

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

HOUSING COMMISSION REGULAR MEETING AGENDA

Regular Meeting Date/Time: November 12, 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:** Approve the Minutes of the October 15, 2025 Special Meeting (Action)
- Item No. 3:** Public Comment
On matters not on the agenda.
- Item No. 4:** Executive Director's Report (Information Only)
- Item No. 5:** New Business
- Item No.5-1:** Appointment of Resident Advisory Board (Action)
- Item No.5-2:** Executive Director's Evaluation and Compensation (Action)
- Item No.5-3:** Quarterly Budget Status Report (Information Only)
- Item No.5-4:** Quarterly Investment Portfolio Report (Information Only)
- Item No.5-5:** Programs Activity Report (Information Only)
- Item No.6:** Communications (Information Only)
- Item No.7:** Commissioner Reports (Information Only)
- Item No.8:** 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.

HOUSING COMMISSION
MEETING MINUTES
October 15, 2025

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

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

Meeting Location: HACA 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 Mark Gerry
Commissioner Daniel Goldstein (Chairperson)
Commissioner Terrence Grindall
Commissioner Helen Mayfield
Commissioner Michael McCorriston
Commissioner Peggy McQuaid
Commissioner Scott Sakakihara (Vice Chairperson)
Commissioner Yang Shao

Excused:

Commissioner Pete Ballew
Commissioner Seema Chawla
Commissioner Angela Finley
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 8:15 a.m. Chairperson Goldstein reported that no reportable actions were taken in the closed session.

Agenda Item No. 3: Approve the Minutes of the September 10, 2025 Regular Meeting (Action)

Report received with no questions or comments from the Housing Commission.

Recommendation:

Approve the minutes of the September 10, 2025 Regular meeting as presented.

Motion and Second:

Commissioners McQuaid (motion) and McCorriston (second).

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

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

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No. 4: Public Comment - On Matters Not on the Agenda

Julio Corral, a labor representative from SEIU Local 1021, commented on the ongoing labor contract negotiations between HACA and SEIU Local 1021.

Janella Wheeler, Eligibility Technician and Vice President of HACA's employee labor bargaining team, commented on the ongoing labor contract negotiations between HACA and SEIU Local 1021.

Agenda Item No.5: Executive Director's Report (Information Only)

Laura Broussard Rosen, Executive Director, presented her report. Ms. Broussard Rosen provided an update on the ongoing recruitments for some of HACA's management positions. She announced that the Administrative Analyst position has been successfully filled and introduced Diana Regaladao as the new hire in this position. Ms. Broussard Rosen also reported that the recruitment process for the Housing Programs Manager position is ongoing, with the first round of interviews scheduled for later in the week. Additionally, she reminded the Housing Commission that the Purchasing and Procurement Manager recruitment is on hold for now and that HACA has engaged a consultant to provide support for this role.

Ms. Broussard Rosen also provided an update on the status of the Emergency Housing Voucher (EHV) Program. She reported that HACA is actively working with the U.S. Department of Housing and Urban Development (HUD) to ensure accurate funding projections for the program. She also noted that staff is exploring transition options for EHV participants to move into either Housing Choice Voucher (HCV) or Mainstream Programs.

Lastly, Ms. Broussard Rosen gave an update on the management compensation analysis that was initiated at the direction of the Housing Commission. She reported that the consultant has concluded the work on this analysis and that staff is awaiting the final findings. She indicated that once the findings are received, staff will present the results of analysis to the Housing Commission's Personnel Committee, potentially in November.

Commission Discussion:

Commissioner Shao and Ms. Broussard Rosen discussed the option to transition the EHV participants over to the Mainstream Program. Commissioner Shao asked how this will work with the current waitlist for this program. Ms. Broussard Rosen explained that HUD has provided a

streamlined process and waivers for housing authorities to be able to move the EHV families to the waitlist.

Commissioner Grindall and Ms. Broussard Rosen discussed the ongoing government shutdown. Ms. Broussard Rosen indicated that HACA is not immediately affected since HUD has allocated and preloaded HACA's funding for November and December. She commented that if the shutdown should continue longer than that, it is not known what the impact will be.

Chairperson Goldstein welcomed Ms. Regalado. Ms. Broussard Rosen stated that she will be joining HACA's Administrative Analyst team and commented that HACA is happy to have her as part of the management team.

Agenda Item No.6: New Business

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 (Action)

Meranda Jones, Administrative Analyst, presented the staff report. Ms. Jones reported that the Payment Standards reflect the maximum gross rent plus the utility allowance that is used to calculate the Housing Assistance Payments (HAP) to landlords. She noted that the funding provided by HUD for HAP may or may not be sufficient to cover the full allocation and that as a result, housing authorities must carefully manage their funding by setting Payment Standards that balance affordability for program participants while ensuring that the funding is sufficient for the full year. She noted that HUD publishes Fair Market Rents (FMRs) annually and explained that staff conducts a detailed analysis of the FMRs to inform the payment standards. Ms. Jones summarized the findings of the 2026 FMR analysis and recommended that the Housing Commission adopt Resolution No. 06-25 approving the 2026 Payment Standards.

Recommendation:

Adopt Resolution No. 06-25 approving the 2026 Payment Standards for the Housing Choice Voucher and Emergency Housing Voucher Programs.

Commission Discussion:

Commissioner McCorriston and Ms. Broussard Rosen discussed the process for determining the Payment Standards. Ms. Broussard Rosen explained how the Fair Market Rents issued by the U.S. Department of Housing and Urban Development (HUD) are reviewed and analyzed to set the Payment Standards.

Commissioner Shao commented on the payment standard for a studio unit in the city of Fremont and that it appears flat. He asked if this is an indication that the rental market is flat. Chairperson Goldstein asked if the slight increases permit the landlords to increase the rents. Ms. Jones explained that while it does permit landlords to request rent increases, HACA goes through a process to determine rent reasonableness before rent increases are approved and described some of the factors that are considered. She indicated when the Payment Standards are provided to participants, it includes information on the utility allowance as well. Chairperson

Goldstein thanked Ms. Jones for her report and expressed appreciation for the work that she and her team are doing for the county.

Motion and Second:

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

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

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

Motion passed. **APPROVED AS RECOMMENDED.**

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

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 appoint a commissioner to the PACH Board of Directors. After a brief discussion, the Housing Commission recommended the appointment of Commissioner Mark Gerry to the PACH Board.

Recommendation:

Approve the appointment of Commissioner Mark Gerry to the Preserving Alameda County Housing, Inc. Board of Directors.

Motion and Second:

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

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

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

Motion passed. **APPROVED AS RECOMMENDED.**

Item No.6-3: Programs Activity Report (Information Only)

Daniel Taylor, Special Programs Manager, presented the staff report. Mr. Taylor highlighted the achievements of a Family Self-Sufficiency (FSS) Program participant who recently completed her goals and graduated from the program despite serious health challenges.

Commission Discussion:

Chairperson Goldstein commented on the great news in the report and on the work that the FSS Program to help change the lives of its program participants.

Commissioner Mayfield agreed that this is a great program and asked about the future of the funding of the program. Mr. Taylor explained that staff is planning for the upcoming funding application period and anticipates that HACA will get their next round of funding. Ms.

Broussard noted that the funding for the FSS Program is also dependent on the federal budget process. She also asked if there will be space in the Program to add more participants and Mr. Taylor indicated that staff is holding program orientation sessions as part of the plan to add more participants.

Commissioner Shao, Chairperson Goldstein and Mr. Taylor discussed the graduation rate of the FSS Program.

Commissioner McQuaid and Mr. Taylor discussed the upcoming FSS events for 2026. He indicated that the holiday gift giving drive will be dependent on donations. Commissioner McQuaid encouraged the other commissioners to reach out to their rotary clubs for donations.

Agenda Item No.7: Communications (Information Only)

Ms. Broussard Rosen acknowledged Commissioner McCorriston for his service as the Housing Commission Chairperson for 2024-2025 and presented him with a personalized gavel. The Housing Commission applauded Commissioner McCorriston. Commissioner McCorriston commented that is an honor to serve and to be a part of the Housing Commission and expressed appreciation for the recognition.

Commission Discussion:

Chairperson Goldstein thanked Commissioner McCorriston and commended him for his commitment to serve on the Housing Commission and for his valuable contributions as a commissioner.

Agenda Item No.8: Commissioner Reports (Information Only)

Commissioner McQuaid reported on her attendance at the grand opening of an affordable housing project in the City of Albany. She commented that it was honor to speak on behalf of HACA at the grand opening.

Commissioner Mayfield commented that she plans to meet with Ms. Broussard Rosen at the start of the new year to outline the details of the request she made at the September meeting for process flow and organizational charts.

Agenda Item No.9: Adjournment

There being no further business to discuss, Chairperson Goldstein adjourned the meeting at 8:49 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

EXECUTIVE DIRECTOR'S
REPORT

November 12, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: November 12, 2025

HACA Management Position Recruitments

HACA has completed the final interviews for the Housing Programs Manager position and is preparing to make an offer to the top candidate. The Procurement & Purchasing Manager recruitment remains on hold, though HACA continues to work with a procurement consultant to assist with coverage.

HUD Update: NSPIRE Inspection Standards

On September 30, HUD published a notice to officially extend the deadline for implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs to February 1, 2027. As previously discussed with the Housing Commission, the new NSPIRE standards will replace the current Housing Quality Standards (HQS) inspections requirements. HACA continues to plan for the transition to NSPIRE and will inform the Housing Commission when a specific implementation timeline is determined based on the new compliance deadline.

Emergency Housing Voucher (EHV) Program Update

HACA will begin transitioning approximately 200 EHV families to either HCV or Mainstream programs, based on their specific program eligibility. HACA's goal is to transition as many families as possible by the end of the calendar year. HACA sent a notice to all EHV families on October 31 to inform them of next steps for the transition.

Management Compensation Analysis Update

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

NEW BUSINESS
November 12, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2025

HACA Agenda Item No.5-1: Appointment of Resident Advisory Board (RAB)

Exhibits: None

Recommendation: Approve RAB Appointees

Financial Statement: None

BACKGROUND

HUD requires Public Housing Authorities (PHAs) to establish a Resident Advisory Board (RAB). The role of the RAB is to assist in making recommendations regarding the development and/or significant modification of the 5-Year PHA Plan and subsequent Annual PHA Plans. PHA Plan submissions to HUD must include a copy of the recommendations made by the RAB and a description of the manner in which HACA addressed the recommendations.

HUD requires that membership of the RAB should "adequately reflect and represent the residents assisted by the PHA." The RAB should be appointed sufficiently in advance of the date the PHA Plan is due to HUD to ensure effective participation in the development of the plan.

In November 2023, HACA's Housing Commission approved two-year terms for RAB members, ending on November 30 in the second year of the term, with no limits on the number of terms. This appointment term better aligns with HACA's annual PHA Plan process, which is typically between December and April, and provides more frequent opportunities for RAB participation by new members.

DISCUSSION and ANALYSIS

The term for HACA's current RAB members expires on November 30, 2025. In September, staff began the process of outreach to recruit new RAB members for a two-year term beginning December 1, 2025 and ending November 30, 2027.

Current RAB members were initially contacted to determine their interest in continued participation on the RAB. One current RAB member requested to remain on the RAB for another term. In addition, staff contacted a random sample of 200 current HACA tenant-based voucher program participants to determine their interest in participating on HACA's RAB. The 200 participants were randomly selected in proportion to the number of

households served in each city of HACA's jurisdiction for which HACA had an email address on file. Six additional tenant-based voucher program participants responded and agreed to participate on HACA's RAB.

In total, 7 participants are interested in serving on HACA's RAB for the term beginning December 1, 2025 and ending on November 30, 2027. The responding participants currently reside in Castro Valley, Emeryville, Hayward, San Leandro, Dublin, and Fremont.

RECOMMENDATION

Staff recommends the Housing Commission approve the appointment of the following 7 participants to the RAB for a two-year term beginning December 1, 2025 and ending on November 30, 2027, for the purpose of participating and making recommendations in the development or modification of the PHA Plan.

Proposed Resident Advisory Board (RAB) Appointees

NAME	PROGRAM
Ilahna Johnson-Aziz (current RAB member)	Family Self-Sufficiency and Housing Choice Voucher Programs
Keeyana Johnson	Housing Choice Voucher Program
Reashaun Jefferson	Housing Choice Voucher Program
Ruby Kathleen Kilts	Family Self-Sufficiency and Housing Choice Voucher Programs
Lisa Tarricone Gilli	Housing Choice Voucher Program
Jacqueline Brown	Housing Choice Voucher Program
Kowanna Walker	Housing Choice Voucher Program

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2025

HACA Agenda Item No.5-2: Executive Director Evaluation and Compensation

Exhibits Attached: None

Recommendation: Approve the Personnel Committee's recommendation for an adjustment to the Executive Director's vacation benefit

BACKGROUND

The Executive Director Employment Agreement includes a requirement for an annual performance evaluation, beginning with the first full fiscal year of the employment appointment. HACA's current Executive Director, Laura Broussard Rosen, has been in the role since December 18, 2023, and her initial annual evaluation period is for the fiscal year beginning July 1, 2024 and ending June 30, 2025.

In accordance with the employment agreement, the Personnel Committee convened on August 13, 2025 to initiate the Executive Director's performance evaluation process. During a closed session, Ms. Broussard Rosen presented a written self-assessment outlining her performance over the evaluation period. On September 10, a summary of her performance assessment was presented to the full Housing Commission, and the Personnel Committee discussed their performance review and recommendations at that meeting. Subsequent closed sessions were held with the Personnel Committee on October 2 and with the Housing Commission on October 15 to determine potential next steps resulting from the Executive Director's performance evaluation.

DISCUSSION AND ANALYSIS

The Personnel Committee has thoroughly reviewed the Executive Director's performance and achievements for the fiscal year ending June 30, 2025 and has determined her performance to be excellent. However, due to the ongoing uncertainty regarding future federal funding, the Personnel Committee is unable to recommend a salary increase at this time.

In recognition of the Executive Director's excellent performance, and following a discussion of alternative forms of acknowledgment, the Personnel Committee recommends that the Housing Commission approve a one-time, immediate addition of 5 days of vacation to Ms. Broussard Rosen's vacation balance.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2025

HACA Agenda Item No.5-3: Quarterly Budget Status Report

Exhibits Attached: Budget Report for Quarter ended September 30, 2025

Recommendation: Receive Report

BACKGROUND

The Commission approved the FY2025-2026 Budget at their June 2025 meeting. This quarterly budget report informs the Commission about the status as of September 30, 2025

DISCUSSION AND ANALYSIS

Housing Choice Voucher Program (HCV):

The HCV program received Housing Assistance Payment (HAP) grants in the amount of \$42.3 million and paid out \$41.7 million through March 2025. Administrative revenues were \$3.6 million vs the YTD budget of \$2.9 million primarily due to the increase in leased units and an increase in the FSS grant which was higher than anticipated. Administrative expenses were \$2.84 million vs the YTD budget of \$2.91 million. This is primarily due to salary savings caused by vacancies during the year and lagging expenses, which are typical of each fiscal year. Expenses are expected to catch up with budgeted expenses as the year progresses.

Housing Development Fund (HDF):

HDF revenues were \$595 thousand vs the YTD budget of \$555 thousand primarily due to better than budgeted investment income. Expenses were \$251 thousand vs the YTD budget of \$275 thousand. Salaries and administrative expenses were less than anticipated resulting in greater than YTD budgeted income of \$344 thousand. Expenses are expected to catch up with budgeted expenses as the year progresses.

PACH:

PACH revenues were slightly higher than budget at \$1.56 million primarily due to greater than budgeted investment income as well as increased HAP rent revenues. Expenses were \$1.09 million vs the YTD budget of 1.19 million due to reduced allocation of salaries and benefits as well as other cost savings across the board. Expenses are expected to catch up with budgeted expenses as the year progresses.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
BUDGET STATEMENT OF REVENUES, AND EXPENSES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Housing Choice Voucher				Housing Development Fund				PACH			
	Approved Budget FY 2025- 2026	Budget 09/30/2025	Actuals 09/30/2025	%	Approved Budget FY 2025-2026	Budget 09/30/2025	Actuals 09/30/2025	%	Approved Budget FY 2025-2026	Budget 09/30/2025	Actuals 09/30/2025	%
Housing Assistance Payments (HAP)												
Est. HUD PHA grants-HAP	153,609,992	38,402,498	42,330,236	110								
Less: Est. HAP expenses	153,609,992	38,402,498	41,731,817	109								
Operating Income												
Rental revenue - tenants	-		-		168,000	42,000	42,000	100	1,393,316	348,329	322,680	93
Other revenue -tenants	-		-		-		-		160,308	40,077	30,072	75
HUD PHA grants (Admin. Funds)	11,078,773	2,769,693	3,460,004	125	-		-		3,839,216	959,804	1,035,053	108
Other revenue	440,000	110,000	145,593	132	1,000	250	5,000	2,000	3,100	775	1,071	138
Other revenue - property management fees	-		-		1,780,440	445,110	445,691	100		-		
Investment income	-		-		270,000	67,500	102,335	152	400,000	100,000	174,893	
Total	11,518,773	2,879,693	3,605,597	125	2,219,440	554,860	595,026	107	5,795,940	1,448,985	1,563,769	108
Operating Expenses												
Administrative salaries	(5,963,318)	(1,490,830)	(1,335,545)	90	(452,551)	(104,435)	(88,159)	84	-		-	
Administrative expenses	(1,988,300)	(497,075)	(508,115)	102	(123,765)	(30,941)	(23,203)	75	(1,544,736)	(386,184)	(342,750)	89
Property Management and Administrative Service Fees									(1,670,400)	(417,600)	(417,600)	100
Utilities	-				(75,994)	(18,999)	(12,664)	67	(274,700)	(68,675)	(32,997)	48
Tenant Services	-	-	-		-		-		(9,200)	(2,300)	-	
Maintenance services	-				(141,357)	(35,339)	(45,238)	128	(950,560)	(237,640)	(214,206)	90
General expenses	(270,000)	(67,500)	(152,740)	226	(18,129)	(4,532)	-	-	(326,347)	(81,587)	(81,621)	100
Employee benefits	(3,399,091)	(849,773)	(846,831)	100	(347,868)	(80,277)	(81,662)	102	-		-	
Total	(11,620,709)	(2,905,178)	(2,843,231)	98	(1,159,664)	(274,523)	(250,926)	91	(4,775,943)	(1,193,986)	(1,089,174)	91
Income (Loss)	(101,936)	(25,485)	762,366		1,059,776	280,337	344,100		1,019,997	254,999	474,595	
Cash & Investments as of 09/30/2025			16,478,966				9,895,526				16,933,917	

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Restricted	3,794,526
Unrestricted	13,139,392
Total	16,933,917

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2025

HACA Agenda Item No.5-4:	Quarterly Investment Portfolio Report
Exhibits Attached:	Investment Portfolio Report for Quarter ended September 30, 2025
Recommendation:	Receive Report
Financial Statement:	\$33,415,392.01 invested at an Average Annual Yield of 4.34% (excluding FSS Escrow Participant Accounts)

BACKGROUND

Public agencies are required to file an investment policy with their governing boards and to provide quarterly financial reports on the status of the agency's investments and to certify their compliance with the approved investment policy.

DISCUSSION AND ANALYSIS

The attached investment portfolio report reflects the investments as of the quarter ending September 30, 2025 for each program that HACA administers. \$33.42M, or 100% of the portfolio is invested in the State of California Local Agency Investment Fund (LAIF). LAIF is managed by the California State Treasurer's Office and provides local agencies with the opportunity to participate in a major portfolio which invests billions of dollars using the investment expertise of the State Treasurer's office. It has its own oversight board and investment policy with an emphasis on safety and liquidity. HACA's investments earned a total of \$361,079.41 in investment income for the quarter.

The Housing Choice Voucher program had no funds invested at the end of the reported quarter. The re-establishment of HUD-held program reserves and the dwindling balance of Unrestricted Net Position (UNP) has made even short-term investment infeasible.

Ocean Avenue has a total investment of about \$422.95K, which is 1% of the total investment portfolio.

Park Terrace has a total investment of about \$1.71M, which is 5% of the total investment portfolio.

The Housing Development Fund has a total investment of \$9.46M, which is 28% of the total investment portfolio.

PACH has a total investment of about \$16.19M, which is 48% of the total investment portfolio.

The Health Care Services Agency (HCSA) Flexible Housing Subsidy Program has \$5.63M, which is 17% of the total investment.

The FSS Participant Escrow Accounts are maintained in a savings account, in accordance with HUD regulations, at US Bank.

**Housing Authority of Alameda County
Investment Portfolio
For the Quarter Ended September 30, 2025**

PROGRAM NAME	TYPE OF ACCOUNT	AMOUNT	INTEREST RATE	INTEREST AMOUNT	MATURITY DATE
Ocean	State of CA Local Agency Investment Fund	\$ 422,953.48	4.34%	\$ 4,570.34	N/A
PACH		\$ 16,185,170.06	4.34%	\$ 174,893.40	N/A
Housing Dev Fund		\$ 9,464,473.51	4.34%	\$ 102,271.03	N/A
Park Terrace		\$ 1,714,838.15	4.34%	\$ 18,530.17	N/A
HCSA		\$ 5,627,956.81	4.34%	\$ 60,814.47	N/A
GRAND TOTAL		\$ 33,415,392.01		\$ 361,079.41	
The above investment portfolio is in compliance with the policy approved by the Housing Commission.					

PROGRAMS ACTIVITY REPORT

November 12, 2025

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2025

HACA Agenda Item No.5-5: 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.

11/1/2025	11/1/2024	11/1/2023
6,979	7,022	6,919

- **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.

	11/1/2025	11/1/2024	11/1/2023
Average HAP Subsidy	\$1,950	\$1,874	\$1,792
Average Tenant-Paid Rent	\$593	\$602	\$615
Average Contract Rent	\$2,543	\$2,477	\$2,409

- ❖ 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.

	11/1/2025	11/1/2024	11/1/2023
Outgoing Billed Portability Contracts	84	86	87
Incoming Portability Contracts	240	69	57

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

11/1/2025	11/1/2024	11/1/2023
227	217	219

- **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 October 31, 2025, there were 58 active properties listed.

	9/30/24	11/4/24	12/2/24	1/28/25	3/3/25	5/5/25
Units	92	80	92	84	65	55
	6/2/25	7/7/25	8/5/25	9/2/25	9/29/25	10/31/25
Units	68	66	61	61	70	58

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

	Certificates		Vouchers		OCTOBER 2025 TOTAL			
City	Number	HAP*	Number	HAP**	Number	HAP	OCTOBER 2024	OCTOBER 2023
		based on avg \$ 2,119		based on avg \$ 1,951				
Albany	0	\$0	17	\$33,167	17	\$33,167	11	11
Castro Valley	5	\$10,595	283	\$552,133	288	\$562,728	245	239
Dublin	7	\$14,833	502	\$979,402	509	\$994,235	460	434
Emeryville	23	\$48,737	194	\$378,494	217	\$427,231	170	164
Fremont	31	\$65,689	1,241	\$2,421,191	1,272	\$2,486,880	1,262	1,265
Hayward	5	\$10,595	1,954	\$3,812,254	1,959	\$3,822,849	1,955	1,945
Newark	0	\$0	257	\$501,407	257	\$501,407	277	278
Pleasanton	3	\$6,357	347	\$676,997	350	\$683,354	327	306
San Leandro	17	\$36,023	1,444	\$2,817,244	1,461	\$2,853,267	1,478	1,440
San Lorenzo	0	\$0	173	\$337,523	173	\$337,523	175	176
Union City	6	\$12,714	716	\$1,396,916	722	\$1,409,630	702	717
TOTALS	97	205,543	7,128	13,906,728	7,225	14,112,271	7,062	6,975

*Based on an average October Housing Assistance Payment (HAP) of \$2,119 per certificate contract

**Based on an average October 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 October 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	\$2,167	\$1,629	\$538	25%
Castro Valley	283	\$2,500	\$1,915	\$585	23%
Dublin	502	\$2,682	\$2,044	\$637	24%
Emeryville	194	\$2,162	\$1,651	\$511	24%
Fremont	1,241	\$2,716	\$2,116	\$601	22%
Hayward*	1,954	\$2,435	\$1,833	\$602	25%
Newark	257	\$2,751	\$2,125	\$626	23%
Pleasanton	347	\$2,413	\$1,942	\$469	19%
San Leandro	1,444	\$2,434	\$1,873	\$560	23%
San Lorenzo	173	\$2,696	\$2,028	\$667	25%
Union City	716	\$2,737	\$2,104	\$635	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: November 12, 2025

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

FSS PROGRAM ACTIVITIES

Orientations 2025

The FSS team held three orientation sessions with forty-five participants in attendance. Future Orientations will be scheduled as space becomes available in the program.

Participant Spotlight

The FSS team is pleased to recognize the achievements of Ms. Randolph, a recent graduate who exemplifies the program's mission of empowering participants to achieve economic independence and long-term stability. Ms. Randolph achieved several key financial milestones while working in the security field. During her participation, she paid off two credit cards, saved \$3,500 toward a home down payment, and established an emergency savings account. Her dedication and financial discipline reflect the core values of the FSS program and serve as an inspiring example of what participants can achieve through hard work and support. With a long-term goal of homeownership, Ms. Randolph plans to use a portion of her escrow funds to support that goal. The FSS team congratulates her accomplishments and wishes her continued success in her journey toward homeownership and financial self-sufficiency.

FSS PROGRAM SUMMARY

Program Summary	October 2025
Total Clients Under Contract:	183
Graduates:	4
Escrow Disbursed:	\$72,040.30
Ports In:	0
Ports Out:	2
Terminations:	0
New Contracts:	0
Case Management Referrals:	33
Job Referrals:	57