

Streamlined Annual PHA Plan (HCV Only PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.	
A.1	<p>PHA Name: <u>Housing Authority of the County of Alameda</u> PHA Code: <u>CA067</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>7,118</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public at its office and on its official website.</p> <p>HACA's office is located at:</p> <p>Housing Authority of the County of Alameda (HACA) 22910 Atherton St Hayward, CA 94541-6633</p> <p>HACA's website address is:</p> <p>www.haca.net</p> <p>The public may reasonably obtain additional information on the HACA's policies contained in the PHA Plan, but excluded from HACA's streamlined submissions, by sending their request to hacai@haca.net.</p>

	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)																													
	<table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																			
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B.	Plan Elements.																													
B.1	Revision of Existing PHA Plan Elements. <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> Operation and Management. <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input checked="" type="checkbox"/> Homeownership Programs. <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> Significant Amendment/Modification. </p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission</p> <p>In June 2025, HUD issued Notice PIH 2025-19, strongly encouraging PHAs to transition EHV participants into the HCV program. Therefore, in July 2025, HACA revised its policies to include a one-time EHV to HCV preference to allow HACA to assist EHV participants as follows:</p> <p>One-Time EHV to HCV (350 points): Currently assisted HACA EHV participants in HACA's jurisdiction or in the jurisdiction of another PHA where the receiving PHA is billing HACA whose assistance is at risk of termination due to lack of program funding. These families will be served either through the regular tenant-based HCV program or the Mainstream voucher programs as described in Chapter 19, depending on program eligibility and available funding of those programs.</p> <p>Families will be added to the waitlist as follows. In each category, families will be served based on the amount of time on the EHV program from shortest to longest amount of time on the program: 1. Families that include elderly or disabled family members; 2. Families that do not include elderly or disabled family members.</p> <p>HACA establishes separate waiting lists for its Project-Based Voucher (PBV) and Rental Assistance Demonstration (RAD)-PBV program units. HACA revised its policies for these programs to add the following language:</p> <p>When an individual project or building waiting list does not have sufficient applicants, HACA will use the HCV waiting list to fill vacancies until the individual waiting list is reopened.</p>																													

	<p>B.2 New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
<p>B.3 Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>See Attachment A</p>	

B.4	<p>Capital Improvements. – Not Applicable</p>		
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>		
<p>C. Other Document and/or Certification Requirements.</p>			
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>		

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p style="text-align: right;">This section will be completed in the final version of the plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p style="text-align: right;">This section will be completed in the final version of the plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="text-align: center;">Y N <input type="checkbox"/> <input type="checkbox"/></p> <p style="text-align: right;">This section will be completed in the final version of the plan.</p> <p>(b) If yes, include Challenged Elements.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information.

All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements.

All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements.

PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities.

If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

B.3. Progress Report

Goal 1. Maintain, improve, and implement HACA policy that supports affordable housing and fair housing.

- a) Continue to comply with fair housing laws and policies.**
- b) Continue to progress to meet HACA's regional fair housing goals under Alameda County's Regional Analysis of Impediments to Fair Housing Choice (AI).**

HACA continues to refer applicants, participants, and the general public who need access to fair housing services to ECHO Housing. ECHO Housing provides fair housing services and tenant/landlord services among other services. HACA also maintains a positive and collaborative working relationship with ECHO Housing and Bay Area Legal Aid to work through applicants and participant fair housing concerns. HACA sends eblasts to landlords to emphasize the importance of landlord compliance with various program requirements and to create efficiencies in working with HACA. HACA provided fair housing and reasonable accommodation training for all staff. HACA continues to provide services in multiple languages as needed.

HACA updated the Administrative Plan to streamline processes and incorporate HUD guidance. HACA provides lengthy initial voucher search times of 180 days to expand housing opportunity. HACA increased leasing in HUD-VASH program by 15%. HACA continues to administer numerous HUD and locally funded programs, including the Shelter Plus Care program, and is currently serving over 150 households through those programs. HACA anticipates successfully transitioning Emergency Housing Voucher participants to the HCV and Mainstream programs. HACA continues to work with the other housing authorities in the Oakland-Fremont HUD FMR area to evaluate the need to conduct a fair market rent study when new annual FMRs are issued and commission a study if such a study is needed. No study was needed during the period.

HACA also incorporated quarterly and annual program data reporting on its website to provide transparency on the status of HACA's programs.

Goal 2. Expand the supply of assisted housing.

- a) Continue to explore opportunities that expand the supply of assisted housing to low-income families through the commitment and issuance of project-based vouchers, as funding is available, and by applying for additional HUD program funding.**

In FY 2025-2026 HACA was awarded five Foster Youth to Independence (FYI) vouchers. Additionally, HACA anticipates requesting up to between 17 and 42 additional FYI vouchers in this fiscal year. Further, HACA submitted a Registration of Interest for HUD-VASH vouchers in accordance with Notice PIH 2025-21. HUD has not announced awards under this PIH Notice.

In FY 2022-2023 HACA awarded 147 new construction project-based vouchers (PBV) serving homeless and elderly families in the cities of Albany, Hayward, unincorporated Cherryland, and Newark. In February 2026, HACA anticipates entering into a PBV Housing Assistance Payment Contract for the only remaining project from the awards made in FY 2022-2023. The project will serve elderly families in the City of Newark. The project has 79 one-bedroom units, of which 20 will be PBV units. The project

includes on-site health and wellness services, community room, gym, lounge, large outdoor lounge spaces, and is pet-friendly.

Goal 3. Increase operational efficiency and effectiveness.

- a) **Continue to evaluate and update policies and procedures to ensure compliance, consistency, and efficiency in operations.**
- b) **Continue to utilize HUD's Two-Year Tool regularly to ensure effective utilization of its vouchers and program funds.**
- c) **Continue to evaluate and adjust operations to improve the delivery of services to our constituents and to prepare for future growth.**

HACA has been and continues to evaluate and update policies and procedures to ensure compliance and efficiency in operations, including changes required by HOTMA.

HACA uses HUD's Two-year Tool and other trackers monthly to evaluate revenue, expenses, and program funding projections. HACA also consulted with CVR Associates, the technical assistance provider established by HUD, to assist HACA with transitioning its Emergency Housing Voucher (EHV) participants to the HCV program. HACA also received a waiver from HUD to place all EHV participants on its HCV waiting list. HACA has added its EHV participants to the HCV waiting list and is in the process of transitioning these participants to the HCV and Mainstream programs.

HACA entered into a contract with a vendor for waiting list management and services, including internet-based technologies, to improve customer service and timeliness of the waiting list process. HACA anticipates fully utilizing the system by June 2027.

Goal 4. Preserve and rehabilitate HACA's/PACH's existing affordable housing stock.

- a) **Continue to assess preservation and rehabilitation needs of HACA's existing affordable housing stock and rehabilitate its units as they become vacant and as funding allows.**

HACA renovated or modernized existing housing units and complexes as needed. HACA worked to maintain minimal turnover time for vacated units, improving its occupancy rate from 95% in July 2025 to 98% in January 2026. HACA initiated Physical Needs Assessments for its owned/managed affordable housing stock that will be completed in FY 2026-2027 to identify immediate and long-term needs of the portfolio.

Goal 5. Assist as many qualified families as possible within available staff and financial resources.

- a) **Continue to voluntarily administer the FSS program and the Home Ownership Program.**
- b) **Achieve and maintain over 95% utilization of either HACA's HCV Annual Contributions Contract (ACC) units or HCV funding.**

HACA continues to voluntarily administer the FSS program with 184 participants and the Home Ownership program with 8 participants.

HACA is currently utilizing over 95% of its budget authority.

Goal 6. Enhance business continuity capabilities in order to ensure that HACA's operations and core business functions are sustainable and efficient.

- a) Continue to evaluate and adjust operations with continuity and succession planning in mind.
- b) Continue to update and maintain HACA's cloud/remote infrastructure and seek opportunities to improve its systems.

Promoted professional development opportunities and staff succession planning, including promotion of an Administrative Analyst to Housing Programs Manager, hiring an Administrative Analyst, and contracting for procurement services until a permanent Procurement Manager is hired.

HACA continued to evaluate and upgrade technology systems, including upgrades to multiple data servers and beginning an upgrade to the existing electronic content management system. HACA also incorporated new systems for data analysis and will implement a new wait list management system by June 2027. Further, HACA conducted an evaluation of its website for accessibility and navigability to determine improvements needed.