

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

HOUSING COMMISSION REGULAR MEETING AGENDA

Regular Meeting Date/Time: March 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:** Public Hearing
HACA's Annual Public Housing Agency (PHA) Plan for the July 1, 2026-June 30, 2027 Fiscal Year
- Item No. 3:** Approve the Minutes of the February 11, 2026 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:** Approve HACA's Annual Public Housing Agency (PHA) Plan for the July 1, 2026-June 30, 2027 Fiscal Year (Action)
- Item No.6-2:** Quarterly Budget Status Report (Information Only)
- Item No.6-3:** Presentation: Recognition of HACA's Years of Service Award Recipients (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.

PUBLIC HEARING

HACA's Annual

**Public Housing Agency (PHA) Plan
for the July 1, 2026-June 30, 2027 Fiscal Year**

HOUSING COMMISSION
MEETING MINUTES
February 11, 2026

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

Regular Meeting Date and Time: February 11, 2026, 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 Pete Ballew
Commissioner Mark Gerry
Commissioner Daniel Goldstein (Chairperson)
Commissioner Michael McCorriston
Commissioner Peggy McQuaid
Commissioner Scott Sakakihara (Vice Chairperson)
Commissioner Yang Shao

Present on Zoom:

Commissioner Seema Chawla (Observing)

Entered after Roll Call:

Commissioner Terrence Grindall
Commissioner Helen Mayfield
Commissioner Courtney Welch

Excused:

Commissioner Angela Finley

**Agenda 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***

The Housing Commission entered into a closed session at 8:01 a.m. and returned to open session at 8.38 a.m. Chairperson Goldstein reported that there were reportable actions taken in the closed session.

Agenda Item No. 3: Approve the Minutes of the November 11, 2025 Regular Meeting (Action)

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

Recommendation:

Approve the minutes of the November 11, 2025 Special meeting as presented.

Motion and Second:

Commissioners McQuaid (motion) and 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.

Abstain: Commissioners Ballew and Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

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

None.

Agenda Item No.5: 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 recruitments for HACA's vacant management positions. She announced that the Housing Programs Manager position was filled in November through the promotion of Administrative Analyst, Aimee Fisher. Ms. Broussard Rosen also reported that staff is working with CPS HR Consulting on recruitments for the vacant Procurement and Purchasing Manager position and the newly vacant Administrative Analyst position.

Ms. Broussard Rosen updated the Housing Commission on the status of the Emergency Housing Voucher (EHV) Program. She reported that approximately 90% of the families who were on the EHV Program have transitioned to other housing programs and that these families will have stable housing once the EHV Program funding is exhausted. She added that the remaining families should be transitioned to other programs within the next 6 months.

Ms. Broussard Rosen reported that staff has officially started the process for HACA's Annual Public Housing Agency (PHA) Plan (PHA Plan) for the 2026 fiscal year and will present the draft PHA Plan to the Commission at the Regular meeting on March 11 at which time there will also be a public hearing on the PHA Plan.

Ms. Broussard Rosen reported that HACA held its annual *It's Your Time to Shine* event on Saturday, February 7. She invited Daniel Taylor, Special Programs Manager, to share some highlights from the event. Mr. Taylor thanked all who attended the event including Juan Gonzalez II, Mayor of San Leandro, Peggy McQuaid, Mayor of Albany and HACA Housing Commissioner, Commissioner Pete Ballew, Senior Tenant Commissioner Helen Mayfield, Mary D'Elia from the Albany Rotary Club, and former HACA Executive Director, Christine Gouig.

Commission Discussion:

Commissioner Gerry commented that the *It's Your Time to Shine* event was amazing and praised staff their hard work in ensuring it was success.

Commissioner Ballew echoed these sentiments. He expressed pride in serving on the Housing Commission and his appreciation for staff's efforts. He shared that he informed Mayor Gonzalez about the event and encouraged him to attend the event to learn more about the impact of the FSS Program and the work that HACA is doing. He added that the mayor was impressed and plans to highlight the work that HACA is doing in his upcoming State of the City address.

Commissioner Mayfield stated that the FSS Program is "full of winners" and described the event as a meaningful opportunity to publicly recognize and celebrate the achievements of the FSS Program participants. She emphasized the critical role of the FSS Coordinator, noting that they serve as coaches who motivate participants and help keep them on track to achieve their goals.

Commissioner McQuaid agreed that the event was a success and asked Mr. Taylor to extend her appreciation to the FSS staff. She shared an observation that many of the successful participants are women and asked whether that could be leveraged to secure future funding opportunities.

Commissioner Mayfield and Mr. Taylor discussed outreach efforts for the FSS Program. Mr. Taylor reported that the FSS Program has a long waitlist and explained that the high participation of women reflects the overall demographics of the Housing Choice Voucher (HCV) Program, which serves more women than men. He added that expanding the FSS Program is challenging due to the limited space in the FSS Program.

Chairperson Goldstein advised staff to let the Housing Commission know if there is anything that they can do to help.

Agenda Item No.6: New Business

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

Laura Broussard Rosen introduced this item and announced the selection of Bernetha Hall, Family Self-Sufficiency (FSS) Coordinator, as HACA's Shining Star for February-August 2026. Ms. Broussard Rosen provided a brief overview of the HACA Shining Star award and outlined the nomination process. She then invited Leah Fuller, Leasing Services Leadworker and HACA Shining Star coordinator to share the comments submitted by staff who nominated Ms. Hall.

The Housing Commission invited Ms. Hall to share a few words and she expressed her appreciation for the recognition and honor. The Housing Commission and staff congratulated Ms. Hall and a commemorative photo was taken with Ms. Hall and the Housing Commission.

Commission Discussion:

Chairperson Goldstein thanked staff for establishing the HACA Shining Star award and congratulated Ms. Hall on the award. He commended Ms. Hall for embodying the spirit of the award. He described some of the “perks” that she will receive as the HACA Shining Star including a reserved parking spot and 2 days of vacation and commented that he hopes these bring her blessings in return for the blessings that she brings to HACA.

Commissioner Mayfield expressed her gratitude for Ms. Hall. She shared her personal experience with homelessness and described the compassionate support that Ms. Hall provided to her at that time. She highlighted Ms. Hall’s willingness and that of HACA staff to go above and beyond while treating participants with respect and dignity. Chairperson Goldstein also shared his personal experience with homelessness and emphasized that the work that Ms. Hall and the HACA staff are doing is meaningful, impactful, and inspiring.

Agenda Item No.6-2: Appoint a Scholarship Committee (Action)

Chairperson Goldstein introduced this item and asked if any commissioners are interested in serving on the Scholarships Committee to review and recommend awards for the 2026 HACA Scholarship and the 2026 Donald C. Biddle Memorial Scholarship. After a brief discussion, Commissioners Chawla, Mayfield, McCorrison, and McQuaid volunteered to serve on the Scholarship Committee.

Recommendation:

Approve the appointments of Commissioners Chawla, Mayfield, McCorrison, and McQuaid to the Scholarship Committee.

Commission Discussion:

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

Motion and Second:

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

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

Ayes: Commissioners Ballew, Gerry, Goldstein, Grindall, Mayfield, McCorrison, McQuaid, Sakakihara, Shao, and Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

Item No.6-3: Quarterly Investment Portfolio Report (Information Only)

Mansoorali Hudda, Finance Director, presented the staff report.

Commission Discussion:

Commissioner McCorrison and Mr. Hudda discussed the rate of return on the investments. Commissioner McCorrison commented that the yield is excellent.

Chairperson Goldstein thanked Mr. Hudda for the thoroughness and accuracy of his reports.

Item No.6-4: Program Activity Report (Information Only)

Daniel Taylor presented the staff report. Mr. Taylor reported on the FSS Program outcomes over the last year. In his report, he provided the number of participants who graduated from the FSS Program, the number of participants who achieved full self-sufficiency, the total amount of escrow that was disbursed, the educational milestones that some participants achieved, and the number of participants in the FSS Program who were able to purchase homes.

Commission Discussion:

Chairperson Goldstein and Mr. Taylor discussed some of the skilled trades and training programs completed by program participants. Chairperson Goldstein emphasized that skilled trades can offer excellent earning potential and provide opportunities for advancement. He commented that this type of career path can be especially well-suited for individuals who may not necessarily thrive in a traditional college setting.

Commissioner Mayfield congratulated the FSS Program. She stated that the FSS Program does an excellent job with resource development and effectively connecting people with these resources and the support services they need.

Agenda Item No.7: Communications (Information Only)

None.

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

Commissioner McQuaid informed the Housing Commission that she will not be at the March meeting as she will be attending the National Association of Housing and Redevelopment Officials (NAHRO) Washington conference in Washington, D.C. with HACA Deputy Executive Director, Kemit Mawakana.

Commissioner Ballew reported that the City of San Leandro recently passed a rent stabilization ordinance. He also shared about a rent subsidy program that the San Diego Human Services Department is developing. Additionally, Commissioner Ballew inquired if there was any interest in placing an item on a future agenda for staff to report on what is obstructing the ability of the FSS Program to serve more people, what the Housing Commission can do to help overcome those barriers, and ideas on how to expand the program.

Commission Discussion:

Ms. Broussard Rosen provided clarification regarding the FSS Program. Ms. Broussard Rosen explained that the HACA voluntarily administers the FSS Program which is funded by a separate and specific grant from the U.S. Department of Housing and Urban Development (HUD). She noted that the grant, which is based on program size, supports 4 FSS Coordinators and provides funding for approximately 200 slots for participants. Ms. Broussard further indicated that the primary barriers to expanding the program are insufficient funding for additional staff and the components necessary to operate the program.

Chairperson Goldstein encouraged staff to use the Housing Commission as allies and identify how they can help as they can help to make phone calls, write letters of support, and help in other ways. Commissioner Mayfield asked whether other existing HACA housing programs could be leveraged for FSS outreach. Chairperson Goldstein suggested deferring the discussion when the item is set for future agenda. Commissioner Grindall commented that he is looking forward to this report.

The commission also briefly discussed the timing for this report and agreed that a good time to hear this report would be at the meeting in May.

Agenda Item No.8: Adjournment

There being no further business to discuss, Chairperson Goldstein adjourned the meeting at 9:14 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

EXECUTIVE DIRECTOR'S

REPORT

March 11, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: March 11, 2026

HACA Management Position Recruitments

HACA is currently working with CPS HR Consulting for active recruitments for the Administrative Analyst and the Procurement & Purchasing Manager positions. Both application periods have recently closed. Once applications have been reviewed, HACA will proceed with planning for the initial round of interviews for both positions.

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 now transitioned the majority of families and continues to work with remaining EHV families to transition as soon as possible.

Revisions to HACA Housing Commission Bylaws

Following recent updates to the Ralph M. Brown Act (Brown Act), HACA is working with counsel to develop proposed revisions to the Housing Commission Bylaws to ensure compliance. The proposed revisions will be presented to the Commission for consideration and approval at a future regular meeting.

NEW BUSINESS

March 11, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: March 11, 2026

Agenda Item No.6-1.: Approve HACA's Annual PHA Plan for the July 1, 2026 – June 30, 2027 Fiscal Year

Exhibits Attached: - Summary of the February 3, 2026, February 5, 2026, February 9, 2026, and February 20, 2026, Resident Advisory (RAB) Meetings
 - Attachment A: HACA's Annual Plan for Fiscal Year 2026-2027

Recommendation: Approve Plan and Authorize Staff to Submit Plan to HUD

Financial Statement: None

BACKGROUND

HUD requires that every Public Housing Authority (PHA) prepare and submit PHA Plans. The PHA Plan is a guide to the housing authority's policies, programs, operations, and strategies for meeting local housing needs and goals for the upcoming fiscal year. Housing authorities initially submit a 5-Year PHA Plan, followed by subsequent Annual PHA Plans until the next 5-Year Plan is due to HUD.

HACA's Annual Plan for fiscal year July 1, 2026 – June 30, 2027, is due to HUD by April 17, 2026. The Commission's practice has been to hold the required public hearing in March and provide staff with comments. Staff may return with the final Plan at the April Commission meeting if further revisions are needed. HUD has 75 days to approve the Plan, after which HACA will make it available to the public.

DISCUSSION AND ANALYSIS

Staff has prepared HACA's Annual Plan using HUD's *Streamlined Annual PHA Plan* template as HACA is classified by HUD as an HCV-only PHA. This year's Plan largely describes HACA's progress in meeting its goals since the last submission in June 2025. The Plan includes the following four elements:

- A. PHA Information: Provides basic PHA information
- B. Plan Elements: This includes information on any Plan elements that have been revised since the last Annual Plan submission and describes progress in meeting the goals and objectives in the previous 5-Year PHA Plan.

- C. Other Documentation and/or Certification Requirements: This includes Resident Advisory Board (RAB) comments, Certifications, and information on any elements of the plan that were challenged.
- D. Affirmatively Furthering Fair Housing: This section is not currently required.

As required by HUD, HACA met with the Resident Advisory Board (RAB) members on February 3, 2026, February 5, 2026, February 9, 2026 and February 20, 2026 to review the Annual Plan and provide an opportunity for the RAB to submit any comments. No comments affecting elements of the Plan were made at the RAB meetings. A summary of the meetings is included for your information.

Should the Commission receive public comments at the public hearing that require revisions to the Annual Plan, staff will present a final version of the Plan for the Commission's approval at the April meeting. If no such comments are received at the hearing and the Commission approves the Plan at the March 11, 2026 meeting, staff will proceed with submitting the Plan to HUD on or before the April 17 due date.

**Housing Authority of the County of Alameda (HACA)
Resident Advisory Board (RAB) Meeting
February 3, 5, 9 & 20, 2026
Annual Plan for Fiscal Year 2026-2027**

Summary

Resident Advisory Board Members Present:	Date Present:
Ruby Kathleen Kilts	February 3, 2026
Jaqueline Brown	February 3, 2026
Reashaun Jefferson	February 5, 2026
Lisa Tarricone Gilli	February 9, 2026
Ilahna Johnson Aziz	February 20, 2026
Kowanna Walker	Did not attend
Keeyana Johnson	Did not attend
Staff Present:	
Meranda Jones, Administration Analyst	All Dates
Jennifer Cado, Senior Administrative Analyst	February 3 & 6, 2026

The RAB met by video conference call on Tuesday, February 3, 2026, Thursday February 5, 2026, Monday, February 9, 2026, and Friday, February 20, 2026. Meranda Jones described the requirements for the Annual Plan (Plan) and the process that HACA follows in developing the Plan, namely:

- purpose of 5-yr plan and subsequent annual plans
- staff development of the Plan;
- review of the Plan with the RAB for information and comments;
- submission of the Plan to the HACA Housing Commission at its March meeting along with a description of any challenges to any elements of the Plan from the RAB and staff responses to the challenges;
- a public hearing by the Housing Commission to accept comments about the Plan;
- approval of the Plan by the HACA Housing Commission; and
- submission of the Plan approved by the Housing Commission to HUD.

RAB members were emailed the draft Plan prior to the meetings. All emails were delivered to their intended recipients. RAB members were also offered additional meeting times if the meeting times were inconvenient. RAB members received reminder emails and reminder calls leading up to the meetings.

Annual PHA Plan Review

Ms. Jones explained that this year's Annual Plan reflects changes that occurred since the last 5-Year Plan submission covering the period of July 1, 2025, to June 30, 2029, including HACA's progress in meeting its goals in the last fiscal year. Ms. Jones explained the purpose of RAB participation and presented the Plan to the members in its entirety, including:

- Section B.1. Revisions of PHA Plan Elements
- Section B.3. Progress Report

RAB Questions and Comments

Ms. Jones asked if RAB members had any questions and requested input regarding the Plan from the RAB members present.

Introductory Comments

Ms. Kilts asked if the RAB will be able to see any comments or revisions to the Plan from the Housing Commission. Ms. Cado stated that they could be shared with the RAB but clarified that since the public comment period ends on 3/11/26, staff needs to confirm whether additional comments from the RAB on potential revisions could be considered. Ms. Kilts requested a copy of the HCV Administrative Plan, and Ms. Jones stated it is located on HACA's website and that she will send RAB members a link.

Comments for Section B.1

Ms. Kilts inquired about the number of EHV participants transitioned and the amount of time to get that work completed. Ms. Jones confirmed HACA is transitioning approximately 200 families, and most were done in November and December 2025 and that remaining families have pending documentation required before they can be transitioned. Ms. Kilts also asked if HACA can appeal to get more funding or whether any additional funds were given. Ms. Jones explained that there is no option for appeal or additional funds for the EHV program.

Ms. Tarricone Gilli asked why the EHV program was ending. Ms. Jones explained the program was originally created as a 10-year program with a separate funding source from HCV, but those funds were depleted earlier than anticipated.

Comments for Section B.3

Ms. Kilts stated she needed clarification on Goal #1 and that she would like to see benchmarks/quantitative data for this goal. Ms. Jones explained that the goal was to provide the necessary training and that HACA continues to make improvements on ensuring the training is implemented properly with staff. Ms. Jones stated she would follow up with more information on this goal. Ms. Kilts also stated she experienced a lack of response to her requests for assistance. Ms. Jones offered to address Ms. Kilts individual concerns after the RAB meeting. After hearing this discussion, Ms. Brown concurred that ongoing implementation of staff training is important.

Ms. Kilts stated it was great that HACA is serving the foster youth community. Ms. Jefferson stated she is glad the foster youth population is being housed but expressed that this population is also underserved. Ms. Tarricone Gilli stated she is happy to see families continuing to be served.

Ms. Kilts inquired about what HOTMA meant. Ms. Jones provided explanation of HOTMA (Housing Opportunity Through Modernization Act of 2016) regulations and how they will impact public housing authorities (PHAs) and families.

Ms. Kilts asked what is meant by “timeliness” as it relates to HACA’s waitlist vendor. Ms. Jones explained the current manual process versus the vendor’s technology which allows for quicker applicant updates and ease of waitlist openings.

Ms. Jefferson asked about the types of changes being made under HOTMA. Ms. Jones provided examples including how PHAs will no longer calculate wage income increases between annual recertifications. Ms. Jefferson stated those changes aren’t new. Ms. Jones explained that HACA has already adopted this policy, but that some PHAs do currently apply income increases between annual recertifications.

Ms. Tarricone Gilli inquired about the number of families on the waiting list and asked if drawing new families from the waitlist is a matter of funding or available units. Ms. Jones provided an approximate HCV waitlist count and explained HCV draws are based on funding availability.

Ms. Kilts inquired why HACA “voluntarily” administers FSS and Homeownership programs. Ms. Jones explained these programs are not required by HUD. Ms. Kilts asked if the number of FSS participants listed was an annual count. Ms. Jones explained that it is the current count and that FSS is a five-year program, so the number fluctuates as some participants graduate and then others are brought in.

Ms. Jefferson asked why HACA is not serving more families on the Homeownership program. Ms. Jones is explained it is a voluntary program for those that are interested and ready. Ms. Jones explained that HACA has a Homeownership coordinator that works with the family and realtor as needed to get through the homeownership process. Ms. Jefferson also expressed her frustration with the FSS waiting list and that it takes too long for new families to participate. Ms. Jones explained it is a limited program. Ms. Jefferson also expressed that, when evaluating a family for FSS participation, staff should have an understanding if the family would actually benefit from the program and also exploring other programs that support more families.

Ms. Tarricone Gilli wanted to know what the FSS program was and how a person would know about the program. Ms. Jones explained how FSS works, including benefits of the program and explained how HACA advertises the program. Ms. Tarricone Gilli asked for FSS contact information, and Ms. Jones indicated that she would provide it after the meeting.

Ms. Kilts asked who performed HACA's website evaluation. Ms. Jones stated an outside vendor completed the review and HACA will make improvements over time.

At the close of the meetings, Ms. Jones asked if there were any other questions or comments related to this year's annual Plan. Ms. Kilts provided a reminder of her personal request. Ms. Brown found the meeting interesting as a first-time RAB member and appreciated being part of the process. Ms. Tarricone Gilli states she was impressed with the outline and expressed the presentation of information was very clear. Ms. Tarricone Gilli asked if HACA serves ineligible non-citizens. Ms. Jones explained that ineligible non-citizens are allowed as long as one household member is an eligible citizen, and the subsidy for the household is prorated. Ms. Tarricone Gilli asked what HACA does to help homeless families and if funding is the only concern. Ms. Jones explained that funding is a major factor in housing more families but also discussed other barriers such as the need for supportive services.

Ms. Jones thanked the participants for their participation in HACA's RAB and offered to accept additional comments, recommendations, and questions about the Plan through the end of the public comment period. Ms. Jones sent a follow-up email to the participants with the requested information and website links discussed in the meetings. No elements of the Plan were changed as result of the meetings with HACA's RAB members.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: March 11, 2026

Agenda Item No.6-2.: Quarterly Budget Report

Exhibits Attached: Budget Report for Quarter ended December 31, 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 December 31, 2025.

DISCUSSION AND ANALYSIS

Housing Choice Voucher Program (HCV):

The HCV program received Housing Assistance Payment (HAP) grants in the amount of \$79.9 million and paid out \$78.8 million through December 2025. Administrative revenues were \$6.7 million vs the YTD budget of \$5.8 million primarily due to the increase in leased units and an increase in the FSS grant which was higher than anticipated. Administrative expenses were \$5.2 million vs the YTD budget of \$5.8 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 \$1.7 million vs the YTD budget of \$1.1 million primarily due to better than budgeted investment income and a onetime developer fee of \$525 thousand. Expenses were \$466.3 thousand vs the YTD budget of \$548.9 thousand. Salaries and administrative expenses were less than anticipated resulting in YTD income of \$1.25 million vs the YTD budgeted income of \$560.8 thousand. Expenses are expected to catch up with budgeted expenses as the year progresses.

PACH:

PACH revenues were slightly higher than budget at \$3.23 million primarily due to greater than budgeted investment income as well as increased HAP rent revenues. Expenses were \$2.19 million vs the YTD budget of 2.39 million due to reduced allocation of salaries and benefits as well as other cost savings across the board. YTD income was \$1.04 million vs the budgeted YTD income of \$510 thousand. 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	

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

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: March 11, 2026

Agenda Item No.6-3.: Recognition of HACA’s Years of Service Award Recipients

Exhibits: None

Recommendation: Receive presentation

BACKGROUND

HACA’s service awards program recognizes employees, in 5-year increments, who have achieved 5 or more years of service with HACA. Employees receive an employee recognition gift and, depending on the number of years the awardee has achieved, he or she may also receive vacation time.

DISCUSSION

The Years of Service Awards were presented at HACA’S Year-End Celebration event held on December 18, 2025. Kemit Mawakana, Deputy Executive Director, recognized each employee who achieved a milestone anniversary as of December 31, 2025. Following the award presentation, staff enjoyed a luncheon for a year-end celebration. The following employees were honored for their Years of Service:

YEARS OF SERVICE	EMPLOYEE	TITLE	DEPARTMENT
5	Tara Ferguson	Eligibility Technician	Programs
10	Laura Garcia	Housing Specialist	Programs
15	Aimee Fisher	Programs Manager	Programs
	Teresa Hernandez	Housing Specialist	Programs
	Meranda Jones	Administrative Analyst	Administration
	David Mendez	Eligibility Technician	Programs
	Dina Munday	Property Management Administrator	PACH

HACA is very proud to honor and recognize these employees for their years of service!

PROGRAMS ACTIVITY

REPORT

March 11, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: March 11, 2026

Agenda Item No.6-4.: 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.

3/1/2026	3/1/2025	3/1/2024
6,944	7,129	6,902

- **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.

	3/1/2026	3/1/2025	3/1/2024
Average HAP Subsidy	\$1,953	\$1909	\$1,819
Average Tenant-Paid Rent	\$614	\$589	\$604
Average Contract Rent	\$2,566	\$2,498	\$2,424

- ❖ 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.

	3/1/2026	3/1/2025	3/1/2024
Outgoing Billed Portability Contracts	136	73	82
Incoming Portability Contracts	278	95	60

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

3/1/2026	3/1/2025	3/1/2024
230	219	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 March 2, 2026, there were 43 active properties listed.

	3/3/25	5/5/25	6/2/25	7/7/25	8/5/25	9/2/25
Units	65	55	68	66	61	61
	9/29/25	10/31/25	12/1/25	1/5/26	2/2/26	3/2/26
Units	70	58	56	46	45	43

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

City	Certificates		Vouchers		FEBRUARY 2026 TOTAL		FEBRUARY 2025	FEBRUARY 2024
	Number	HAP*	Number	HAP**	Number	HAP		
		based on avg \$2,169		based on avg \$1,961				
Albany	0	\$0	17	\$33,337	17	\$33,337	11	10
Castro Valley	5	\$10,845	287	\$562,807	292	\$573,652	258	246
Dublin	7	\$15,183	500	\$980,500	507	\$995,683	480	435
Emeryville	0	\$0	201	\$394,161	201	\$394,161	186	163
Fremont	23	\$49,887	1,233	\$2,417,913	1,256	\$2,467,800	1,276	1,263
Hayward	33	\$71,577	1,938	\$3,800,418	1,971	\$3,871,995	1,998	1,952
Newark	5	\$10,845	248	\$486,328	253	\$497,173	274	288
Pleasanton	3	\$6,507	338	\$662,818	341	\$669,325	338	310
San Leandro	17	\$36,873	1,434	\$2,812,074	1,451	\$2,848,947	1,491	1,440
San Lorenzo	0	\$0	171	\$335,331	171	\$335,331	181	174
Union City	5	\$10,845	710	\$1,392,310	715	\$1,403,155	714	700
TOTALS	98	212,562	7,077	13,877,997	7,175	14,090,559	7,207	6,981

* Based on an average February Housing Assistance Payment (HAP) of **\$2,169** per certificate contract

Based on an average February Housing Assistance Payment (HAP) of **\$1,961 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of February 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	\$2,508	\$1,893	\$615	25%
Dublin	500	\$2,720	\$2,097	\$622	23%
Emeryville	201	\$2,161	\$1,656	\$505	23%
Fremont	1,233	\$2,738	\$2,134	\$604	22%
Hayward*	1,938	\$2,449	\$1,840	\$609	25%
Newark	248	\$2,787	\$2,156	\$630	23%
Pleasanton	338	\$2,434	\$1,968	\$465	19%
San Leandro	1,434	\$2,442	\$1,873	\$569	23%
San Lorenzo	171	\$2,702	\$2,049	\$652	24%
Union City	710	\$2,755	\$2,102	\$654	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: March 11, 2026

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 highlight the accomplishments of Ms. McFarland who has demonstrated exceptional perseverance and progress during her participation in the program. When Ms. McFarland enrolled in the program, she was receiving disability benefits and working to overcome significant challenges related to a life-altering event. Among her primary goals was securing stable employment with benefits. Over the course of her five years in the FSS program, Ms. McFarland successfully achieved that goal, obtaining a position as a job coach supporting individuals with special needs. Through her hard work, she increased her income by \$44,000 and no longer required disability benefits. Additionally, she improved her credit score and surpassed her savings goal—all while raising three children. Ms. McFarland was recognized at the *It's Your Time to Shine* event as the recipient of the Christine Steiner Inspiration Award Winner. She continues to set goals and is actively saving in her "Future Home " account with the aspiration of becoming a homeowner in the future.

FSS PROGRAM SUMMARY

Program Summary	February 2026
Total Clients Under Contract:	181
Graduates:	2
Escrow Disbursed:	\$45,780.92
Ports In:	1
Ports Out:	0
Terminations:	0
New Contracts:	4
Case Management Referrals:	18
Job Referrals:	18

ATTACHMENT A

**Agenda Item No.6-1 (EXHIBIT):
HACA's Annual Plan for Fiscal Year 2026-2027**

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
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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: Housing Authority of the County of Alameda (HACA) 22910 Atherton St Hayward, CA 94541-6633 </p> <p> HACA's website address is: 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>

PHA Consortia: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission

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:

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 program as described in Chapter 19, depending on program eligibility and available funding of those programs.

Families will be added to the waiting list 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.

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:

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.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

Project-Based Vouchers

(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.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.
See Attachment B.3

B.4	Capital Improvements. – Not Applicable	
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>This section will be completed in the final version of the plan</p>
C. Other Document and/or Certification Requirements.		
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 checked="" 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>	<p>This section will be completed in the final version of the plan</p>

<p>C.2</p>	<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>
<p>C.3</p>	<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>
<p>C.4</p>	<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="margin-left: 40px;"> 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.