to each housing authority. Congress may or may not appropriate sufficient funds to fund 100% of that formula. Housing authorities must manage the HAP funding from HUD to ensure that housing assistance is sufficient to allow program participants to afford housing in the market area while also ensuring that HAP funding is adequate for the full year.

The rents that a housing authority allows participating families to pay are determined, in large part, by HUD. Every year, HUD publishes Fair Market Rents (FMRs) for each market area in the United States to be effective October 1 of that year (October 1 is the beginning of the federal fiscal year). FMRs are determined based on the 40th percentile of gross rents (including utilities) for typical rental housing in the market area. After HUD publishes the FMRs, every housing authority must then adopt one or more “payment standard” schedules based on those FMRs. A county housing authority like HACA may either adopt a single payment standard for its entire FMR area or a separate payment standard for each city. HACA adopts payment standards based on similar cost areas within its jurisdiction and groups together those areas with the same payment standards.

The payment standard serves as a cap on the monthly HAP for a particular unit. It establishes the maximum gross rent (i.e., rent plus a utility allowance) that will be used by the housing authority to compute the monthly HAP that it will pay the landlord on behalf of the participant family. However, HUD regulations require the housing authority to conduct a ‘rent reasonableness’ review of the requested rent based on comparisons to similar units in the same general neighborhood. As a result, some units rent for less than the payment standard.

For the HCV program, the housing authority must establish the payment standard amount for a unit size at any level between 90% and 110% of the published FMR for that unit size. This is called

the “basic range.” HUD regulations allow the Emergency Housing Voucher (EHV) program payment standards to be set up to 120% of the FMR, which is what HACA adopted through Administrative Plan changes at the EHV program’s inception.

DISCUSSION and ANALYSIS

HUD published the 2026 FMRs on August 22, 2025. For 2026, HUD continues to use private sector data and the same basic methodology to estimate changes in FMRs to align with market conditions. The 2026 FMRs range from 8.24 to 10.58 percent higher than the previous year’s FMRs across all bedroom sizes.

To determine HACA’s 2026 HCV payment standards, staff first reviewed current HCV program data, including:

- gross rents currently being paid by Section 8 participants, paying close attention to those that moved in the previous year;
- the number of “over-housed” families (that is, families living in a unit larger than their voucher size);
- the number of families whose rent exceeds the current payment standard (where the tenant pays the overage);
- the number of families whose rent exceeds 30 percent of their adjusted monthly income,
- likely increases in the utility allowances; and
- the impact on the total tenant rent portion of current participants.

After reviewing all factors listed above and considering HACA’s current funding projections from HUD, staff proposes to increase payments standards only in areas where the payments standards fall outside of the required basic range. Specifically, HACA must increase several payment standards that fall below the required threshold of 90% of the 2026 FMR. The suggested increase in payment standards is as follows:

- Albany, Castro Valley, Emeryville, Hayward, San Leandro, San Lorenzo and any unincorporated areas of these cities including Ashland, Cherryland, Fairview, and Hayward Acres

Bedroom Size	2025 Payment Standard	Increase for 2026	Proposed 2026 Payment Standard
0br (studio)	\$1,790	8%	\$1,933
1br	\$2,111	2%	\$2,153
2br	\$2,589	2%	\$2,641
4br	\$3,949	1%	\$3,988
5br	\$4,498	2%	\$4,588
6br	\$5,083	2%	\$5,184

- Dublin, Pleasanton, Fremont, Newark and Union City

Bedroom Size	2025 Payment Standard	Increase for 2026	Proposed 2026 Payment Standard
0br (studio)	\$1,808	7%	\$1,935

All other bedroom sizes were within the required basic range and therefore no adjustment to the payment standard is necessary.

EHV Payment Standard Adjustments

The Housing Commission previously approved setting EHV payment standards at 120% of the FMR for 2023 and at 115% of the 2024 FMRs. In 2025, HACA maintained the 2024 EHV payment standards which were within a range of 108 to 111 percent of the 2025 FMRs. Considering the upcoming sunset of this program and HACA's current funding projections from HUD, staff proposes to maintain the existing 2024 & 2025 EHV payment standards for 2026. The existing EHV payment standards are within the range of 98 to 103 percent of the 2026 FMRs.

Payment Standards for HCV/EHV Programs

HOUSING CHOICE VOUCHER PAYMENT STANDARDS BY CITY

City	Year	Unit Size by Bedrooms							
		0br	1br	2br	3br	4br	5br	6br	7br
Albany, Castro Valley, Emeryville, Hayward, San Leandro & San Lorenzo*	2025	\$1,790	\$2,111	\$2,589	\$3,494	\$3,949	\$4,498	\$5,083	\$5,743
	2026	\$1,933	\$2,153	\$2,641	\$3,494	\$3,988	\$4,588	\$5,184	\$5,743
Dublin, Fremont, Pleasanton, Newark & Union City	2025	\$1,808	\$2,233	\$2,761	\$3,609	\$4,217	\$4,850	\$5,481	\$6,193
	2026	\$1,935	\$2,233	\$2,761	\$3,609	\$4,217	\$4,850	\$5,481	\$6,193
*The US Postal Service now recognizes the names of the unincorporated communities of Ashland, Cherryland, Fairview, and Hayward Acres in mailing addresses; therefore, HACA will add these names when publishing payment standards.									

EMERGENCY HOUSING VOUCHER PAYMENT STANDARDS BY CITY

		Unit Size by Bedrooms					
City	Year	0br	1br	2br	3br	4br	5br
All	2025	\$2,099	\$2,451	\$2,979	\$3,843	\$4,547	\$5,229
	2026	\$2,099	\$2,451	\$2,979	\$3,843	\$4,547	\$5,229

These payment standards adequately support the needs of the families for both the HCV and EHV programs, and allow HACA to more accurately predict HAP spending for the upcoming year.

RECOMMENDATION

Staff recommends that the Housing Commission adopt the attached Resolution approving the 2026 payment standards for the HCV and EHV programs, effective January 1, 2026.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 06-25

**APPROVING THE 2026 PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER AND
EMERGENCY HOUSING VOUCHER PROGRAMS**

WHEREAS, the U. S. Department of Housing and Urban Development (“HUD”) requires the Housing Authority of the County of Alameda (“HACA”) to adopt one or more payment standard schedules for its Housing Choice Voucher program based on the Fair Market Rents (FMRs) published by HUD; and

WHEREAS, HUD further requires that such payment standards be set within 90 percent to 110 percent of the FMRs for the Housing Choice Voucher Program and up to 120% for the Emergency Housing Voucher Program; and

WHEREAS, HUD published FMRs for the Alameda County/Contra Costa County HUD FMR Metro Area on August 22 2025; and

WHEREAS, HACA now desires to adopt payment standards within the allowable ranges for the Housing Choice Voucher and Emergency Housing Voucher programs, based on the 2026 FMRs;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda does hereby adopt the payment standards presented at this meeting with an effective date of January 1, 2026, for the Housing Choice Voucher and Emergency Housing Voucher programs.

PASSED, APPROVED, AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on October 15, 2025, by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Laura Broussard Rosen
Executive Director/Housing Commission Secretary

Daniel Goldstein
Housing Commission Chairperson

Adopted: October 15, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: October 15, 2025

Agenda Item No.6-2: Appoint a Housing Commissioner to the Preserving Alameda County Housing, Inc. (PACH) Board of Directors

Exhibits Attached: None

Recommendation: Appoint a Housing Commissioner to the PACH Board of Directors for FY 2025-2026

BACKGROUND

On February 9, 2011, HACA's Housing Commission approved the formation of Preserving Alameda County Housing, Inc. (PACH), a non-profit instrumentality of HACA organized under the Nonprofit Public Benefit Corporation Law for the purpose of providing affordable housing. HACA transferred ownership of 230 former public housing units to PACH which were converted to Section 8 Project-Based Voucher (PBV) units. The units that HACA has transferred to PACH are managed by HACA under the terms of a property management agreement.

DISCUSSION AND ANALYSIS

The PACH bylaws state that PACH's activities and affairs shall be managed by a five-member board of directors consisting of three HACA Commissioners, the HACA Executive Director and the HACA Finance Director.

Traditionally, the chair of HACA's Housing Commission serves as the PACH president, the vice-chair of HACA's Commission as the PACH vice-president, and a Housing Commissioner as the PACH 2nd vice-president. The Housing Commission must appoint the PACH 2nd vice-president on an annual basis.

The office of PACH 2nd vice-president is currently held by Commissioner Mark Gerry. There are no limits to the number of terms a HACA Housing Commissioner can serve on the PACH Board. The Housing Commission may reappoint Commissioner Gerry if the Housing Commission chooses or select another commissioner to appoint to the PACH Board of Directors.

This item was on the Housing Commission's July 23 meeting agenda; however, the Housing Commission lacked a quorum and this item was deferred to a future meeting agenda. Staff recommends that the Housing Commission approve a commissioner to the PACH Board of Directors. Staff will then present this appointment at the next PACH Board of Directors meeting and request the PACH Board's approval.

PROGRAMS ACTIVITY

REPORT

October 15, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: October 13, 2025

Agenda Item No.6-3: Programs Activity Report

Exhibits Attached: Section 8 Contract and Housing Assistance Payments (HAP) Report;
Section 8 Average Contract Rent Report; FSS Program Monthly Report

Recommendation: Receive Report

SECTION 8 HOUSING CHOICE VOUCHERS (HCV)

- **Lease-Up:** The chart below provides the number of Section 8 HCV program units under contract. This number includes HACA vouchers and portability clients for which we are being billed by the receiving housing authority but excludes portability clients for which we are billing the initial housing authority.

10/1/2025	10/1/2024	10/1/2023
6,991	6,953	6,889

- **HCV Program Utilization:** The chart below provides the average HAP subsidy, average tenant-paid portion, and average contract rent. These amounts include HACA vouchers, but do not include incoming and outgoing portability clients.

	10/1/2025	10/1/2024	10/1/2023
Average HAP Subsidy	\$1,947	\$1,870	\$1,793
Average Tenant-Paid Rent	\$594	\$602	\$611
Average Contract Rent	\$2,540	\$2,473	\$2,405

- ❖ The chart below provides the outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority's jurisdiction) and incoming portability contracts where HACA billed other housing authorities.

	10/1/2025	10/1/2024	10/1/2023
Outgoing Billed Portability Contracts	84	87	85
Incoming Portability Contracts	223	69	57

- ❖ PACH has 230 project-based voucher (PBV) units. The chart below provides the number of these units that are leased.

10/1/2025	10/1/2024	10/1/2023
225	220	221

- **Section 8 Contract Reports:** Copies of the Contract Reports are attached. The Section 8 Contract and HAP Report includes HACA certificates, HACA vouchers and portability clients for which we are billing the initial housing authority. The Section 8 Average Contract Rent Report includes HACA vouchers and portability clients for which we are billing the initial housing authority.
- **Landlord Rental Listings:** As of September 29, 2025, there were 70 active properties listed.

	9/3/24	9/30/24	11/4/24	12/2/24	1/28/25	3/3/25
Units	63	92	80	92	84	65
	5/5/25	6/2/25	7/7/25	8/5/25	9/2/25	9/29/25
Units	55	68	66	61	61	70

- **HCV Housing Quality Standards (HQS) Inspections and Abatements:** The chart below provides quarterly information on HQS inspections and HQS abatements.

	Q3 2025		Q2 2025		Q1 2025	
Scheduled Annual Inspections	1,471		1,665		758	
Passed the Day Inspected	1,082	74%	1,121	67%	472	62%
Failed Inspection	164	11%	272	16%	36	5%
No Shows or Deferred Due to COVID-19	208	14%	235	14%	22	30%
Moved Out Prior to Inspection	15	1%	37	2%	23	3%
HAP Abatements for Non-Compliance with HQS	88		102		34	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the Month of: September 2025

	Certificates		Vouchers		SEPTEMBER 2025 TOTAL			
City	Number	HAP**	Number	HAP***	Number	HAP	SEPTEMBER 2024	SEPTEMBER 2023
		based on avg \$2,115		based on avg \$1,951				
Albany	0	\$0	17	\$33,167	17	\$33,167	11	11
Castro Valley	5	\$10,575	281	\$548,231	286	\$558,806	246	242
Dublin	7	\$14,805	501	\$977,451	508	\$992,256	457	436
Emeryville	0	\$0	195	\$380,445	195	\$380,445	170	165
Fremont	23	\$48,645	1,241	\$2,421,191	1,264	\$2,469,836	1,262	1,273
Hayward*	32	\$67,680	1,952	\$3,808,352	1,984	\$3,876,032	1,949	1,952
Newark	5	\$10,575	259	\$505,309	264	\$515,884	277	267
Pleasanton	3	\$6,345	343	\$669,193	346	\$675,538	324	306
San Leandro	17	\$35,955	1,438	\$2,805,538	1,455	\$2,841,493	1,477	1,431
San Lorenzo	0	\$0	172	\$335,572	172	\$335,572	177	176
Union City	9	\$19,035	719	\$1,402,769	728	\$1,421,804	702	713
TOTALS	101	213,615	7,118	13,887,218	7,219	\$14,100,833	7,052	6,972

*Includes units in the unincorporated cities of Ashland, Cherryland, Fairview, and Hayward Acres

**Based on an average September Housing Assistance Payment (HAP) of \$2,115 per certificate contract

***Based on an average September Housing Assistance Payment (HAP) of \$1,951 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of September 2025

City	Number of HAP Contracts (HCV Only)	Average Contract Rent	Average HAP Paid by HACA	Average Rent Paid by Family	Average Family-Paid Rent as a Percentage of Average Contract Rent
Albany	17	\$2,165	\$1,614	\$551	25%
Castro Valley	281	\$2,495	\$1,921	\$574	23%
Dublin	501	\$2,678	\$2,054	\$622	23%
Emeryville	195	\$2,158	\$1,642	\$517	24%
Fremont	1,241	\$2,710	\$2,110	\$599	22%
Hayward*	1,952	\$2,428	\$1,831	\$598	25%
Newark	259	\$2,745	\$2,143	\$601	22%
Pleasanton	343	\$2,407	\$1,941	\$465	19%
San Leandro	1,438	\$2,427	\$1,871	\$556	23%
San Lorenzo	172	\$2,696	\$2,024	\$672	25%
Union City	719	\$2,730	\$2,115	\$617	23%

*Includes units in the unincorporated cities of Ashland, Cherryland, Fairview, and Hayward Acres

Some rents may vary by \$1 due to rounding

This report includes HACA vouchers and portability clients for which we are billing the initial housing authority.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: October 15, 2025

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

FSS PROGRAM ACTIVITIES

Participant Spotlight

The FSS team is pleased to recognize Ms. Brooks, a recent graduate from the FSS program. Despite facing a serious health challenge in her second year that limited her ability to work, Ms. Brooks stayed committed to her goals. She completed online financial courses and in-person events with FSS and our community partners. Through her efforts, she paid off two major credit cards balances, saved \$3,500, and raised her credit score to 720. Upon graduation, she received \$15,101.34 in escrow funds, which she plans to use to pay off her car loan and continue saving toward homeownership. Ms. Brooks exemplifies resilience and financial empowerment. We congratulate her on her achievements.

Program Coordinating Meeting (PCC)

On Wednesday, September 17, 2025, the FSS team held its quarterly PCC meeting. The PCC, which includes agencies from Alameda County, non-profit organizations, and FSS participants, aims to provide guidance and strengthen our FSS program. During the meeting, PCC members shared updates about their respective agencies and offered useful information. The next PCC meeting is scheduled for Wednesday, December 10, 2025.

FSS PROGRAM SUMMARY

Program Summary	September 2025
Total Clients Under Contract:	185
Graduates:	4
Escrow Disbursed:	\$46,120.51
Ports In:	0
Ports Out:	0
Terminations:	0
New Contracts:	0
Case Management Referrals:	30
Job Referrals:	36