

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

HOUSING COMMISSION REGULAR MEETING AGENDA

Regular Meeting Date/Time: February 11, 2026 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 §54957.6
Contract Negotiations with SEIU Local 1021 and the Housing Authority of the County of Alameda*
- Item No. 3:** Approve the Minutes of the November 11, 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:** Recognize HACA's Shining Star for February-August 2026 (Presentation)
- Item No.6-2:** Appoint a Scholarship Committee (Action)
- Item No. 6-3:** Quarterly Investment Portfolio Report (Information Only)
- Item No.6-4:** 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 §54957.6

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

HOUSING COMMISSION

MEETING MINUTES

November 12, 2025

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

Regular Meeting Date and Time: November 12, 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 8:01 a.m.

Roll Call:

Present in the Board Room:

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)
Commissioner Yang Shao

Excused:

Commissioner Pete Ballew
Commissioner Angela Finley

Absent:

Commissioner Courtney Welch

Agenda Item No. 2: Approve the Minutes of the October 15, 2025 Special Meeting (Action)

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

Recommendation:

Approve the minutes of the October 15, 2025 Special 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 Chawla, Gerry, Goldstein, Grindall, Mayfield, McCorriston, McQuaid, Sakakihara, and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No. 3: Public Comment - On Matters Not on the Agenda

None.

Agenda Item No.4: Executive Director's Report (Information Only)

Laura Broussard Rosen, Executive Director, presented her report. Ms. Broussard Rosen updated the Housing Commission on the status of the management position recruitments. She reported that HACA has completed the final interviews for the Housing Programs Manager position and anticipates to have the new Housing Programs Manager on board by the next Commission meeting. Ms. Broussard Rosen also reported that the recruitment for the Procurement and Purchasing Manager is on hold and that staff is working with a consultant in the interim to assist with coverage. She added that staff will reevaluate the timing of a new recruitment at the beginning of the new year.

Ms. Broussard Rosen also shared some updates from the U.S. Department of Housing and Urban Development (HUD). She advised that HUD has deferred the implementation of its new inspections standards, the National Standards for the Physical Inspection of Real Estate (NSPIRE), to February 1, 2027. She reported that HACA has already started to prepare for the implementation of NSPIRE and will continue to keep the Commission updated on this. Ms. Broussard Rosen also talked about the Emergency Housing Voucher (EHV) Program. She indicated that staff has been working with HUD to evaluate and understand the current funding for the EHV Program and options for transitioning families to either the Housing Choice Voucher (HCV) or Mainstream programs. She reported that staff has notified the families on the EHV Program about the transition process, and that staff will keep the Commission updated.

Ms. Broussard Rosen updated the Housing Commission on the status of the ongoing management compensation analysis. She reported that the consultants have completed the analysis and will present the findings to the Commission's Personnel Committee at a meeting scheduled for November 17.

Commission Discussion:

Commissioner McQuaid and Ms. Broussard Rosen discussed the transition of the families on the EHV Program to the other programs. Ms. Broussard Rosen provided clarification on the payment standards and explained how the payments standard would apply should a family decide to move out of their current unit.

Agenda Item No.5: New Business

Agenda Item No.5-1: Appointment of the Resident Advisory Board (Action)

Jennifer Cado, Senior Administrative Analyst, presented the staff report. Ms. Cado summarized the HUD requirements for Resident Advisory Boards (RAB), noting that the RAB's purpose is to provide resident input and recommendations on the development and any significant amendments of the Public Housing Authority (PHA) 5-Year and Annual Plans. She outlined the recruitment process for the upcoming two-year term (Dec. 1, 2025–Nov. 30, 2027) and reported that 1 current member expressed interest in reappointment, and outreach to 200 randomly selected voucher participants resulted in 6 additional volunteers from across HACA's jurisdiction. Staff recommended that the Housing Commission approve the 7 proposed RAB appointments as presented.

Recommendation:

Approve the Resident Advisory Board as presented for a two-year term beginning December 1, 2025 and ending on November 30, 2027.

Commission Discussion:

Commissioner McQuaid asked if staff has considered staggering the terms of the RAB members to ensure continuity. Ms. Cado stated this is an option that staff can look into. Commissioner McQuaid and Ms. Cado briefly discussed how many women and men were on the RAB.

Commissioner Mayfield commented that 1 of the tenant commissioners should be part of the RAB. Commissioner McCorriston recommended that staff check to see if there are any conflicts for a tenant commissioner participating on the RAB. Chairperson Goldstein asked if the RAB meetings are public meetings. Ms. Broussard Rosen indicated that the RAB meetings are not public meetings but that there are not restrictions on who can attend. She stated that she would consult with counsel and check HUD requirements to see if there are any potential conflicts for a tenant commissioner to participate on the RAB.

Commissioner McCorriston, Chairperson Goldstein, and Ms. Cado discussed the process for identifying individuals interested in joining the RAB. Ms. Broussard Rosen clarified that there are currently 4 active RAB members, all of whom were contacted to determine their interest in continuing. She further explained that staff also contacted a random sample of 200 program participants. Ms. Broussard Rosen reported that 1 out of the 4 current members and 6 out of the 200 program participants expressed their interest in serving on the RAB.

Commissioner Shao asked if RAB members receive compensation and Ms. Broussard Rosen stated that participation in the RAB is completely voluntary. He asked if staff would consider providing some type of stipend. Ms. Broussard Rosen stated that staff would have to look into this.

Motion and Second:

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

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

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

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No.5-2: Executive Director's Evaluation and Compensation (Action)

Laura Broussard Rosen introduced this item and turned it over to Vice Chair Sakakihara, who also serves as the Vice Chair of the Personnel Committee. He summarized the Executive Director's annual evaluation process, and noted that the Personnel Committee met on August 13 and October 2 and held discussions with the full Housing Commission on September 10 and October 15. Vice Chair Sakakihara reported that the Personnel Committee unanimously found Ms. Broussard Rosen's performance to be excellent for the evaluation period (July 1, 2024–June 30, 2025). He further reported that due to funding uncertainty, the committee did not recommend a salary increase and instead recommended a one-time addition of 5 vacation days to the Executive Director's leave balance. Vice Chair Sakakihara recommended that the Housing Commission approve the Personnel Committee's recommendation for a one-time, immediate addition of 5 days of vacation to Ms. Broussard Rosen's vacation balance.

Recommendation:

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

Commission Discussion:

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

Motion and Second:

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

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

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

Motion passed. **APPROVED AS RECOMMENDED.**

Item No.5-3: Quarterly Budget Status Report (Information Only)

Mansoorali Hudda, Finance Director, presented the staff report.

Commission Discussion:

Commissioner Shao asked if HACA was impacted by the government shutdown and Mr. Hudda explained that HUD funded HACA through December 2025 so there is no impact.

Commissioner McQuaid and Mr. Hudda discussed the budget for the Family Self-Sufficiency (FSS) Program.

Item No.5-4: Quarterly Investment Portfolio Report (Information Only)

Mansoorali Hudda presented the staff report.

Commission Discussion:

Commissioner McCorriston and Mr. Hudda discussed the liquidity of the Local Agency Investment Fund (LAIF).

Commissioner McQuaid and Mr. Hudda discussed HACA's investment policy.

Agenda Item No.7: Communications (Information Only)

Ms. Broussard Rosen reported that the Personnel Committee and Budget/Audit/Negotiations committees will be meeting on November 17.

Commission Discussion:

Chairperson Goldstein and Commissioner Mayfield discussed the reporting process for closed sessions.

Agenda Item No.7: Commissioner Reports (Information Only)

Chairperson Goldstein reported that the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission are finalizing their housing and transportation plan through 2050 and that this would be an opportunity to weigh in on those topics. He also provided some information on the BEACON program.

Commission Discussion:

Chairperson Chawla commented that she recently received a call from a distraught constituent about housing assistance. Ms. Broussard Rosen indicated that she and all the other commissioners should refer those inquiries to HACA staff and summarized some of the resources that staff would be able to provide.

Daniel Taylor, Special Programs Manager, arrived to the meeting and Chairperson Goldstein invited him to share some highlights from the FSS program summary.

Agenda Item No.8: Adjournment

There being no further business to discuss, Chairperson Goldstein adjourned the meeting at 8:53 a.m.

Respectfully submitted,

Melissa Taesali

Executive Assistant/Housing Commission Clerk

EXECUTIVE DIRECTOR'S **REPORT**

February 11, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: February 11, 2026

HACA Management Position Recruitments

HACA successfully filled the Housing Programs Manager position in November 2025 through the promotion of an Administrative Analyst. HACA is currently working with CPS HR Consulting for active recruitments for both the newly vacant Administrative Analyst position and the Procurement & Purchasing Manager position.

Emergency Housing Voucher (EHV) Program Update

In December 2025, HACA began transitioning approximately 200 EHV families to either HCV or Mainstream programs, based on their specific program eligibility. HACA has already transitioned approximately 90% of families and is working to transition all remaining EHV families within the next six months.

HACA's Proposed FY2026 Annual Plan Released for Public Comment

HACA has released the Proposed Annual Plan (FY 2026) for public comment. The public comment period is open from January 20, 2026 through March 11, 2026. A public hearing on the Plan will be held on Wednesday, March 11, 2026 at 8:00 a.m. The Plan is available for review at HACA's office (22941 Atherton St, Hayward, CA), and more detailed information is also available on HACA's website at <https://www.haca.net/public-hearings/>. HACA will present the Plan to the Housing Commission at the March 11, 2026 meeting.

Family Self Sufficiency (FSS) Program *It's Your Time to Shine* Celebration

The 16th Annual *It's Your Time to Shine* celebration for the FSS program is scheduled for Saturday, February 7, 2026 from 11:00 a.m. to 12:30 p.m. at that San Leandro Senior Community Center. This event recognizes the achievements of FSS program participants over the last year.

NEW BUSINESS

February 11, 2026

HOUSING AUTHORITY OF ALAMEDA COUNTY

AGENDA STATEMENT

Meeting Date: February 11, 2026

Agenda Item No.6-1: Recognize HACA's Shining Star for February-August 2026

Exhibits Attached: None

DISCUSSION

In 2011, a committee of HACA employees created a recognition award called the "HACA Shining Star." The HACA Shining Star award is designed to foster the concept of community by providing employees the opportunity to recognize a colleague for outstanding performance, exceptional contributions, and their positive impact on overall agency operations.

After nominations are submitted, a subcommittee of HACA employees is formed and tasked with reviewing the nominations and selecting the HACA Shining Star recipient. The nomination and award process takes place every 6 months. The awardees receive various honors including a reserved, "HACA Shining Star" parking space, 2 days of vacation leave, recognition and acknowledgement from the Housing Commission, a trophy, and a spotlight on HACA's intranet.

Staff will share the comments from the nomination and recognize the HACA Shining Star for February – August 2026 at the Housing Commission's February meeting.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 11, 2026

Agenda Item No.6-2: Appoint a Scholarship Committee for the 2026 HACA Scholarships

Exhibits Attached: None

Recommendation: Appoint Committee Members

BACKGROUND

Every year, HACA provides an opportunity for participants of the Family Self-Sufficiency (FSS) Program and for tenants of HACA-managed housing to apply for a scholarship that can be used to pay eligible expenses related to their education.

DISCUSSION

The application period for the 2026 HACA and Don Biddle Memorial scholarships is currently underway. Applicants are typically given 4 weeks to complete and submit their applications. A scholarship committee, comprised of members of the Housing Commission, will then review the scholarship applications and select applicants to receive scholarship awards.

Once the scholarship committee reviews the applications, staff will schedule a meeting with the scholarship committee to discuss the applications and finalize award recommendations. The committee's recommendations will then be presented to the full Housing Commission for final approval. Staff's proposed timeline for this year's process is below:

Application period:	February 7-March 16
Staff Review of Applications:	March 16-March 20
Applications Provided to Committee:	On or before March 26
Scholarship Committee Meeting:	April 8 (following the Regular meeting)
Award Recommendations to Commission:	May 13

While participating in the scholarship committee requires a commitment from committee members to review all applications that are submitted, it is both meaningful and inspiring to read about the applicants' accomplishments.

Commissioners Chawla, Gerry, Goldstein, and Grindall served on last year's committee. There is no limit to the number of times a commissioner may serve on the scholarship committee.

Staff recommends that the Housing Commission appoint a minimum of 3 members to the 2026 Scholarship Committee.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: February 11, 2026

Agenda Item No.6-3: Quarterly Investment Portfolio Report

Exhibits Attached: Investment Portfolio Report for Quarter ended December 31, 2025

Recommendation: Receive Report

Financial Statement: \$33,768,714.15 invested at an Average Annual Yield of 4.2% (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 December 31, 2025 for each program that HACA administers. \$33.77M, 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 \$353,322.14 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 \$528,483, which is 2% of the total investment portfolio.

Park Terrace has a total investment of about \$1.83M, which is 5% of the total investment portfolio.

The Housing Development Fund has a total investment of \$9.77M, which is 29% of the total investment portfolio.

PACH has a total investment of about \$16.76M, which is 50% of the total investment portfolio.

The Health Care Services Agency (HCSA) Flexible Housing Subsidy Program has \$4.88M, which is 14% 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 December 31, 2025**

PROGRAM NAME	TYPE OF ACCOUNT	AMOUNT	INTEREST RATE	INTEREST AMOUNT	MATURITY DATE
Ocean	State of CA Local Agency Investment Fund	\$ 528,482.99	4.20%	\$ 5,529.51	N/A
PACH		\$ 16,760,535.59	4.20%	\$ 175,365.53	N/A
Housing Dev Fund		\$ 9,766,662.12	4.20%	\$ 102,188.61	N/A
Park Terrace		\$ 1,834,027.59	4.20%	\$ 19,189.44	N/A
HCSA		\$ 4,879,005.86	4.20%	\$ 51,049.05	N/A
GRAND TOTAL		\$ 33,768,714.15		\$ 353,322.14	
The above investment portfolio is in compliance with the policy approved by the Housing Commission.					

PROGRAMS ACTIVITY
REPORT
February 11, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: February 11, 2026

Agenda Item No.6-4: Programs Activity Report

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

2/1/2026	2/1/2025	2/1/2024
6,939	7,088	6,898

- **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.

	2/1/2026	2/1/2025	2/1/2024
Average HAP Subsidy	\$1,955	\$1,900	\$1,806
Average Tenant-Paid Rent	\$601	\$592	\$613
Average Contract Rent	\$2,556	\$2,492	\$2,420

- ❖ 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.

	2/1/2026	2/1/2025	2/1/2024
Outgoing Billed Portability Contracts	135	72	85
Incoming Portability Contracts	274	83	60

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

2/1/2026	2/1/2025	2/1/2024
230	220	220

- **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 February 2, 2026, there were 45 active properties listed.

	1/28/25	3/3/25	5/5/25	6/2/25	7/7/25	8/5/25
Units	84	65	55	68	66	61
	9/2/25	9/29/25	10/31/25	12/1/25	1/5/26	2/2/26
Units	61	70	58	56	46	45

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

	Q4 2025		Q3 2025		Q2 2025	
Scheduled Annual Inspections	1523		1471		1,665	
Passed the Day Inspected	1008	66%	1,082	74%	1,121	67%
Failed Inspection	164	11%	164	11%	272	16%
No Shows or Deferred	331	22%	208	14%	235	14%
Moved Out Prior to Inspection	18	1%	15	1%	37	2%
HAP Abatements for Non-Compliance with HQS	97		88		102	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the Month of January 2026

	Certificates		Vouchers		JANUARY 2026 TOTAL			
City	Number	HAP*	Number	HAP**	Number	HAP	JANUARY 2025	JANUARY 2024
		based on avg		based on avg				
		\$ 2,161		\$ 1,953				
Albany	0	\$0	17	\$33,201	17	\$33,201	11	10
Castro Valley	5	\$10,805	287	\$560,511	292	\$571,316	258	248
Dublin	6	\$12,966	506	\$988,218	512	\$1,001,184	480	437
Emeryville	0	\$0	200	\$390,600	200	\$390,600	186	163
Fremont	23	\$49,703	1,233	\$2,408,049	1,256	\$2,457,752	1,276	1,269
Hayward	31	\$66,991	1,945	\$3,798,585	1,976	\$3,865,576	1,998	1,928
Newark	5	\$10,805	246	\$480,438	251	\$491,243	274	289
Pleasanton	3	\$6,483	340	\$664,020	343	\$670,503	338	309
San Leandro	17	\$36,737	1,441	\$2,814,273	1,458	\$2,851,010	1,491	1,443
San Lorenzo	0	\$0	172	\$335,916	172	\$335,916	181	175
Union City	5	\$10,805	712	\$1,390,536	717	\$1,401,341	714	709
TOTALS	95	205,295	7,099	13,864,347	7,194	14,069,642	6,980	6,980

* Based on an average January Housing Assistance Payment (HAP) of **\$2,161** per certificate contract

Based on an average January Housing Assistance Payment (HAP) of **\$1,953 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of January 2026

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	\$2,173	\$1,632	\$542	25%
Castro Valley	287	\$2,505	\$1,891	\$615	25%
Dublin	506	\$2,722	\$2,093	\$627	23%
Emeryville	200	\$2,156	\$1,649	\$508	24%
Fremont	1,233	\$2,732	\$2,124	\$609	22%
Hayward*	1,945	\$2,447	\$1,836	\$611	25%
Newark	246	\$2,772	\$2,117	\$655	24%
Pleasanton	340	\$2,435	\$1,961	\$472	19%
San Leandro	1,441	\$2,440	\$1,868	\$572	23%
San Lorenzo	172	\$2,696	\$2,033	\$663	25%
Union City	712	\$2,751	\$2,089	\$663	24%

*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: February 11, 2026

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

FSS PROGRAM ACTIVITIES

At A Glance – 2025 FSS Program Outcomes

The FSS team provided 354 referrals to community resources, and 337 job leads to participants in 2025. Listed below are program outcomes for the year:

- Thirty-four participants successfully graduated from the FSS program.
- Two participants achieved Zero HAP due to increased wage earnings.
- \$493,443.74 in escrow account funds were disbursed to FSS graduates.
- Twenty-four participants secured a new job, promotion, or received a raise.
- One participant earned a Master of Arts degree.
- Three participants earned a Bachelor of Arts degree.
- Two participants earned an Associate of Arts degree.
- Two participants completed the high school equivalency exam.
- Sixteen participants completed other training or certification programs.
- Two FSS Graduates purchased a home through the HCV Homeownership Program.
- One participant purchased a home without HCV Homeownership assistance.

FSS PROGRAM SUMMARY

Program Summary	January 2026
Total Clients Under Contract:	180
Graduates:	0
Escrow Disbursed:	\$0
Ports In:	0
Ports Out:	1
Terminations:	3
New Contracts:	3
Case Management Referrals:	27
Job Referrals:	20