

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

HOUSING COMMISSION REGULAR MEETING AGENDA

Regular Meeting Date/Time: May 13, 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:** Approve the Minutes of the March 11, 2026 Regular Meeting (Action)
- Item No. 3:** Public Comment
On matters not on the agenda.
- Item No. 4:** Executive Director's Report (Information Only)
- Item No. 5:** New Business
- Item No.5-1:** Approve the Audit of the July 1, 2024 – June 30, 2025 Fiscal Year (Action)
- Item No.5-2:** Resolution Approving a Cost-of-Living Adjustment for HACA's Management Employees (Action)
- Item No.5-3:** Resolution Approving the Methodology for the Cost-of-Living Adjustments for HACA Management Employees (Action)
- Item No.5-4:** Resolution Approving Amendments to HACA's Personnel Rules (Action)
- Item No.5-5:** Appoint a Nominating Committee for the Housing Commission Chairperson and Vice Chairperson for the July 1, 2026 - June 30, 2027 Fiscal Year
- Item No.5-6:** Approve the 2026 HACA and Donald C. Biddle Memorial Scholarship Awards (Action)
- Item No.5-7:** Quarterly Budget Status Report (Information Only)
- Item No.5-8:** Quarterly Investment Portfolio Report (Information Only)
- Item No.5-9:** Programs Activity Report (Information Only)
- Item No.6:** Communications (Information Only)
- Item No.7:** Commissioner Reports (Information Only)
- Item No.8:** Adjournment

Housing Commission meetings are held in person and open to the public. All reports and supporting material for the meeting are available on the internet at <https://www.haca.net/housing-commission/> and in the Office of the Secretary at 22941 Atherton Street. Members of the public may also participate virtually by Zoom. The Housing Commission does not guarantee that the public's Zoom access will be free from interruption or technical difficulties. Should Zoom not be available, the Chairperson may, at his/her discretion, continue the meeting in person if no Housing Commissioner is participating in the meeting through teleconference. If a Housing Commissioner is participating in the meeting through teleconference, and Zoom access is interrupted, then the Housing Commission shall take no further action in open session until Zoom access is restored.

In-person attendees who wish to speak on a matter are invited to request a speaker slip from the Housing Commission Secretary, fill it out, and return it to the Secretary as soon as possible. Remote attendees who wish to address the Commission by Zoom should click on "raise hand" when the item they wish to speak on is called. The Secretary will activate and unmute speakers in turn. Written comments may be submitted at least 24 hours in advance of the meeting to melissat@haca.net. If emailing a written comment on a specific agenda item, please include your full name and the agenda item number. All attendees who wish to comment on a matter NOT on the Housing Commission's agenda must wait until the Chairperson calls the Public Comment item. Comments on specific agenda items will take place when the Chairperson calls for public comments on that agenda item. There is a time limit of three minutes for each public speaker. The Chairperson has the discretion to further limit this time if warranted by the number of public speakers.

Persons requesting accommodation for a disability should contact melissat@haca.net at least 24 hours prior to the meeting.

HOUSING COMMISSION
MEETING MINUTES
April 15, 2026

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

Special Meeting Date and Time: April 15, 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

Call to Order:

Vice Chairperson Scott Sakakihara called the meeting to order at 8:02 a.m.

Roll Call:

Present in the Board Room:

Commissioner Seema Chawla
Commissioner Mark Gerry
Commissioner Terrence Grindall
Commissioner Peggy McQuaid
Commissioner Scott Sakakihara (Vice Chairperson)
Commissioner Yang Shao

Entered after Roll Call:

Commissioner Daniel Goldstein (Chairperson)

Excused:

Commissioner Ballew
Commissioner Finley
Commissioner Mayfield
Commissioner McCorriston

Absent:

Commissioner Courtney Welch

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 went into closed session at 8:03 a.m. and returned to open session at 8:15 a.m. Chairperson Goldstein reported that no reportable actions were taken in the closed session.

Agenda Item No. 3: Approve the Minutes of the March 11, 2026 Regular Meeting (Action)

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

Recommendation:

Approve the minutes of the March 11, 2026 Regular meeting as presented.

Motion and Second:

Commissioners Chawla (motion) and McQuaid (second).

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

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

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 reported that staff is in the process of planning final interviews for the top candidates for both the Administrative Analyst and the Procurement and Purchasing Manager positions. Ms. Broussard Rosen noted that staff hopes to have both positions filled within the next month or so.

Ms. Broussard Rosen also updated the Housing Commission on the status of the Emergency Housing Voucher (EHV) Program. She reported that there are 2 remaining EHV families who need to be transitioned to other programs and that there are 15 families who live in jurisdictions of other housing authorities through the portability process.

Commission Discussion:

Chairperson Goldstein expressed appreciation to staff for the important work that they are doing.

Agenda Item No.6: New Business

Agenda Item No.6-1: Resolution Approving Memorandum of Understanding (MOU) with SEIU Local 1021 for July 1, 2025 - June 30, 2028 (Action)

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that the Housing Commission has reviewed the tentative agreements and updates as part of the labor contract negotiations process. She also reported that the cost for the first year of the successor Memorandum of Understanding with SEIU Local 1021 (MOU), for wages, lump sum, and the benefit portions is \$121,952. She explained that HACA has budgeted for this and will include the expenses related to the MOU for future years in the budgets for those upcoming fiscal years which will be presented to the Commission for final approval. Ms. Broussard Rosen recommended that the Housing Commission adopt Resolution No. 01-26 approving the MOU with SEIU Local 1021 for July 1, 2025-June 30, 2028.

Recommendation:

Adopt Resolution No. 01-26 approving a Memorandum of Understanding between SEIU Local 1021 and HACA for July 1, 2025 - June 30, 2028.

Commission Discussion:

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

Motion and Second:

Commissioners McQuaid (motion) and Shao (second).

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

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

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No.6-2: Resolution Approving Amendments to the Housing Commission Bylaws (Action)

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that recent updates to the Ralph M. Brown Act (Brown Act) under Senate Bill 707 (SB707) became effective on January 1, 2026. She explained that in response, staff conducted a comprehensive review of the Housing Commission’s Bylaws (Bylaws) noting that the Bylaws have not been updated since 1986. Ms. Broussard Rosen stated that staff worked with the Alameda County Office of the County Counsel (County Counsel) to clarify and reorganize the Bylaws to align with current law and practice. She highlighted the substantive updates related to the updated requirements in the Brown Act, including meeting location transparency, agenda posting, and revised criteria for remote participation. She also noted a proposed change to the process for the election of officers to shift the timeline one month earlier so that officers are in place by the start of HACA’s July 1 - June 30 fiscal year. Ms. Broussard Rosen recommended that the Housing Commission adopt the resolution approving the proposed amendments to the Housing Commission’s Bylaws.

Recommendation:

Adopt Resolution No. 02-26 approving amendments to the Housing Commission Bylaws

Commission Discussion:

Commissioner Chawla asked about the limitations on remote participation. Ms. Broussard Rosen explained that commissioners may participate remotely for “just cause” up to 2 times per calendar year and that a commissioner’s additional remote attendance beyond that would be limited to an observational role without voting.

Motion and Second:

Commissioners McQuaid (motion) and Grindall (second).

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

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

Motion passed. **APPROVED AS RECOMMENDED.**

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

Report received.

Commission Discussion:

Chairperson Goldstein expressed appreciation for the good work being done in the Family Self-Sufficiency (FSS) Program.

Agenda Item No.7: Communications (Information Only)

Ms. Broussard Rosen reported that commissioners requested a presentation on expanding the FSS Program and how the Housing Commission can support that. She stated that Daniel Taylor, Special Programs Manager, will not be at the May Commission meeting due to a planned vacation and that staff will plan to bring this item to the June meeting.

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

Commissioner McQuaid reported on her attendance at the NAHRO Washington Conference in Washington, D.C., which she attended with Kemit Mawakana, HACA Deputy Executive Director. She encouraged other commissioners to attend future conferences when the opportunity arises and described the experience as valuable overall.

Commissioner McQuaid commented on remarks from federal speakers, including the Secretary of the U.S. Department of Housing and Urban Development (HUD), and she highlighted that meetings with elected officials to discuss local housing needs were productive. She also commented that it was great to meet other housing advocates from across the country.

Agenda Item No.8: Adjournment

There being no further business to discuss, Chairperson Goldstein adjourned the meeting at 8:31 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

EXECUTIVE DIRECTOR'S

REPORT

May 13, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: May 13, 2026

HACA Management Position Recruitments

HACA recently concluded recruitments for the Administrative Analyst and the Procurement & Purchasing Manager position with assistance from CPS HR Consulting. The top candidate for Administrative Analyst has accepted the position and will start at the end of May. Unfortunately, the top candidate for the Procurement & Purchasing Manager withdrew from the final interview. HACA is considering options for next steps based on feedback from CPS HR Consulting.

July Housing Commission Meeting Change

Staff is requesting to change the Commission's July meeting date to Wednesday, July 22, to allow adequate time for completion of the required annual assessment for HUD's Section Eight Management Assessment Program (SEMAP). HACA has a standard practice of moving the Housing Commission's July meeting to later in the month for these SEMAP requirements, in order to compile the information for the Commission's approval. HACA's SEMAP submission to HUD is due 60 days after the end of HACA's fiscal year.

NEW BUSINESS

May 13, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No.5-1: Approve the Audit of the July 1, 2024-June 30, 2025 Fiscal Year (Action)

Exhibits: Attachment A: Audit Report

Recommendation: Accept Report

Financial Statement: None

BACKGROUND

The Housing Authority's (HACA) audit for the fiscal year ended June 30, 2025, was completed by the auditors, Harshwal & Company, LLP, on March 26, 2026. A copy of the report is included as Attachment A and will be available on HACA's website immediately following Commission approval.

Harshwal & Company, LLP performed a "single audit," as HACA received over \$750,000 of federal funding during the fiscal year. The audit was designed and conducted in the areas of financial operation, internal control and OMB Circular A-133 compliance.

Included in the audit report is HACA's non-profit component unit, Preserving Alameda County Housing, Inc. (PACH).

DISCUSSION AND ANALYSIS

Independent Auditor's Report (pages 1-3)

In the independent auditor's report addressed to the Board of Commissioners, Harshwal & Company, LLP opines that HACA's financial statements for the fiscal year ended June 30, 2025 were stated fairly in all material respects.

Management's Discussion and Analysis (MD&A) (pages 4-11)

The MD&A serves as an introduction to the agency wide financial statements and is an overview of HACA's financial activity. It highlights changes in our financial position as well as identifies significant financial and individual fund issues. It also discusses the current year's results in comparison to the prior year's, with emphasis on the current year.

The *Statement of Net Position* presents information about HACA's financial and capital resources (assets) and its obligations to creditors (liabilities) and is similar to a balance sheet. The *Authority-Wide Statement of Net Position* is shown on Table 1, page 6.

- ❖ Total assets and deferred outflow of resources was \$76.76 million.
- ❖ Total liabilities and deferred inflow of resources was \$22.52 million.
- ❖ Total assets exceeded total liabilities by \$54.24 million (net position) and consist of the following:

- \$8.02 million is invested in capital assets. This includes land, buildings and improvements, and furniture and equipment net of accumulated depreciation.
- \$20.38 million are restricted net position and include (1) restricted monies received from the net proceeds of the disposition of the former Arroyo Vista public housing project in Dublin, (2) PACH replacement (capital) reserves, and (3) Housing Assistance Payment Advances received from HUD.
- \$25.84 million are unrestricted net position and include the Housing Development Fund, Park Terrace (Hayward), Ocean Avenue (Emeryville), and Housing Choice Voucher (HCV) reserves and may be used to meet ongoing obligations.

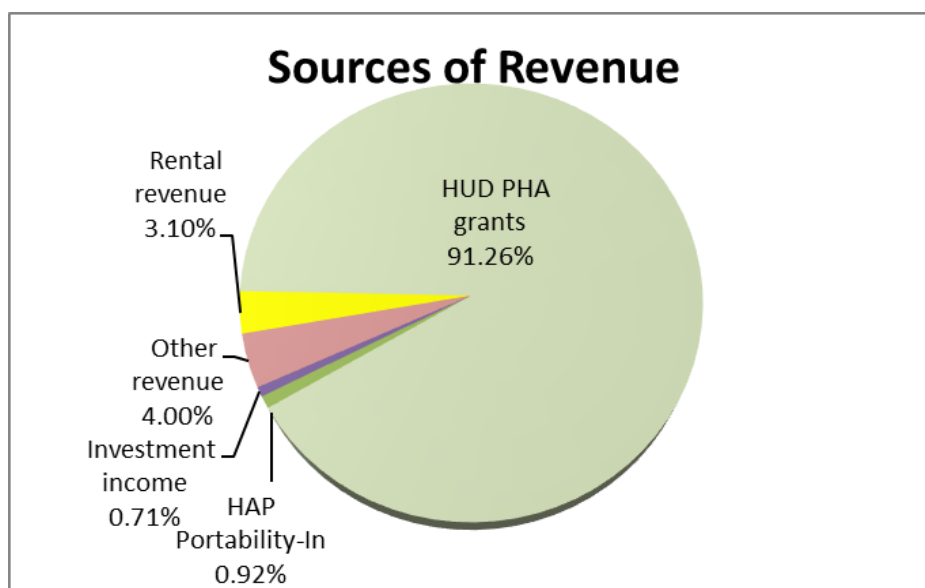
Total assets and deferred outflow of resources increased by approximately \$477 thousand due to increases in cash and investments as well as restricted assets.

Total liabilities and deferred inflow of resources decreased by approximately \$5.4 M, primarily due to decrease in net pension liabilities and unearned revenues. Net pension liability was \$7.97M and net OPEB (Other Post-Employment Benefits) liability was \$0.93 M. Please refer to Note 6 on pages 28-36, Note 7 on pages 36-43 and pages 49-53 for more information.

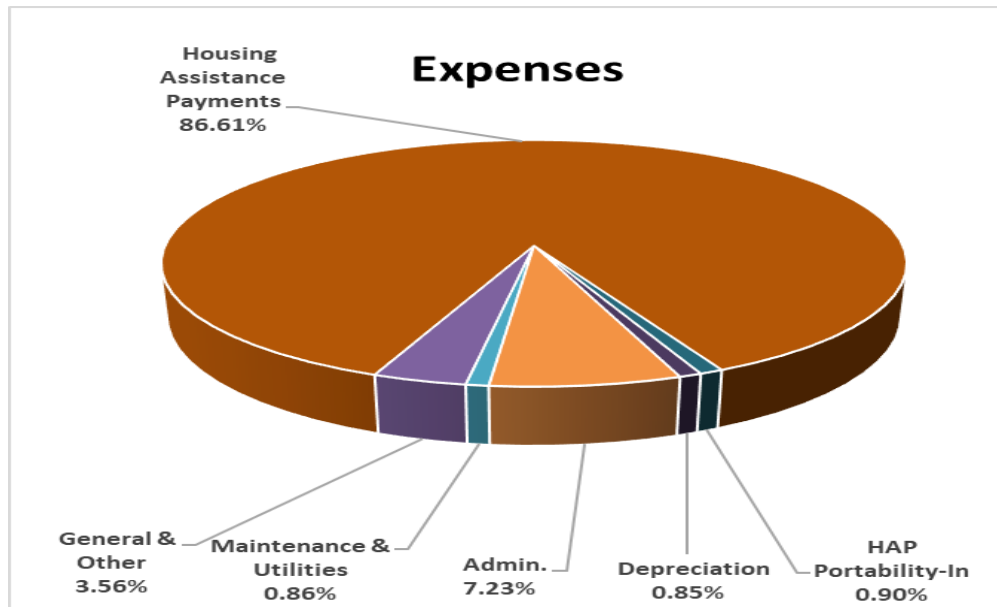
Total net position increased by \$5.88 million-- it was \$48.36 million in 2024 and \$54.24 million in 2025.

The *Statement of Revenues, Expenses and Changes in Net Position* reports HACA's revenues by source and type and its expenses by category to substantiate the change in net position (similar to net income or loss) for the fiscal year.

- ❖ Table 2 on page 8 shows total revenue (excluding Housing Assistance Payments- portability in) of \$190.92 million in 2025 compared to \$176.22 million in 2024,
- ❖ HUD provided the majority of HACA's total revenue (\$176.19 million or 94.%) so changes in HUD funding directly impact operating results. The HCV program received \$166.1 million in funding, which was \$14.1 million more than the previous year's amount of \$152.0 million.
- Total Revenue was \$193.65 million compared to \$177.86 million in 2024. Rental revenue was 279 thousand more than the previous year.



- Total expenses were \$187.6 million compared to \$175.4 million in 2024, an increase of \$12.2 million. The largest program expenditure, as reflected in the pie chart below, was for housing assistance payments (HAP).



Audited Financial Statements (pages 12-16 and 54-68)

Harshwal & Company, LLP conducted an audit of the financial statements of each of the programs administered by HACA. Each program is considered a separate accounting entity with its own assets, liabilities, net position, revenues and expenses.

Pages 12-13 show the *Statement of Net Position* for all programs. Pages 54-57 show the individual funds that make up the total.

The Housing Choice Voucher program has a total net position of \$3.61 M.

The Housing Development Fund has a total net position balance of \$9.75 M.

Preserving Alameda County Housing, Inc. (PACH), which owns all 230 former public housing units, had total assets of \$37.84 M, total liabilities of \$0.314 M and net position of \$37.53 million.

Included in the Assets and Net Position are Notes Receivable from Eden Housing in the amount of 14.88 million. It had total revenues of \$6.52 million and expenses of \$4.57 million. See also Note 14 on pages 46 to 48.

Park Terrace had a net position balance of \$2.02 million and Ocean Avenue had \$0.99 million.

Pages 14 and 58-59 show the *Statement of Revenues, Expenses and Changes in Net Position*. As the Commission will note, the change in net position includes depreciation expense. While depreciation is treated as an expense that reduces the results of operations, it does not have an impact on restricted or unrestricted net position. When the depreciation expense and, in some instances, changes due to acquisitions, dispositions and improvements of capital assets are excluded, the change in net position balances shows the actual operating income or loss for the year.

The Housing Choice Voucher program had a net income of \$2.67 Million.

The Housing Development Fund had a net income of \$1.53 Million*.

PACH had a net income of \$2.76 million*.

Ocean Avenue had a net operating income of \$10,288*.

Park Terrace had a net operating income of \$58,136*.

*Excluding depreciation

Summary of Auditor's Reports

In the *Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and the Independent Auditor's Report on Compliance for each Major Federal Program and on Internal Control over Compliance Required by OMB Circular A-133 (pages 69- 70)*, the following were reported:

No deficiencies were identified that are considered to be material weaknesses from the testing and evaluation of HACA's internal control system.

In testing HACA's compliance with certain provisions and requirements applicable to the programs it administered, the auditors did not identify any instances of noncompliance with program requirements that are required to be reported under Government Auditing Standards.

Report on Compliance for Each Major Federal Program (page 71-73)

The auditors did identify certain deficiencies in internal control over compliance that they consider to be a significant deficiency (page 72) as defined on page 73.

Schedule of Findings and Questioned Costs

Section 1 – Summary of Auditor's Results (page 76)

Harshwal & Company, LLP issued an unmodified opinion on HACA's financial statements. This means that HACA complied with Generally Accepted Accounting Principles (GAAP) and that the agency's financial statements were presented, in all material aspects, appropriately and fairly. They identified a significant deficiency that is not considered a material weakness. HACA is considered a low-risk auditee based on past experience and overall evaluation of its operations, and because a single audit has been conducted in prior years where there were no material weaknesses identified.

Section II (page 77) – There were no financial statement findings or non-compliance issues identified.

Section III (page 78-79) – The auditors noted that for 10 of the sampled units, HACA did not provide reinspection reports for life-threatening deficiencies. Additionally, HAP were not abated as required by HUD.

A Corrective Action Plan submitted by HACA management is included on page 81.

RECOMMENDATION

Staff recommends that the Housing Commission accept the audited financial statements and reports for all HACA programs for the fiscal year ended June 30, 2025.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No.5-2: Resolution Approving a Cost-of-Living Adjustment for HACA’s Management Employees (Action)

Exhibits Attached: Resolution No. 03-26

Recommendation: Adopt Resolution 03-26 Approving a Cost-of-Living Adjustment for HACA’s Management Employees

Financial Statement: Approximately \$148,322 in salaries, including employer paid benefits

BACKGROUND

It has been HACA’s long-standing practice to conduct an annual survey of public agencies in HACA’s comparability pool to assess Cost-of-Living Adjustments (COLA) that have been granted to the management employees at these agencies.

DISCUSSION

The COLA comparability survey for management employees is typically carried out each year during the fall season since public agencies finalize their annual budgets before granting employee increases. The increases are often unknown until sometime in July, August, or later.

A survey of the public agencies that are part of HACA's comparability pool was completed in MONTH, and COLA data was collected from the following agencies:

CITIES and COUNTIES	HOUSING AUTHORITIES
County of Alameda	Alameda City Housing Authority
City of Hayward	Housing Authority of Contra Costa County
City of Fremont	Housing Authority of the County of San Mateo
City of San Leandro	Housing Authority of the County of Santa Clara
City of San Mateo	Oakland Housing Authority
	Benicia Housing Authority

Based on the survey's findings, it has been determined that the agencies included in HACA's comparability pool reported an average known management COLA percentage of 3.4% for fiscal year 2025-2026. The results are shown here:

COMPARABILITY POOL	COLA PERCENTAGE
County of Alameda	4.00%
Housing Authority of Alameda City	1.50%
Housing Authority of Contra Costa County	5.00%
Housing Authority of the County of San Mateo	5.00%
Housing Authority of the County of Santa Clara	2.00%
Oakland Housing Authority	3.00%
Average Cost of Living Adjustment:	3.42%
Rounded to the Nearest Tenth:	3.4%

RECOMMENDATION

HACA proposes a 3.0% Cost-of-Living Adjustment (COLA) for HACA's management employees consistent with the COLA for represented employees under the successor MOU that was approved and adopted by the Housing Commission on April 15, 2026.

Although the salary survey conducted by staff supports an overall COLA of 3.4% for management employees, staff recommends a 3.0% COLA for HACA's management employees to ensure consistency and equity across all employee groups within the organization. This has been the consistent recommendation for the management COLA approved by the Commission for the past several years. The approximate cost for the COLA is approximately \$148,322 in salaries, including employer paid benefits.

Upon approval of the proposed 3.0% COLA and adoption of the associated Resolution, the COLA will be applied to management employees retroactive to the first pay period of the July 1, 2025 - June 30, 2026 fiscal year.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 03-26

**APPROVING A COST-OF-LIVING ADJUSTMENT FOR THE HOUSING AUTHORITY OF
THE COUNTY OF ALAMEDA MANAGEMENT EMPLOYEES**

WHEREAS, the Housing Authority of the County of Alameda (“HACA”) has had a standard practice of conducting an annual management Cost of Living Adjustment (“COLA”) comparability survey and

WHEREAS, based on the survey conducted, the average COLA percentage among the agencies from HACA’s comparability pool that provided a known management COLA for the July 1, 2025-June 30, 2026 fiscal year is 3.4%.

WHEREAS, to ensure consistency and equity across all employee groups within the organization, it is HACA’s recommendation to apply a 3.0% COLA for HACA’s management employees, consistent with the COLA approved for HACA’s represented employees under the Memorandum of Understanding between SEIU Local 1021 and HACA for July 1, 2025-June 30, 2028.

NOW, THEREFORE, BE IT RESOLVED, by the Housing Commission of the Housing Authority of the County of Alameda, that the Commission does hereby approve and authorize the recommended changes to the salaries as presented at this meeting.

PASSED, APPROVED, AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Laura Broussard Rosen
Executive Director/Housing Commission Secretary

Daniel Goldstein
Housing Commission Chairperson

Adopted: May 13, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No.5-3: Resolution Approving the Methodology for Cost-of-Living Adjustments for HACA Management Employees (Action)

Exhibits Attached: Resolution No. 04-26

Recommendation: Adopt Resolution No. 04-26 Approving the Methodology for Cost-of-Living Adjustments for HACA Management Employees

Financial Statement: None

BACKGROUND

HACA’s current methodology for determining the annual Cost-of-Living Adjustments (COLA) for management employees is to conduct an annual survey of public agencies in HACA’s comparability pool to assess that have been granted to the management employees at these agencies. This COLA comparability survey is typically conducted out each year during the fall season since public agencies finalize their annual budgets before granting employee increases.

The following public agencies are part of HACA's current comparability pool:

CITIES and COUNTIES	HOUSING AUTHORITIES
County of Alameda	Alameda City Housing Authority
City of Hayward	Housing Authority of Contra Costa County
City of Fremont	Housing Authority of the County of San Mateo
City of San Leandro	Housing Authority of the County of Santa Clara
City of San Mateo	Oakland Housing Authority
	Benicia Housing Authority

DISCUSSION AND ANALYSIS

In October 2024, the Housing Commission directed staff to conduct a comprehensive management compensation analysis, including a benchmarking analysis and an analysis of methodologies for cost-of-living adjustments for management employees.

Following a competitive solicitation process, HACA selected CBIZ Benefits & Insurance Services, Inc. (CBIZ) to perform the analysis. CBIZ initiated the analysis in May 2025, and it was completed

in October 2025. CBIZ presented their findings to HACA's Personnel Committee at a meeting on November 17, 2025.

CBIZ made the following recommendations for the COLA methodology:

1. CBIZ would provide an annual salary planning letter with recommendations for salary increases based on their analysis of trends in sources such as the Employment Cost Index (ECI), WorldatWork Salary Budget Survey, The Atlanta Federal Reserve Wage Growth Tracker.
2. HACA would conduct the annual peer survey with the following housing authority peers:
 1. Berkeley Housing Authority
 2. City of Alameda Housing Authority
 3. City of Santa Rosa Housing Authority
 4. Contra Costa County Housing Authority
 5. Housing Authority of the County of San Joaquin
 6. Housing Authority of the County of Santa Clara
 7. Livermore Housing Authority
 8. Marin County Housing Authority
 9. Oakland Housing Authority
 10. San Francisco Housing Authority
 11. San Mateo County Housing Authority
 12. Santa Cruz County Housing Authority
 13. Sonoma County Housing Authority
3. HACA would average the CBIZ recommendations and the local survey together to establish a baseline adjustment figure.
4. HACA would make further adjustments based upon budgetary constraints, local market conditions, and recruiting and retention feedback.

After further consideration of the above methodology, staff has determined that it is not feasible or practical to adopt a methodology that requires ongoing contractual services from CBIZ.

Therefore, staff recommends the Commission consider and adopt one of the following two options for the COLA methodology for management positions for future fiscal years, beginning in FY2026-2027.

Option 1: Annual Peer Survey

1. HACA will continue to conduct an annual peer survey during the fall season.
2. The the list of peers will be the 13 housing authority peers recommended by CBIZ.
3. Once the survey is conducted, staff will calculate the average COLA of respondents and apply the average COLA for management employees.
4. The average COLA will be applied regardless of whether the amount is less than or greater than the negotiated COLA for HACA's represented employees.
5. HACA will not adjust the calculated average COLA other than for unanticipated budgetary constraints in a given fiscal year, with Commission approval.

Option 2: Apply Negotiated COLA for Represented Employees to Management Employees

1. HACA will apply the same COLA that is negotiated for represented employees to management employees.
2. This will create consistency in the COLA applied to all HACA employees in a given year.

RECOMMENDATION

Staff recommends the Housing Commission adopt one of the options for the methodology for Cost-of-Living Adjustments for management employees for future fiscal years, beginning in FY2026-2027. Once the Commission approves the methodology, the final resolution will reflect the approved policy.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 04-26

APPROVING THE METHODOLOGY FOR DETERMINING THE COST-OF-LIVING ADJUSTMENT FOR THE HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA'S MANAGEMENT EMPLOYEES

WHEREAS, the Housing Authority of the County of Alameda ("HACA") has historically conducted an annual survey of public agencies in HACA's comparability pool to determine the Cost-of-Living Adjustments ("COLA") for HACA's management employees; and

WHEREAS, in October 2024, the Housing Commission directed HACA to conduct a comprehensive management compensation analysis including a review of COLA methodologies; and

WHEREAS, following a competitive solicitation process, HACA retained CBIZ Benefits & Insurance Services ("CBIZ") to perform the analysis which was conducted from May through October 2025, and presented the results to the Housing Commission's Personnel Committee at a meeting held on November 17, 2025; and

WHEREAS, HACA has reviewed CBIZ's findings and determined that CBIZ's recommended methodology, which requires ongoing contractual services with CBIZ is not feasible; and

WHEREAS, the Housing Commission considered the following options for determining the COLA for management employees:

1. Continue conducting an annual survey of comparable public agencies; or
2. Apply the negotiated COLA for HACA's represented employees to its management employees.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda approves the selected methodology for determining Cost-of-Living Adjustments for HACA's management employees, effective the July 1, 2026-June 30, 2027 fiscal year; and

BE IT FURTHER RESOLVED, that this resolution shall be updated to reflect the methodology option selected by the Housing Commission.

PASSED, APPROVED, AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 13th day of May 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Laura Broussard Rosen
Executive Director
Housing Commission Secretary

Daniel Goldstein
Housing Commission Chairperson

Adopted: _____

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No.5-4.: Resolution Approving Amendments to HACA’s Personnel Rules (Action)

- Exhibits:
- Redline revisions to Personnel Rules Section 12.11-Performance Evaluations
 - Redline revisions to Personnel Rules Section 19.11-Kin Care
 - Resolution No. 05-26

Recommendation: Adopt Resolution No. 04-26 Approving Amendments to the HACA Personnel Rules

BACKGROUND

At its Special meeting held on April 15, 2026, the Housing Commission adopted Resolution No. 01-26 approving a successor Memorandum of Understanding (MOU) between SEIU Local 1021 and HACA, effective July 1, 2025 through June 30, 2028. The adoption of this resolution approved the proposals that the parties agreed upon which included 2 provisions related to employee performance evaluation and the use of HACA’s “kin care” leave benefit that require minor amendments to HACA’s Personnel Rules.

DISCUSSION

The agreed-upon amendments to HACA Personnel Rules are as follows:

Section 12.11-PERFORMANCE EVALUATION

This section will be amended to indicate that performance evaluations will be conducted by their immediate supervisor each year, on or about the employee’s anniversary date.

Section 19.11-KIN CARE

This section will be amended to provide unlimited use of accrued paid sick leave to attend to illness of applicable family members.

The redline revisions to these personnel rules are attached.

RECOMMENDATION

Staff recommends that the Housing Commission adopt Resolution No. 05-26 approving the amendments to HACA’s Personnel Rules as presented.

report or recommendation by the Housing Authority's staff. A copy of such report or recommendation shall also be mailed to the appellant or the appellant's representative, at the same time.

The appellant and/or his or her representative shall have the right to submit written arguments and evidence in advance of the Personnel Committee meeting and to appear in person and present oral arguments and evidence at the Personnel Committee meeting. At the Personnel Committee meeting, the Personnel Committee may interview the appellant and/or appellant's representative and Housing Authority staff. The Personnel Committee may then, in its own discretion, decide the matter forthwith or defer the matter for further investigation and set a subsequent Personnel Committee meeting.

Section 12.10 **PERSONNEL FILES**

Employees shall, in the presence of the Personnel Officer or his/her designee, have the right to review and obtain a reasonable number of copies of their personnel files or to authorize same by their representative. No material shall be placed in the employee's personnel file without the employee receiving a copy of such material beforehand or at the same time. Employees may submit rebuttals to adverse material for attachment to such material in the Personnel file. The Housing Authority retains the right to determine what other materials may be included in an employee's personnel file.

Section 12.11 **PERFORMANCE EVALUATION**

A Performance Evaluation will be conducted for each employee, by the employee's immediate supervisor, on or about his/her anniversary date each year. When an employee receives a Performance Evaluation, the employee shall have the right to rebut his/her evaluation in writing. The rebuttal is to be submitted to the employee's immediate supervisor who will forward it through channels to become an integral part of the evaluation in the personnel folder.

Article 13 **DISCIPLINE**

Section 13.1 **REMOVAL, SUSPENSION, AND REDUCTION: ORDER IN WRITING**

Any employee in the classified service may be removed, suspended, or reduced in rank by the Executive Director for cause; provided however, any employee serving in a probationary status may be rejected during probation with cause but without any right of appeal. FLSA exempt employees may not be suspended in less than one (1) week increments.

Section 13.2 **CAUSES FOR DISCIPLINARY ACTION**

Each of the following may constitute a cause or reason for disciplinary action, but such action shall not be restricted to the particular causes listed below:

- a) Fraud in securing appointment
- b) Unfitness for the position
- c) Inefficiency
- d) Neglect of duty
- e) Drunkenness on the job, use of illegal drugs on the job, or abuse of legally prescribed or otherwise legal narcotics on the job.
- f) Intentional theft of Housing Authority property or other property on the job

Employees are encouraged to return to work following an injury or illness at the earliest time consistent with their medical condition. Whenever possible, the department shall provide modified work or a light duty assignment that is compatible with temporary work restrictions imposed by the employee's doctor. In the event the department is not able to make such arrangements for modified work or light duty, the employee shall remain eligible for sick leave as provided in this Article.

Section 19.11 **KIN CARE**

An employee shall be entitled to ~~up to 60 hours per calendar year of~~ unlimited accrued paid sick leave to attend to the illness of their child, grandchild, parent, spouse; or (registered) domestic partner. For the purpose of this section, child shall include biological, foster, adopted, stepchild, legal ward, child of a (registered) domestic partner or a child of a person standing in loco parentis. For the purpose of this section, parent shall include biological, foster, adoptive, stepparent or legal guardian. To qualify for leave under this section the absence must be consistent with the uses of sick leave in Section 11.A herein.

Section 19.12 **DEATH IN IMMEDIATE FAMILY**

Leave of absence with pay because of death in the immediate family of a person in the Housing Authority service may be granted by the Executive Director for a period not to exceed three days. An additional two days leave may be granted by the Executive Director and charged to the employee's accrued sick leave balance. Entitlement to leave of absence under this section, insofar as the first three days are concerned, shall be in addition to any other entitlement for sick leave, emergency leave, or any other leave. For purposes of this section "immediate family" means mother, stepmother, father, stepfather, husband, wife, domestic partner as defined in 19.13.1, son, stepson, daughter, stepdaughter, brother, sister, foster parent, foster child, grandparent, or any other person sharing the relationship of in loco parentis; and, when living in the household of the employee, a brother-in-law, sister-in-law, mother-in-law, father-in-law, and grandchildren. In the case of the death of the employee's mother-in-law, father-in-law or grandchildren, where the decedent was not living in the employee's household, the employee shall be entitled to two days of paid leave of absence.

19.12.1 A "domestic partnership" shall exist between two persons, one of whom is an employee of the Housing Authority, regardless of their gender and each of them shall be the "domestic partner" of the other if they both complete, sign, and cause to be filed with the Housing Authority an "Affidavit of Domestic Partnership" attesting the following:

- a. the two parties reside together and share the common necessities of life;
- b. the two parties are: not married to anyone; eighteen years or older; not related by blood closer than would bar marriage in the State of California; and mentally competent to consent to contract;
- c. the two parties declare that they are each other's sole domestic partner and they are responsible for their common welfare;
- d. the two parties agree to notify the Housing Authority if there is a change of circumstances attested to the affidavit;
- e. the two parties affirm, under penalty of perjury, that the assertions in the affidavit are true to the best of their knowledge.

19.12.2 Termination. A member of a domestic partnership may end said relationship by filing a statement with a Housing Authority. In the statement, the person filing must affirm, under penalty of perjury, that 1) the partnership is terminated, and 2) a copy of the termination statement has been mailed to the other partner.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 05-26

**APPROVING AMENDMENTS TO THE HOUSING AUTHORITY OF
THE COUNTY OF ALAMEDA PERSONNEL RULES**

WHEREAS, the Housing Authority of the County of Alameda (“Authority”) recognizes Service Employees International Union (SEIU) Local 1021 as the exclusive representative for the Authority’s general employees bargaining unit, for fiscal years 2025-2028; and

WHEREAS, the Parties sought agreement on a three-year successor Memorandum of Understanding (MOU) which was approved by the Housing Commission on April 15, 2026; and

WHEREAS, the approved successor MOU agreements require amendments to HACA’s Personnel Rules Sections *12.11-PERFORMANCE EVALUATIONS* and *19.11-KIN CARE*; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda does hereby approve the proposed amendments to the HACA Personnel Rules as presented.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 13th day of May 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Laura Broussard Rosen
Executive Director/Secretary

Daniel Goldstein
Housing Commission Chairperson

Adopted: May 13, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No.5-5: Appoint a Nominating Committee for the Housing Commission Chairperson and Vice Chairperson (Action)

Exhibits Attached: None

Recommendation: Appoint commissioners to a Nominating Committee to propose candidates for the Chairperson and Vice Chairperson positions

BACKGROUND

The Housing Commission recently approved amendments to its bylaws, including an update to the process for electing its Chairperson and Vice Chairperson. Under this revision, officer elections will be held in June rather than July, ensuring that both positions are filled prior to the Commission’s July meeting. Newly elected officers will assume their roles at that meeting, aligning their terms with HACA’s fiscal year of July 1 through June 30.

The roles and responsibilities of the Chairperson and Vice Chairperson remain unchanged. The Chairperson presides over all Housing Commission meetings and performs the duties customary to the position. The Vice Chairperson supports the Chairperson and assumes those responsibilities in their absence. If the Chairperson is unable to complete their term, the Vice Chairperson will serve in the role on an interim basis until a new Chairperson is elected.

In addition, both officers are expected to participate in a monthly agenda briefing with the Executive Director, typically held one to two days prior to each scheduled Commission meeting.

DISCUSSION AND ANALYSIS

Commissioners Daniel Goldstein and Scott Sakakihara are the current Chairperson and Vice Chairperson, respectively. While the bylaws state that a member cannot serve more than 2 consecutive terms as Chairperson, there are no restrictions on the number of terms a commissioner may serve as Vice Chairperson.

It is customary for the Housing Commission to appoint a Nominating Committee to identify candidates for the roles of Chairperson and Vice Chairperson. The committee may nominate the current officers, or the committee may nominate new commissioners to serve as officers. Commissioners Goldstein and Sakakihara are both eligible to serve another term as Chairperson and Vice Chairperson.

The committee will present their recommendations at the June Commission meeting and the Housing Commission will vote to elect the officers. The newly elected Chairperson and Vice Chairperson will assume their duties beginning with the July Commission meeting.

RECOMMENDATION

Staff recommends that the Housing Commission appoint 2-3 commissioners to a Nominating Committee to identify and nominate candidates for the positions of Chairperson and Vice Chairperson.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No. 5-6: Approve the 2026 HACA Scholarship and the Donald C. Biddle Memorial Scholarship Awards (Action)

Exhibits Attached: 2026 HACA Scholarship Committee Award Recommendations

Recommendation: Approve the 2026 scholarship awards

Financial Statement: \$12,000.00

BACKGROUND

Each year, HACA invites participants of the Family Self-Sufficiency (FSS) program and tenants of the HACA-managed properties owned by Preserving Alameda County Housing, Inc. (PACH) to apply for scholarships to help with eligible education-related expenses.

Two types of scholarships are offered each year: the HACA Scholarship and the Donald C. Biddle (Don Biddle) Memorial Scholarship. While both scholarships support academic goals, the Don Biddle Memorial Scholarship places an additional emphasis on community service. A total of \$18,600 was budgeted for scholarships for the 2025-2026 fiscal year.

The applicants are given approximately 4 weeks to complete and submit an application by a set deadline, and provide required documentation such as reference letters, transcripts, and a personal essay describing their educational journey. Staff pre-screens the submissions for completeness and applications are then forwarded to the HACA Scholarship Committee which is comprised of commissioners appointed by the Housing Commission. Commissioners Chawla, Mayfield, McCorriston, and McQuaid participated in this year’s committee.

DISCUSSION AND ANALYSIS

Nine applications were submitted for the HACA Scholarship and 5 applications were submitted for the Don Biddle Memorial Scholarship. Here is a breakdown of the number of applicants by city of residence:

CITY OF RESIDENCE	HACA SCHOLARSHIP # OF APPLICANTS	DON BIDDLE MEMORIAL SCHOLARSHIP # OF APPLICANTS
Castro Valley	1	1
Emeryville	1	--
Fremont	1	--
Hayward	1	1
Newark	4	2
San Leandro	1	--
Unincorporated Area	--	1 (Cherryland)

On April 30, the Scholarship Committee met with staff, via Zoom , to discuss the committee’s recommendations for awards. Following a robust discussion, the Scholarship Committee made the following recommendations:

Committee Recommendation: 2026 HACA Scholarship Awards

The amounts of the awards vary depending upon the school that the applicant is attending/plans to attend. The award categories are as follows:

TYPE OF SCHOOL OR PROGRAM	MAY AWARD UP TO:
GRADUATE DEGREE PROGRAMS	
University of California (UC Schools) Private Universities (non-profit)	\$2000
For-profit Colleges & Universities	\$750
UNIVERSITY OF CALIFORNIA (UC SCHOOLS)	\$2000
PRIVATE UNIVERSITIES (NON-PROFIT)	\$2000
CALIFORNIA STATE UNIVERSITIES	\$1750
FOR-PROFIT COLLEGES & UNIVERSITY	\$750
COMMUNITY COLLEGES	\$750
VOCATIONAL/TRADE SCHOOLS	\$750
CERTIFICATE PROGRAMS	\$750
CONTINUING EDUCATION PROGRAMS	\$750
ADULT SCHOOLS	\$750
	MAY AWARD UP TO:
BONUS FOR TOP APPLICANT <i>The HACA Scholarship Committee will select a top applicant to receive a bonus award.</i>	An additional amount up to \$1000

Here are the Scholarship Committee’s award recommendations for the 2026 HACA Scholarship:

PROGRAM	AWARDEE	FIELD OF STUDY	SCHOOL/PROGRAM	RECOMMENDED AWARD
FSS	Natasha B.	Business Administration	California State University East Bay	\$1,750.00
FSS	Chermael B.	Business Administration	Chabot Community College	\$750.00
FSS	Toriah C.	Nursing	California State University East Bay	\$1,750.00
PACH	Jasmine C.	History	Southern New Hampshire University	\$750.00
FSS	Jalayah F.	Heath Sciences	Howard University	\$2,000.00
FSS	Joshilyn H.	Nursing	Ohlone Community College	\$750.00
FSS	Mariam J.	Nursing	Chabot Community College	\$750.00
FSS	Tonya L.	Human Development & Real Estate	Chabot Community College	\$750.00
FSS	Antonatte T.	Cosmetology	Moler Barber College	\$750.00

2026 HACA Scholarship Bonuses

Each year the Scholarship Committee may make additional bonus awards up to \$1,000 for outstanding HACA scholarship applications. This year, they selected 4 applicants to receive the

bonus. The committee made an additional recommendation to increase the bonus from \$1,000 to \$2,000, effective immediately, for the 2026 HACA Scholarship Program, and applicable for future programs. If approved by the Housing Commission, the 4 applicants they've selected will each receive a \$500.00 bonus award in addition to their recommended scholarship award. The recommendations for bonus awards are as follows:

PROGRAM	AWARDEE	FIELD OF STUDY	SCHOOL/PROGRAM	RECOMMENDED BONUS
FSS	Chermael B.	Business Administration	Chabot Community College	\$500.00
FSS	Toriah C.	Nursing	California State University East Bay	\$500.00
FSS	Jaliyah F.	Heath Sciences	Howard University	\$500.00
PACH	Mariam J.	History	Southern New Hampshire University	\$500.00

Committee Recommendation: 2026 Donald C. Biddle Memorial Scholarship

The Scholarship Committee may award up to \$2,500 for this scholarship . Here is the Scholarship Committee’s award recommendation for the 2026 Donald C. Biddle Memorial Scholarship:

PROGRAM	AWARDEE	FIELD OF STUDY	SCHOOL/PROGRAM	RECOMMENDED AWARD	COMMUNITY SERVICE
FSS	Jaliyah F.	Heath Sciences	Howard University	\$1,000.00	Since 2022, Jaliyah has volunteered with <i>Wealth and Disparities in the Black Community</i> , a nonprofit dedicated to supporting marginalized communities through advocacy and resources. What began as a school service requirement for Jaliyah quickly became a defining commitment as she realized the meaningful impact of her work. She expanded her involvement and worked on fundraisers, took on a leadership role for food drives, and helped to provide food and cash aid to families in need of help in the surrounding communities. Jaliyah plans to carry this commitment to community service into her college years.

Total Recommended Scholarship Funds Awarded for 2025-2026 fiscal year

Assuming the Housing Commission approves the committee’s award recommendations, a total of \$12,000 in scholarship funds will be awarded, leaving \$5,500 of the budgeted amount. These remaining funds will be rolled over to increase the total scholarship budget for the 2026–2027 fiscal year to \$24,000, which will be included in the budget presented for approval at the June 10 meeting.

Additional Committee Recommendation: HACA Scholarship Working Group

In addition to the award recommendations above, the Scholarship Committee proposes that the Housing Commission establish a small working group of 2–3 commissioners to work with staff to evaluate and improve the HACA Scholarship Program in advance of next year’s application process. The group would develop a more structured application and review process, assess the award categories to determine if

adjustments to the amounts are necessary, and explore additional opportunities to enhance the scholarship program's overall impact. Staff will bring the item for a HACA Scholarship working group to a future meeting.

RECOMMENDATION

Staff recommends that the Housing Commission approve the Scholarship Committee's 2026 award recommendations, including the proposed increase to the bonus award for the 2026–2027 fiscal year. Staff further recommends scheduling consideration of a scholarship working group for a future meeting.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No. 5-7: Quarterly Budget Status Report (Information Only)

Exhibits Attached: Budget Report for Quarter ended March 31, 2026

Recommendation: Receive Report

BACKGROUND

The Commission approved the FY2025-2026 Budget at the June 2025 meeting. This quarterly budget report informs the Commission about the status as of March 31, 2026.

DISCUSSION AND ANALYSIS

Housing Choice Voucher Program (HCV):

The HCV program received Housing Assistance Payment (HAP) grants in the amount of \$127.54 million and paid out \$125.52 million through March 2026. Administrative revenues were \$10.19 million vs the YTD budget of \$8.64 million primarily due to the increase in leased units, an increase in the administrative rate, and an increase in the FSS grant which was higher than anticipated. Administrative expenses were \$7.42 million vs the YTD budget of \$8.6 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 \$2.3 million vs the YTD budget of \$1.66 million primarily due to better than budgeted investment income and a onetime developer fee of \$525 thousand. Expenses were \$733 thousand vs the YTD budget of \$861 thousand. Salaries and administrative expenses were less than anticipated resulting in YTD income of \$1.57 million vs the YTD budgeted income of \$803.5 thousand. Expenses are expected to catch up with budgeted expenses as the year progresses.

PACH:

PACH revenues were slightly higher than budget at \$4.92 million primarily due to greater than budgeted investment income as well as increased HAP rent revenues. Expenses were \$3.16 million vs the YTD budget of 3.58 million due to reduced allocation of salaries and benefits as well as other cost savings across the board. YTD income was \$1.76 million vs the budgeted YTD income of \$765 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 March 31, 2026

	Housing Choice Voucher			Housing Development Fund			PACH		
	Approved Budget FY 2025-2026	Budget 03/31/2026	Actuals 03/31/2026	Approved Budget FY 2025-2026	Budget 03/31/2026	Actuals 03/31/2026	Approved Budget FY 2025-2026	Budget 03/31/2026	Actuals 03/31/2026
Housing Assistance Payments (HAP)									
Est. HUD PHA grants-HAP	153,609,992	115,207,494	127,534,818						
Less: Est. HAP expenses	153,609,992	115,207,494	125,515,774						
Operating Income									
Rental revenue - tenants	-	-	-	168,000	126,000	126,000	1,393,316	1,044,987	1,122,917
Other revenue -tenants	-	-	-	-	-	-	160,308	120,231	113,292
HUD PHA grants (Admin. Funds)	11,078,773	8,309,080	9,847,711	-	-	-	3,839,216	2,879,412	3,159,446
Other revenue	440,000	330,000	341,904	1,000	750	543,654	3,100	2,325	5,005
Other revenue - property management fees	-	-	-	1,780,440	1,335,330	1,337,076	-	-	-
Investment income	-	-	-	270,000	202,500	300,460	400,000	300,000	514,505
Total	11,518,773	8,639,080	10,189,615	2,219,440	1,664,580	2,307,190	5,795,940	4,346,955	4,915,165
Operating Expenses									
Administrative salaries	(5,963,318)	(4,357,809)	(3,725,049)	(452,551)	(330,710)	(246,691)	-	-	-
Administrative expenses	(1,988,300)	(1,491,225)	(1,263,080)	(123,765)	(92,824)	(54,331)	(1,544,736)	(1,158,552)	(989,349)
Property Management and Administrative Service Fees							(1,670,400)	(1,252,800)	(1,252,800)
Utilities	-	-	-	(75,994)	(56,996)	(53,223)	(274,700)	(206,025)	(207,516)
Tenant Services	-	-	-	-	-	-	(9,200)	(6,900)	-
Maintenance services	-	-	-	(141,357)	(106,018)	(110,897)	(950,560)	(712,920)	(467,851)
General expenses	(270,000)	(202,500)	(180,449)	(18,129)	(13,597)	(11,797)	(326,347)	(244,760)	(237,573)
Employee benefits	(3,399,091)	(2,549,318)	(2,256,193)	(347,868)	(260,900)	(256,044)	-	-	-
Total	(11,620,709)	(8,600,852)	(7,424,771)	(1,159,664)	(861,045)	(732,983)	(4,775,943)	(3,581,957)	(3,155,089)
Income (Loss)	(101,936)	38,228	2,764,844	1,059,776	803,535	1,574,207	1,019,997	764,998	1,760,076
Cash & Investments as of 12/31/2025			17,785,784			10,177,760			16,867,716

**

Restricted	3,794,526
Unrestricted	13,073,190
Total	16,867,716

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No.5-8:	Quarterly Investment Portfolio Report (Information Only)
Exhibits Attached:	Investment Portfolio Report for Quarter ended March 31, 2026
Recommendation:	Receive Report
Financial Statement:	\$34,099,633.58 invested at an Average Annual Yield of 3.98% (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 March 31, 2026 for each program that HACA administers. \$34.1M, 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 \$330,919.43 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 \$533,662, which is 2% of the total investment portfolio.

Park Terrace has a total investment of about \$1.85M, which is 5% of the total investment portfolio.

The Housing Development Fund has a total investment of \$9.86M, which is 29% of the total investment portfolio.

PACH has a total investment of about \$16.92M, which is 50% of the total investment portfolio.

The Health Care Services Agency (HCSA) Flexible Housing Subsidy Program has \$4.93M, 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 March 31, 2026**

PROGRAM NAME	TYPE OF ACCOUNT	AMOUNT	INTEREST RATE	INTEREST AMOUNT	MATURITY DATE
Ocean	State of CA Local Agency Investment Fund	\$ 533,661.90	3.98%	\$ 5,178.91	N/A
PACH		\$ 16,924,781.91	3.98%	\$ 164,246.32	N/A
Housing Dev Fund		\$ 9,862,371.37	3.98%	\$ 95,709.25	N/A
Park Terrace		\$ 1,852,000.30	3.98%	\$ 17,972.71	N/A
HCSA		\$ 4,926,818.10	3.98%	\$ 47,812.24	N/A
GRAND TOTAL		\$ 34,099,633.58		\$ 330,919.43	

The above investment portfolio is in compliance with the policy approved by the Housing Commission.

PROGRAMS ACTIVITY
REPORT
May 13, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 13, 2026

Agenda Item No.5-9: Programs Activity Report (Information Only)

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.

	5/1/2026	5/1/2025	4/1/2024
	6,908	7,098	6,893

- **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.

	5/1/2026	5/1/2025	4/1/2024
Average HAP Subsidy	\$1,966	\$1,922	\$1,824
Average Tenant-Paid Rent	\$610	\$593	\$612
Average Contract Rent	\$2,576	\$2,515	\$2,437

- ❖ 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.

	5/1/2026	5/1/2025	4/1/2024
Outgoing Billed Portability Contracts	148	73	83
Incoming Portability Contracts	302	153	60

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

	5/1/2026	5/1/2025	4/1/2024
	228	220	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 May 4, 2026, there were 46 active properties listed.

	6/2/25	7/7/25	8/5/25	9/2/25	9/29/25	10/31/25
Units	68	66	61	61	70	58
	12/1/25	1/5/26	2/2/26	3/2/26	4/6/26	5/4/26
Units	56	46	45	43	52	46

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

City	Certificates		Vouchers		APRIL 2026 TOTAL		APRIL 2025	APRIL 2024
	Number	HAP*	Number	HAP**	Number	HAP		
		based on avg		based on avg				
		\$ 2,167		\$1,970				
Albany	0	\$0	16	\$31,520	16	\$31,520	13	11
Castro Valley	5	\$10,835	288	\$567,360	293	\$578,195	255	249
Dublin	7	\$15,169	501	\$986,970	508	\$1,002,139	490	434
Emeryville	0	\$0	202	\$397,940	202	\$397,940	196	161
Fremont	22	\$47,674	1,228	\$2,419,160	1,250	\$2,466,834	1,289	1,252
Hayward	31	\$67,177	1,927	\$3,796,190	1,958	\$3,863,367	2,016	1,959
Newark	4	\$8,668	255	\$502,350	259	\$511,018	271	285
Pleasanton	3	\$6,501	345	\$679,650	348	\$686,151	348	312
San Leandro	18	\$39,006	1,423	\$2,803,310	1,441	\$2,842,316	1,484	1,449
San Lorenzo	0	\$0	170	\$334,900	170	\$334,900	178	173
Union City	5	\$10,835	709	\$1,396,730	714	\$1,407,565	727	696
TOTALS	95	205,865	7,064	13,916,080	7,159	14,121,945	7,267	6,981

* Based on an average April Housing Assistance Payment (HAP) of \$2,167 per certificate contract

**Based on an average April Housing Assistance Payment (HAP) of \$1,970 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of April 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	16	\$2,195	\$1,715	\$480	22%
Castro Valley	288	\$2,521	\$1,904	\$617	24%
Dublin	501	\$2,744	\$2,117	\$627	23%
Emeryville	202	\$2,167	\$1,653	\$515	24%
Fremont	1,228	\$2,745	\$2,133	\$613	22%
Hayward*	1,927	\$2,461	\$1,852	\$609	25%
Newark	255	\$2,784	\$2,168	\$615	22%
Pleasanton**	345	\$2,459	\$1,978	\$480	20%
San Leandro	1,423	\$2,454	\$1,890	\$563	23%
San Lorenzo	170	\$2,717	\$2,047	\$669	25%
Union City	709	\$2,756	\$2,093	\$664	24%

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

**Includes units in the unincorporated city of Sunol

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: May 13, 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

Mr. Wallace has demonstrated exceptional progress through the FSS Program, reflecting strong commitment to career advancement and financial stability. He entered the program with zero earned income and quickly took initiative by enrolling in healthcare training at Kaiser’s Allied School of Health and Science. He subsequently secured employment with Kaiser as an Emergency Department Intake Coordinator. Building on this success, Mr. Wallace is completing nursing prerequisites at Chabot College and has been accepted into a nursing program—making a significant step toward a long-term career in healthcare. Additionally, he made measurable financial gains, increasing his credit score by 51 points with support from financial coaching from the Fremont Resource Center. Mr. Wallace achievements highlight the effectiveness of the FSS program in supporting participants pathways to employment, education and financial independence.

Workshop

On Saturday, April 18, 2026, the FSS team partnered with Habitat for Humanity to host a budget workshop entitled *Creating a Household Budget*. During the workshop, attendees learned about the following topics:

- Money values and personalities
- Budgeting tools and strategies
- Creating and managing a budget
- Planning SMART financial goals

A total of eighteen (18) participants attended the event.

Orientations 2026

The FSS team held two orientation sessions, with sixty (60) participants in attendance. Future orientations will be scheduled as space becomes available in the program.

FSS PROGRAM SUMMARY

Program Summary	April 2026
Total Clients Under Contract:	181
Graduates:	3
Escrow Disbursed:	\$74,817.73
Ports In:	0
Ports Out:	0
Terminations:	0
New Contracts:	5
Case Management Referrals:	23
Job Referrals:	33

ATTACHMENT A

**Agenda Item No. 5-1: Audit Report for the
July 1, 2024-June 30, 2025 Fiscal Year**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
HAYWARD, CALIFORNIA

AUDITED FINANCIAL STATEMENTS

JUNE 30, 2025



HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners,
Housing Authority of the County of Alameda
Hayward, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund information of the Housing Authority of the County of Alameda (the "Authority"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate remaining fund information of the Authority as of June 30, 2025, and the respective changes in financial position, and, where applicable cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation, and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 11, and required supplementary information related to Pension and OPEB on pages 49 through 53 as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining and individual enterprise fund financial statements and, the schedule of expenditures of federal awards, is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and are not a required part of the basic financial statements. The accompanying Financial Data Schedule is presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development and is not a required part of the basic financial statements.

The combining and individual enterprise fund financial statements, the schedule of expenditures of federal awards, and Financial Data Schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual enterprise fund financial statements, the schedule of expenditures of federal awards, and Financial Data Schedule are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 26, 2026, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Harshmal & Company LLP

San Diego, California
March 26, 2026

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

The Housing Authority of the County of Alameda (the "Authority") primarily provides housing assistance to low-income individuals and families. Its primary sources of funding are through grants received from the U.S. Department of Housing and Urban Development (HUD) and rents collected from the properties it owns.

The Authority's Management's Discussion and Analysis (MD&A) is designed to:

- Provide an overview of the Authority's financial activity,
- Identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges),
- Assist the reader in focusing on significant financial issues, and
- Identify individual fund issues or concerns.

Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the attached financial statements.

FINANCIAL HIGHLIGHTS

Total assets and deferred outflow of resources of the Authority was \$76.76 million and total liabilities and deferred inflow of resources was \$22.52 million.

The assets of the Authority exceeded its liabilities at the close of the fiscal year (FY) by \$54.24 million (net position). Of that amount, \$8.02 million was invested in capital assets; \$20.38 million was considered restricted and \$25.84 million was considered unrestricted and may be used to meet the Authority's ongoing obligations. The Authority's FY 2025 total net position increased by \$5.88 million compared to the FY 2024 balance of \$48.36 million.

Total revenues, excluding Housing Assistance Payments-Portability in, increased by approximately \$14.70 million (8%) during 2025, and were \$190.92 million and \$176.22 million for 2025 and 2024, respectively. The increase was due to funding provided by HUD.

Total expenses, excluding Housing Assistance Payments-Portability in, increased by approximately \$11.27 million (6%). Total expenses were \$185.07 million and \$173.80 million for 2025 and 2024, respectively.

The Authority's component unit, Preserving Alameda County Housing, Inc. (PACH), was formed in March 2011. The Authority is the managing agent for the properties owned by PACH. In March 2016, HACA completed the Rental Assistance Demonstration (RAD) conversion and sold its remaining 72 units of Public Housing to PACH. For FY 2025, PACH had total assets of \$37.84 million, total liabilities of \$0.31 million and net position of \$37.53 million. It had total revenues of \$6.52 million and expenses of \$4.57 million. PACH's total net position increased by \$1.95 million.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private-sector business in that all enterprise fund type activities are consolidated into columns, which add to a total for the entire Authority. The Authority-wide financial statements report information on the Authority as a whole, net of inter-fund activity.

The *Statement of Net Position* is similar to a Balance Sheet. The Statement of Net Position provides information about the Authority's financial and capital resources (assets) and its obligations to creditors (liabilities). Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year) and "Noncurrent." The Statement is presented in the format where assets minus liabilities equal "Net Position," formerly known as Net Assets.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

Authority-Wide Financial Statements - Cont'd

Net Position (formerly Net Assets) is reported in three broad categories:

- Net Investment in Capital Assets: This component of Net Position consists of all capital assets net of accumulated depreciation and reduced by outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as security deposits, debt covenants), grantors, contributors, laws, regulations, etc.
- Unrestricted Net Position: Consists of Net Position that does not meet the definition of "Net Investment in Capital Assets," or "Restricted Net Position." It represents the net available liquid assets, net of liabilities, for the entire Authority.

Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* is similar to an Income Statement. This Statement includes Operating Revenues, such as rental income, grant revenues, Operating Expenses, such as administrative costs, utilities, maintenance, depreciation, and Non-Operating Revenue & Expenses, such as investment income and interest expense. The focus of this statement is the "Change in Net Position," which is similar to Net Income or Loss.

The *Statement of Cash Flows* discloses net cash provided by or used for operating activities, investing activities, non-capital financing activities, and from capital and related financing activities. This statement provides answers to questions of where cash came from, what cash was used for and what caused changes in cash for the fiscal year.

The accompanying *Notes to Financial Statements* provide additional information that is essential to a full understanding of the data provided in the financial statements.

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on fund types. The Authority consists of exclusively Enterprise Funds. The Enterprise method of accounting is similar to accounting utilized by the private sector where the determination of net income is necessary or useful to sound financial administration. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements and to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using grants and other monies. They are reported using the full accrual method of accounting.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

FINANCIAL ANALYSIS

Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development (HUD). Others are segregated to enhance accountability and control.

**TABLE 1
Statement of Net Position**

	<u>The Authority</u>		<u>PACH</u>		<u>Total</u>		<u>Change</u>	<u>%</u>
	<u>June 30, 2025</u>	<u>June 30, 2024</u>	<u>June 30, 2025</u>	<u>June 30, 2024</u>	<u>June 30, 2025</u>	<u>June 30, 2024</u>		
Current and other assets	\$ 26,166,420	\$ 25,687,929	\$ 14,914,128	\$ 13,786,059	\$ 41,080,548	\$ 39,473,988	\$ 1,606,560	4 %
Restricted assets	9,495,427	8,972,525	16,384,806	15,726,937	25,880,233	24,699,462	1,180,771	5 %
Capital assets	1,478,200	1,829,914	6,542,439	6,312,330	8,020,639	8,142,244	(121,605)	(1)%
Deferred outflows of resources	<u>1,781,442</u>	<u>3,970,015</u>	<u>-</u>	<u>-</u>	<u>1,781,442</u>	<u>3,970,015</u>	<u>(2,188,573)</u>	<u>(55)%</u>
Total assets and deferred outflows of resources	<u>38,921,489</u>	<u>40,460,383</u>	<u>37,841,373</u>	<u>35,825,326</u>	<u>76,762,862</u>	<u>76,285,709</u>	<u>477,153</u>	<u>1 %</u>
Current liabilities	10,073,232	13,833,036	313,595	252,366	10,386,827	14,085,402	(3,698,575)	(26)%
Noncurrent liabilities	10,090,159	12,463,604	-	-	10,090,159	12,463,604	(2,373,445)	(19)%
Deferred inflows of resources	<u>2,043,325</u>	<u>1,375,619</u>	<u>-</u>	<u>-</u>	<u>2,043,325</u>	<u>1,375,619</u>	<u>667,706</u>	<u>49 %</u>
Total liabilities and deferred inflows of resources	<u>22,206,716</u>	<u>27,672,259</u>	<u>313,595</u>	<u>252,366</u>	<u>22,520,311</u>	<u>27,924,625</u>	<u>(5,404,314)</u>	<u>(19)%</u>
Net position:								
Net investment in capital assets	1,478,200	1,829,914	6,542,439	6,312,330	8,020,639	8,142,244	(121,605)	(1)%
Restricted	1,560,962	386,658	18,819,642	18,029,642	20,380,604	18,416,300	1,964,304	11 %
Unrestricted	<u>13,675,611</u>	<u>10,571,552</u>	<u>12,165,697</u>	<u>11,230,988</u>	<u>25,841,308</u>	<u>21,802,540</u>	<u>4,038,768</u>	<u>19 %</u>
Total net position	<u>\$ 16,714,773</u>	<u>\$ 12,788,124</u>	<u>\$ 37,527,778</u>	<u>\$ 35,572,960</u>	<u>\$ 54,242,551</u>	<u>\$ 48,361,084</u>	<u>\$ 5,881,467</u>	<u>12 %</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

Major Factors Affecting the Statement of Net Position (Table 1)

Current and other assets increased by \$1.61 million, primarily due to increase in cash and investment resulting from increased funding.

Restricted assets increased \$1.18 million due to utilization of the restricted cash and investments for their intended purpose, primarily the HCV program.

Capital assets decreased by a net \$0.12 million, primarily due to the acquisition of assets worth \$1.03 million. This increase was offset by the current year depreciation charge of \$1.15 million.

The decreased \$2.19 million in deferred outflows is due to changes pension and OPEB investment earnings and actuarial assumptions.

Total liabilities and deferred inflows of resources decreased by approximately \$5.40 million primarily due to decrease in net pension liability and unearned revenues and increase in accounts payable, deferred inflow of resources of pension and OPEB.

Total net position increased by \$5.88 million and was \$54.24 million and \$48.36 million in 2025 and 2024, respectively.

Net investment in Capital Assets (e.g., land, buildings and improvements, furniture and equipment) decreased by approximately \$0.12 million, net of depreciation, and was \$8.02 million and \$8.14 million in 2025 and 2024, respectively.

Restricted Net Position balance decreased by approximately \$1.96 million and was \$20.38 million and \$18.42 million in 2025 and 2024, respectively primarily due to increased utilization of restricted funds.

Unrestricted Net Position increased by \$4.04 million due to an increase in current year operations.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

**TABLE 2
Statement of Revenues, Expenses, and Changes in Net Position**

	<u>The Authority</u>		<u>PACH</u>		<u>Total</u>		<u>Change</u>	<u>%</u>
	<u>June 30, 2025</u>	<u>June 30, 2024</u>	<u>June 30, 2025</u>	<u>June 30, 2024</u>	<u>June 30, 2025</u>	<u>June 30, 2024</u>		
Revenues								
Rental revenue - tenants	\$ 314,005	\$ 296,133	\$ 5,488,524	\$ 5,227,417	\$ 5,802,529	\$ 5,523,550	\$ 278,979	5 %
HUD PHA grants	176,188,854	162,330,430	-	-	176,188,854	162,330,430	13,858,424	9 %
Fraud recovery	4,532	13,395	-	-	4,532	13,395	(8,863)	(66)%
Other operating revenue	7,426,616	7,062,578	37,048	32,729	7,463,664	7,095,307	368,357	5 %
Investment income	<u>469,672</u>	<u>405,687</u>	<u>994,767</u>	<u>851,489</u>	<u>1,464,439</u>	<u>1,257,176</u>	<u>207,263</u>	<u>16 %</u>
Sub-Total	184,403,679	170,108,223	6,520,339	6,111,635	190,924,018	176,219,858	14,704,160	8 %
Housing assistance payments- Portability-in	<u>2,726,914</u>	<u>1,639,246</u>	<u>-</u>	<u>-</u>	<u>2,726,914</u>	<u>1,639,246</u>	<u>1,087,668</u>	<u>66 %</u>
Total revenues	<u>187,130,593</u>	<u>171,747,469</u>	<u>6,520,339</u>	<u>6,111,635</u>	<u>193,650,932</u>	<u>177,859,104</u>	<u>15,791,828</u>	<u>9 %</u>
Expenses								
Administrative	10,310,531	10,257,964	2,367,106	2,420,909	12,677,637	12,678,873	(1,236)	- %
Tenant service	650,947	405,487	1,201	14,740	652,148	420,227	231,921	55 %
Utilities	89,298	87,599	291,192	296,252	380,490	383,851	(3,361)	(1)%
Ordinary maintenance and operations	247,680	185,874	896,324	948,129	1,144,004	1,134,003	10,001	1 %
Insurance expenses	239,034	235,910	199,476	176,789	438,510	412,699	25,811	6 %
General expenses	610,540	509,440	7,208	120,845	617,748	630,285	(12,537)	(2)%
Depreciation	351,713	714,880	803,014	779,293	1,154,727	1,494,173	(339,446)	(23)%
Housing assistance payments	163,110,110	151,880,973	-	-	163,110,110	151,880,973	11,229,137	7 %
Other expenses	<u>4,897,645</u>	<u>4,763,175</u>	<u>-</u>	<u>-</u>	<u>4,897,645</u>	<u>4,763,175</u>	<u>134,470</u>	<u>3 %</u>
Sub-Total	180,507,498	169,041,302	4,565,521	4,756,957	185,073,019	173,798,259	11,274,760	6 %
Housing assistance payments- Portability in	<u>2,527,745</u>	<u>1,574,871</u>	<u>-</u>	<u>-</u>	<u>2,527,745</u>	<u>1,574,871</u>	<u>952,874</u>	<u>61 %</u>
Total expenses	<u>183,035,243</u>	<u>170,616,173</u>	<u>4,565,521</u>	<u>4,756,957</u>	<u>187,600,764</u>	<u>175,373,130</u>	<u>12,227,634</u>	<u>7 %</u>
Change in Net Position	<u>\$ 4,095,350</u>	<u>\$ 1,131,296</u>	<u>\$ 1,954,818</u>	<u>\$ 1,354,678</u>	<u>\$ 6,050,168</u>	<u>\$ 2,485,974</u>	<u>\$ 3,564,194</u>	<u>143 %</u>

In 2025, the Authority corrected a prior period HCSA UNP classification error. Beginning net position was adjusted to reclassify \$168,701 to prepaid contributions, with prior periods restated in unearned revenue.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

Major Factors Affecting the Statement of Revenues, Expenses, and Changes in Net Position (Table 2)

Total revenues excluding Housing assistance payments - Portability-in increased by approximately \$14.70 million (8%) and total expenses excluding Housing assistance payments - Portability-in increased by approximately \$11.27 million from a year ago.

HUD provided 94% of the Authority's revenue in 2025. The Housing Choice Voucher (HCV) program represents the majority of the Authority's total operating subsidies and grants revenue. Changes in HUD funding directly impact the Authority's operating results.

Total expenses increased by 6% due to higher housing assistance payments (HAP) made to landlords. Expenses also include administration (management fees and contracted services), utilities, maintenance, and general expenses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of fiscal year, ended June 30, 2025, the Authority had \$8.02 million invested in a variety of capital assets as reflected in the following table, which represents a net decrease of approximately \$0.12 million or 1% from the previous fiscal year. The decrease in capital assets is due to the annual depreciation expense partially offset by the addition of capitalized costs.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

**TABLE 3
Capital Assets**

	The Authority		PACH		Total		Change	%
	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024		
Land and land rights	\$ 1,342,253	\$ 1,342,253	\$ 2,246,244	\$ 2,246,244	\$ 3,588,497	\$ 3,588,497	\$ -	0 %
Buildings and improvements	10,390,541	10,391,887	24,467,735	23,434,612	34,858,276	33,826,499	1,031,777	3 %
Furniture and equipment	2,835,510	2,834,165	606,166	606,166	3,441,676	3,440,331	1,345	0 %
Less: accumulated depreciation	<u>(13,090,104)</u>	<u>(12,738,391)</u>	<u>(20,777,706)</u>	<u>(19,974,692)</u>	<u>(33,867,810)</u>	<u>(32,713,083)</u>	<u>(1,154,727)</u>	<u>4 %</u>
Total	<u>\$ 1,478,200</u>	<u>\$ 1,829,914</u>	<u>\$ 6,542,439</u>	<u>\$ 6,312,330</u>	<u>\$ 8,020,639</u>	<u>\$ 8,142,244</u>	<u>\$ (121,605)</u>	<u>(1)%</u>

The following reconciliation summarizes the change in capital assets, which is presented in detail in notes to the financial statements.

**TABLE 4
Change in Capital Assets**

	The Authority	PACH	Total
Beginning balance	\$ 1,829,913	\$ 6,312,331	\$ 8,142,244
Additions	-	1,033,122	1,033,122
Depreciation	<u>(351,713)</u>	<u>(803,014)</u>	<u>(1,154,727)</u>
Total	<u>\$ 1,478,200</u>	<u>\$ 6,542,439</u>	<u>\$ 8,020,639</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2025**

Debt Outstanding

As of year-end, the Authority and its component unit, PACH had no debt (bonds, notes, etc.) outstanding.

ECONOMIC FACTORS

The Authority continues to be dependent on funding from HUD for the administration of its Housing Choice Voucher program.

The need for affordable housing in Alameda County has historically been, and will continue to be, very high. The number of people served and the level of service the Authority provides are constrained only by the amount of funds available for those services. The Authority is primarily dependent upon HUD for the funding of operations; therefore, it is affected more by the Federal budget than by local economic conditions. For several years, funding from HUD has been insufficient to cover housing assistance payments, capital improvements, operating and administrative expenses. The Authority continues to be challenged with unpredictable and reduced HUD funding levels to administer federal housing programs. The reduction has required the Authority's management to implement a comprehensive strategy to find new ways of assisting its participants while reducing costs, and continuing to comply with regulatory requirements. The Authority continues to look for ways to improve the efficiency, effectiveness and economy of its programs and administration. It is anticipated that most programs will continue to receive renewal funding.

The Authority continues to be challenged by other significant external and economic factors beyond its control which includes the following:

- Local labor supply and demand, which can affect salary and wage rates.
- Local inflationary, economic, and employment trends that can affect resident incomes and therefore impact the amount of rental income.
- Inflationary pressure on utility rates, supplies, and other costs.
- Supply of affordable housing.
- Restructuring of the financial and health insurance industries.
- Increasing pension liabilities.

FINANCIAL CONTACT

This financial report is designed to provide a general financial overview of the Authority. The individual to be contacted regarding this report is Mansoorali (Ali) Hudda, Finance Director, at (510) 727-8521. Specific requests may be submitted to the -

Housing Authority of the County of Alameda,
22941 Atherton Street, Hayward,
California 94541.

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF NET POSITION
JUNE 30, 2025

Assets:

Current assets:

Cash and cash equivalent	\$ 13,087,161
Short term investments	25,635,453
Accounts receivable - HUD	167,923
Accounts receivable - other	1,862,478
Prepaid and other assets	<u>327,533</u>
Total current assets	<u>41,080,548</u>

Restricted assets:

Cash and cash equivalents	3,580,257
Investments	7,418,860
Notes receivable	<u>14,881,116</u>
Total restricted assets	<u>25,880,233</u>

Noncurrent assets:

Capital assets	41,888,450
Less: accumulated depreciation	<u>(33,867,811)</u>
Capital assets, net	<u>8,020,639</u>
Total noncurrent assets	<u>8,020,639</u>
Total assets	<u>74,981,420</u>

Deferred outflow of resources:

Deferred outflow of resources - Pension	1,105,684
Deferred outflow of resources - OPEB	<u>675,758</u>
Total deferred outflow of resources	<u>1,781,442</u>
Total assets and deferred outflow of resources	<u>\$ 76,762,862</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF NET POSITION
JUNE 30, 2025

Liabilities:

Current liabilities:

Accounts payable	\$ 1,207,591
Accounts payable - HUD	548,720
Accrued compensated absences	447,878
Unearned revenue	6,560,427
Tenant security deposits	164,904
Family self - sufficiency escrow - current	928,364
Accrued liabilities	82,069
Other liabilities	<u>446,874</u>
Total current liabilities	<u>10,386,827</u>

Noncurrent liabilities:

Net pension liability	7,965,564
Net OPEB liability	931,141
Family self - sufficiency escrow - noncurrent	897,403
Accrued compensated absences - noncurrent	<u>296,051</u>
Total noncurrent liabilities	<u>10,090,159</u>
Total liabilities	<u>20,476,986</u>

Deferred inflow of resources:

Deferred inflow of resources - Pension	1,536,069
Deferred inflow of resources - OPEB	<u>507,256</u>
Total deferred inflow of resources	<u>2,043,325</u>
Total liabilities and deferred inflow of resources	<u>22,520,311</u>

Net position:

Net investment in capital assets	8,020,639
Restricted	20,380,604
Unrestricted	<u>25,841,308</u>
Total net position	<u>\$ 54,242,551</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

Operating Revenues:

Rental revenue - tenant	\$ 5,802,529
Other tenant revenue	1,358
HUD PHA grants	176,188,854
Housing assistance payments-Portability-in	2,726,914
Fraud recovery	4,532
Other operating revenue	<u>7,462,306</u>
Total operating revenues	<u>192,186,493</u>

Operating Expenses:

Administration	12,677,637
Tenant services	652,148
Utilities	380,490
Ordinary maintenance and operations	1,144,004
Insurance expenses	438,510
General expenses	617,748
Depreciation	1,154,727
Housing assistance payments - Portability-in	2,527,745
Housing assistance payments	163,110,110
Other expenses	<u>4,897,645</u>
Total operating expenses	<u>187,600,764</u>

Operating income	<u>4,585,729</u>
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Nonoperating Revenues and Expenses:

Investment income	<u>1,464,439</u>
Total nonoperating revenues and expenses	<u>1,464,439</u>

Change in net position	<u>6,050,168</u>
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Net position, beginning of year	48,361,084
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<i>Restatement</i>	<u>(168,701)</u>
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Net position, beginning of year, as <i>restated</i>	<u>48,192,383</u>
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Net position, end of year	<u><u>\$ 54,242,551</u></u>
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The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

Cash flows from operating activities:

Cash collected from:	
Dwelling rental	\$ 5,802,536
Other operating revenue	3,108,432
HUD PHA grants received	175,498,019
Housing assistance payments-Portability-in	2,726,914
Cash paid for:	
Housing assistance payments	(163,058,546)
Housing assistance payments-Portability-in	(2,527,745)
Administrative expenses	(12,127,954)
Tenant services	(652,148)
Utility expenses	(380,490)
Maintenance expenses	(1,144,004)
Insurance expenses	(438,510)
General expenses	(574,846)
Other expenses	<u>(3,559,694)</u>
Net cash provided by operating activities	<u>2,671,964</u>

Cash flows from capital and related financing activities:

Acquisition of capital assets	<u>(1,033,122)</u>
Net cash used in capital and related financing activities	<u>(1,033,122)</u>

Cash flows from investing activities:

Purchase of investments	(3,417,805)
Interest received on investments	<u>1,134,439</u>
Net cash used in investing activities	<u>(2,283,366)</u>
Net change in cash and cash equivalents	(644,524)
Cash and cash equivalents, beginning of year	<u>17,311,942</u>
Cash and cash equivalents, end of year	<u><u>\$ 16,667,418</u></u>

Cash and cash equivalents:

Unrestricted cash and cash equivalents	\$ 13,087,161
Restricted cash and cash equivalents	<u>3,580,257</u>
Total	<u><u>\$ 16,667,418</u></u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

Reconciliation of operating income to net cash provided by operating activities:

Operating income	\$ 4,585,729
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	1,154,727
Change in operating assets and liabilities:	
Accounts receivable - HUD	1,061,249
Accounts receivable - other	(617,623)
Prepaid expenses	(160,512)
Deferred outflow of resources	2,188,573
Deferred inflow of resources	667,706
Accounts payable	(2,661,779)
Accounts payable - HUD	51,564
Accrued compensated absences	(936)
Unearned revenue	(1,290,469)
Family self-sufficiency escrow	490,863
Other liabilities	63,935
Accrued liabilities	27,379
Net pension liability	(2,856,016)
Net OPEB liability	(44,295)
Tenant security deposit	<u>11,869</u>
Net cash provided by operating activities	<u>\$ 2,671,964</u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Financial Reporting Entity

The Housing Authority of the County of Alameda (the "Authority") was established by the Alameda County Board of Supervisors on December 3, 1968. It is funded primarily by the Department of Housing and Urban Development (HUD) by means of Annual Contribution Contracts.

The Authority provides housing assistance to low and moderate-income families at rents they can afford. Eligibility is determined by family composition, income and residency in areas served by the Authority.

The accompanying financial statements are those of the Housing Choice Voucher Program, the existing Moderate Rehabilitation programs, the Authority Administered Continuum of Care program and the Housing Development Fund. A summary of the programs administered by the Authority is provided below to assist the reader in interpreting such financial statements.

The Authority has one component unit in accordance with statement No. 61 Government Accounting Standards Board (GASB). The Authority's financial statements include those of Preserving Alameda County Housing, Inc. (PACH), which is a blended component unit that meets both of the following criteria under GASB 61.

1. The Authority and PACH have substantively the same governing body.
2. Management of the Authority has operational responsibility for the activities of PACH.

(b) Basis of Presentation

The Authority's basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the USA.

Government-wide Statements: The Statement of net position and the Statement of activities display information about the Authority. These statements include the financial activities of the overall Authority.

The Statement of activities presents a comparison between direct expenses and program revenues for each function of the Authority's activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program, and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues are presented as general revenues.

Proprietary fund *operating* revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. *Nonoperating* revenues, such as grants and investment earnings, result from non-exchange transactions or ancillary activities.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(c) Business - Type Activities

Housing Choice Voucher Program - Under the Housing Choice Voucher Program (HCV), the Authority administers contracts with independent landlords that own properties. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an ACC with HUD. HUD provides Annual Contributions funding to enable the Authority to set the participant's share of the rent at 30% of adjusted gross income. The HCV program also provides rental assistance for homeless veterans through the Veterans Affairs Supportive Housing (VASH) program. Support services are provided by the Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers (VAMC's) and community-based outreach clinics.

Housing Development Fund - The Authority maintains a Local Fund for low-income housing development and management improvements.

Moderate Rehabilitation Programs - A form of the Section 8 Rental Assistance program in which the rental assistance is "tied" to the rental unit rather than to the family. The Authority has 26 units under this program.

Preserving Alameda County Housing, Inc. - PACH leases, rehabilitates and operates affordable housing units and serves as a support corporation for the Authority. The Authority acts as the agent for the management of the properties owned by PACH.

Continuum of Care Program - This program provides rental assistance and supportive services for homeless individuals who have long-term disabilities resulting mainly from serious mental illness, alcohol and drug abuse, or an HIV positive medical condition. It is funded through the Alameda County Housing and Community Development Agency, for which the Authority is a contractor to provide the housing subsidy administration.

Other Business Activities - The Authority owns non-assisted units in Hayward known as Park Terrace (9 units) and in Emeryville known as Ocean Avenue (6 units) that are rented to low-income families. The Authority owns land in Union City to be developed for low-income housing. The Authority also manages, for a fee, 1 house owned by the City of Union City which is rented to a low-income family. In December 2009, the Authority also established the CHOICES program with the Alameda County Behavioral Health Care Services Department (BHCS). The program provides a monthly housing subsidy for designated BHCS clients with serious mental health issues. On October 1, 2012, the Memorandum of Understanding (MOU) with BHCS was amended to include the Forensic Assertive Community Treatment (FACT) program and on May 1, 2018, to add the HCSA Flexible Housing Subsidy Program.

(d) Basis of Accounting

The basic accounting and reporting entity is a "fund". A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves, and equities segregated for the purpose of carrying out specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations.

"Basis of accounting" refers to when revenues and expenses are recognized in the accounts and reported in the basic financial statements. Specifically, it relates to the timing of the measurements made, regardless of the nature of the measurement.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(d) Basis of Accounting - cont'd

The Authority is accounted for as an enterprise fund, which is used to account for operations similar to a private business enterprise where the intent of the Authority is that the costs and expenses, including depreciation, of providing services to the members on a continuing basis be financed or recorded primarily through user charges.

As an enterprise fund, the Authority uses the full accrual basis of accounting. With the economic resource measurement focus, all assets and all liabilities of the enterprise are recorded on its Statement of Net Position, all revenues are recognized when earned, and all expenses, including depreciation, are recognized when incurred. Enterprise Fund Net Position includes Net Investment in Capital Assets, Restricted Net Position, and Unrestricted Net Position.

The Authority considers all of its funds to be proprietary. An emphasis is placed on major funds. A fund is considered major if it is the primary operating fund of the Authority or if total assets, liabilities, revenues, or expenses of the individual fund are at least 10 percent of the Authority-wide total. The Authority considers all of its activity to be housing related and therefore, considers all the financial activity of the Authority to be one major fund.

Private sector standards of accounting and financial reporting are generally followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the GASB. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The Authority has elected not to follow subsequent private-sector guidance.

The Statement of position presents the Authority's assets, deferred outflows, liabilities and deferred inflows, with the difference reported as net position. Net position is reported in three categories:

- Net Investment in Capital Assets - This component of net position consists of capital assets, including restricted capital assets net of accumulated depreciation, and is reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or law or regulations of other governments. It also pertains to constraints imposed by law or constitutional provisions or enabling legislation.
- Unrestricted - This component of net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted."

Statement of Revenues, Expenses, and Changes in Net Position - The Statement of Revenues, Expenses, and Changes in Net Position is the operating statement for the enterprise fund. Revenues are reported by major source. This statement distinguishes between operating and non-operating revenues and expenses and presents a separate subtotal for operating revenues, operating expenses, and operating income.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(d) Basis of Accounting - cont'd

Deferred outflows/inflows of resources - In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has pensions and OPEB related to deferred inflows of resource items that qualify for reporting in this category.

In addition to assets, the statement of net position reports a separate section for pensions and OPEB related deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenditure) until that time. The Authority has pensions and OPEB related to deferred outflows of resource items that qualify for reporting in this category.

(e) Measurement Focus

“Measurement Focus” refers to what is being measured; “basis of accounting” refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The proprietary fund types are accounted for on an “income determination” or “cost of services” measurement focus. Accordingly, all assets and liabilities are included on the statement of net position, and the reported net position provides an indication of the historical net worth of the fund. Operating statements for proprietary fund types report increases (revenues) and decreases (expenses) in total historical net worth.

Proprietary funds use the accrual basis of accounting, i.e., revenues are recognized in the period earned and expenses are recognized in the period incurred.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses result from providing goods and services related to the fund’s ongoing operations. The principal operating revenue of the Authority’s enterprise funds is dwelling rental income. Operating expenses include the cost of services provided, administrative expenses and depreciation on fixed assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

(f) Cash, Cash Equivalents, and Investments

The Authority’s cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid investments. For purposes of the Statement of Cash Flows, cash equivalents are defined as short-term highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Cash equivalents also represent the proprietary funds’ share in the cash and investment pool of the Authority. Cash equivalents have an original maturity date of three months or less from the date of purchase.

The Authority pools cash and investments of all funds. Each fund’s share in this pool is displayed in the accompanying financial statements as *cash* and *investments*. Investment income earned by the pooled investments is allocated to the various funds based on each fund’s average cash and investment balance. Investments are reported at fair value in accordance with GASB Statement No. 31, Accounting and Financial Reporting for certain investments and for External Investment Pools.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(g) Capital Assets

The Authority's established capitalization policy requires all acquisitions of property and equipment in excess of \$3,000 and all expenditures for repairs, maintenance, renewals, and betterments that materially prolong the useful lives of assets are capitalized. Property and equipment are carried at cost or, if donated, at the acquisition value at the date of donation. Depreciation is computed on a straight-line basis over the useful lives of the assets generally as follows:

<u>Asset Category</u>	<u>Years</u>
Furniture and equipment	5
Building improvements	10
Buildings	27.5

(h) Accounts Receivable

Receivables are principally amounts due from other governments and tenants. Allowance for doubtful accounts has been provided based on the likelihood of the recoverability.

(i) Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

(j) Accrued Compensated Absences

Each person in the service of the Housing Authority shall accrue vacation leave as follows:

- 2.89 hours for 75 hour/pay period employees and 3.08 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status until completion of 78 full-time biweekly pay periods (3 years) of continuous employment.
- 4.33 hours for 75 hour/pay period employees and 4.62 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status after completion of 78 full-time biweekly pay periods (3 years) of continuous employment and until completion of 260 full-time biweekly pay periods (10 years) of continuous employment.
- 5.77 hours for 75 hour/pay period employees and 6.15 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status after completion of 260 full-time biweekly pay periods (10 years) of continuous employment and until completion of 468 full time biweekly pay periods (18 years) of continuous employment.
- Employees shall earn 7.22 hours for 75 hour/pay period employees and 7.69 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status after completion of 468 full time biweekly pay periods (18 years) of continuous employment.

Accumulated vacation benefits are recorded as liabilities on the books of the Authority. The total liability for the Authority is \$743,929 based on year-end hourly rates, of which \$447,878 is current.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(k) Net Position

Net Position consists of net investment in capital assets, restricted net position, and unrestricted net position. Unrestricted net position is designated for use for expenditures in future periods. Restricted net position is designated for tenant security deposits, family self-sufficiency escrow deposits, capital fund program, and HAP equity.

(l) Taxes

The Authority is exempt from federal and state income taxes. The Authority is also exempt from property taxes.

(m) Unearned Revenues

Unearned revenues represent funds received that have not yet been earned. As the funds are earned, the liability is reduced.

(n) New Accounting Pronouncement

The Authority has adopted all current statements of the Governmental Accounting Standards Board (GASB) that are applicable. As of June 30, 2025, the Authority implemented the following new standards issued by GASB:

GASB has issued Statement No. 101, Compensated Absences, effective for the year ending June 30, 2025. This Statement amends the existing requirements related to Compensated Absences by updating the recognition and measurement guidance.

GASB has issued Statement No. 102, Certain Risk Disclosures, effective for the year ending June 30, 2025. This Statement's objective is to provide users of governmental financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

The Authority has evaluated the effects of these pronouncements and has determined that the adoption did not result in any material change.

(o) Future Accounting Pronouncement

GASB has issued Statement No. 103, Financial Reporting Model Improvements, effective for the year ending June 30, 2026. This Statement's objective is to improve key components of the financial reporting model to enhance effectiveness in providing information that is essential for decision-making and assisting a government's accountability. Additionally, the statements also address certain application issues.

GASB Statement No. 104, Disclosure of Certain Capital Assets issued in September 2024, this Statement is effective for fiscal years beginning after June 15, 2025, and for all reporting periods thereafter. Earlier application is encouraged.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(o) Future Accounting Pronouncement (cont'd)

GASB Statement No. 105, Subsequent Events issued in December 2025. The requirements of this Statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Earlier application is encouraged.

The Authority will evaluate the impact each of these pronouncements may have on its financial statements and will implement them as applicable and when material.

NOTE 2 - CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash, cash equivalents, and investments as of June 30, 2025, are classified on the Statement of Net Position as follows:

Unrestricted - cash, cash equivalents, and investments:	
Deposits and placements with financial institution	\$ 13,086,811
Short term investments	25,635,453
Cash on hand	350
Restricted cash, cash equivalents, and investments for tenant security deposits, family self-sufficiency escrow, and capital fund program:	
Deposits and placements with financial institution	3,580,257
Investments	<u>7,418,860</u>
Total cash, cash equivalents, and investments	<u>\$ 49,721,731</u>

The Authority had the following cash, cash equivalents and investments at June 30, 2025:

Cash and cash equivalents:	
Cash on hand and demand deposits with financial institution	\$ 14,350,275
Money market accounts	<u>2,317,143</u>
Total cash and cash equivalents	<u>16,667,418</u>
Investments:	
State of California Local Agency Investment Fund (LAIF)	<u>33,054,313</u>
Total investments	<u>33,054,313</u>
Total cash, cash equivalents and investments	<u>\$ 49,721,731</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONT'D)

State of California Local Agency Investment Fund (LAIF)

The Authority is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the Authority's investment in the pool is reported in the accompanying financial statement at amounts based upon the Authority's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which is recorded on the amortized cost basis. As of June 30, 2025, the GASB fair market value factor for the LAIF portfolio was 0.001198310.

A. Deposits and Placements with Financial Institution

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside entity.

Generally, credit risk is the risk that an issuer will not be able to fulfill its obligation to the holder of the investment. All time and savings deposits (which include money market deposit accounts and other interest-bearing checking accounts) are maintained in an insured depository institution insured up to \$250,000 per bank by the Federal Deposit Insurance Corporation (FDIC) depending upon the type of deposit and the location of the insured depository institution.

These accounts are held with a single financial institution. In addition to the insurance coverage provided by the financial institution, the Authority purchased unlimited insurance coverage for all the bank deposits. At June 30, 2025, no cash deposited with a financial institution was exposed to credit risk.

With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pool such as LAIF.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will affect the fair value of an investment. In general, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market rates. The Authority considers the investments in LAIF to be highly liquid as deposits can be converted to cash within twenty-four hours without loss of interest or principal. The full faith and credit of the State of California secure investments in LAIF. At June 30, 2025, an account was maintained in the name of the Authority for \$33,054,313, its fair value.

B. Investments and Concentration

The Authority is authorized by State statutes and in accordance with the Authority's Investment Policy (Policy) to invest in the following:

- Securities issued or guaranteed by the Federal Government or its agencies
- State of California Local Agency Investment Fund (LAIF)
- Insured and/or collateralized certificates of deposit

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONT'D)

The Policy, in addition to State statutes, establishes that funds on deposit in banks must be federally insured or collateralized and investments shall (1) have maximum maturity not to exceed five years, (2) be laddered and based on cash flow forecasts; and (3) be subject to limitations to a certain percent of the portfolio for each of the authorized investments. The Authority's investments comply with the established policy.

Investments Authorized by the California Government Code and the Authority's Investment Policy

The California Government code allows the Authority to invest in the following; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code:

Authorized Investment Type	Maximum Maturity	Maximum Specified Percentage of Portfolio	Minimum Credit Quality
Local agency bonds	5 years	None	None
U.S. treasury obligations	5 years	None	None
State of California obligations	5 years	None	None
CA local agency obligations	5 years	None	None
U.S. agencies	5 years	None	None
Banker's acceptances	180 days	40%	A1/P1
Commercial paper - select agencies	270 days	40%	A1/P1
Commercial paper - other agencies	270 days	25%	None
Negotiable certificates of deposit	5 years	30%	None
Repurchase agreements	1 year	None	None
Reverse repurchases agreements and securities lending agreements	92 days	20%	None
Medium-term notes	5 years	30%	A
Mutual funds	N/A	20%	Multiple
Money market mutual funds	N/A	20%	Multiple
Collateralized bank deposits	5 years	None	None
Mortgage pass-through securities	5 years	20%	AA
Time deposits	5 years	None	None
County pooled investment funds	N/A	None	None
Local agency investment fund (LAIF)	N/A	None	None

There are no restrictions on the maximum amount invested in each security type or maximum that can be invested in any one issuer. The Authority does not have reverse repurchase agreements.

C. Fair Value Measurement

GASB Statement No. 72, *Fair Value Measurement and Application*, sets forth the framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements). The investments in an external investment pool are not subject to reporting within the level hierarchy. The three levels of the fair value hierarchy are described below:

Level 1 Inputs: These level inputs are quoted (unadjusted) prices in active markets for identical assets or liabilities that the government can access at the measurement date. Observable markets include exchange markets, dealer markets, brokered markets and principal-to-principal markets.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONT'D)

Level 2 Inputs: These are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These inputs are derived from or corroborated by observable market data through correlation or by other means, e.g., “market-corroborated” inputs. Inputs at Level 2 include:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in inactive markets.
- Inputs other than quoted prices that are observable for the asset or liability, such as: interest rates and yield curves observable at commonly quoted intervals, implied volatilities, and credit spreads.
- Market-corroborated inputs.

Level 3 Inputs: These are unobservable inputs for the asset or liability; they should be used only when relevant Level 1 and Level 2 inputs are unavailable. Governments may use their own data to develop unobservable inputs if there is no information available without undue cost and effort.

Fair value hierarchy of the Authority’s investments is as follows:

Investments are not subject to fair value hierarchy:	
Money market	\$ 2,317,143
LAIF	<u>33,054,313</u>
Total investments not subject to fair value hierarchy	<u><u>\$ 35,371,456</u></u>

NOTE 3 - ACCOUNTS RECEIVABLE

As of June 30, 2025, accounts receivable balance consisted of following:

Receivables from HUD:	
Admin fees receivable	\$ 167,923
Receivables from Other Government:	
Shelter Plus Care contract receivables	<u>870,130</u>
Total receivables from HUD and other government	<u>1,038,053</u>
Other receivables:	
Portability program receivables from other housing authorities	842,516
Other receivables	<u>149,832</u>
Total other receivables	<u>992,348</u>
Total	<u><u>\$ 2,030,401</u></u>

Shelter Plus Care program is a HUD funded housing program that provides supportive services and affordable subsidized housing to homeless people with disabilities. As of June 30, 2025, the Authority had a balance of \$870,130 receivables for invoices submitted for the fiscal year 2024-25.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 4 - INTERFUND BALANCES

As of June 30, 2025, Interfund balances consisted of following:

	<u>Due From</u>	<u>Due To</u>
Housing Choice Voucher	\$ 1,058,850	\$ 46,098
Housing Development Fund	928,977	908,590
Continuum of Care	-	870,130
Moderate Rehabilitation	46,098	-
PACH	81,765	38
Facts & Choices	11,900	-
Mainstream	-	172,787
Business Activities	2,100	132,047
	<u>\$ 2,129,690</u>	<u>\$ 2,129,690</u>

Interfund receipt and spending activity between fund entities is reported in self-balancing “Due to/Due from” memorandum accounts. For reporting purposes these balances are eliminated in supplementary combining schedules of net position and not shown in the basic financial statements.

NOTE 5 - CAPITAL ASSETS

A summary of enterprise funds capital assets at June 30, 2025, is shown below:

<u>Capital Assets</u>	
Land and land rights	\$ 3,588,497
Buildings and improvements	34,858,276
Furniture and equipment	3,441,676
Total capital assets	41,888,449
Less: Accumulated depreciation	(33,867,810)
Capital asset, net	<u>\$ 8,020,639</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 5 - CAPITAL ASSETS (CONT'D)

Capital asset activities for the year ended June 30, 2025, were as follows:

	<u>Balance at June 30, 2024</u>	<u>Increases</u>	<u>Balance at June 30, 2025</u>
Capital assets not being depreciated:			
Land and land rights	\$ 3,588,497	\$ -	\$ 3,588,497
Total capital assets not being depreciated	<u>3,588,497</u>	<u>-</u>	<u>3,588,497</u>
Capital assets being depreciated:			
Buildings and improvements	33,826,499	1,031,777	34,858,276
Furniture and equipment	<u>3,440,331</u>	<u>1,345</u>	<u>3,441,676</u>
Total capital assets being depreciated	<u>37,266,830</u>	<u>1,033,122</u>	<u>38,299,952</u>
Less: Accumulated depreciation:			
Accumulated depreciation	<u>(32,713,083)</u>	<u>(1,154,727)</u>	<u>(33,867,810)</u>
Total accumulated depreciation	<u>(32,713,083)</u>	<u>(1,154,727)</u>	<u>(33,867,810)</u>
Total capital assets being depreciated, net	<u>4,553,747</u>	<u>(121,605)</u>	<u>4,432,142</u>
Total capital assets, net	<u>\$ 8,142,244</u>	<u>\$ (121,605)</u>	<u>\$ 8,020,639</u>

Depreciation expense for the year ended June 30, 2025, was \$1,154,727.

NOTE 6 - PENSION PLAN

A. Plan Description

The Authority provides retirement benefits for all its full-time employees through the Alameda County Employees Retirement Association (ACERA). The ACERA was established by the Alameda County Board of Supervisors in 1947. ACERA is administered by the Board of Retirement and governed by the County Employees' Retirement Law of 1937 (California Government Code Section 31450 et. seq.).

ACERA is a cost-sharing, multiple employers, defined benefit, public employee retirement system whose main function is to provide service retirement, disability, death, and survivor benefits to the General and Safety members employed by the County of Alameda. ACERA also provides retirement benefits to the employee members of First 5 Alameda County, Housing Authority of the County of Alameda, Alameda Health System, Livermore Area Recreation and Park District (LARPD), Superior Court of California, County of Alameda, and Alameda County Office of Education (ACOE).

ACERA provides service and disability retirement benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit and contribution provisions are established by State Law and are subject to amendment only by an act of the State of California legislature. Alternative benefit and contribution schedules are permissible with the Board of Supervisors' approval. All risks and costs, including benefit costs, are shared by the participating entities. An actuarial valuation is performed annually for the system as a whole.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

ACERA’s financial statements and required supplementary information are audited annually by independent auditors. The audit report and December 31, 2024 financial statements may be obtained by writing to Alameda County Employees’ Retirement Association, 475 14th Street, Suite 1000, Oakland, CA 94612.

B. Plan membership

At December 31, 2024, pension plan membership consisted of the following:

Retired members or beneficiaries currently receiving benefits	11,252
Vested terminated members entitled to, but not yet receiving benefits*	4,039
Active members	<u>11,865</u>
Total	<u><u>27,156</u></u>

* Includes terminated members due to a refund of member contributions.

C. Pension Benefits

ACERA provides service retirement, disability, death, and survivor benefits to eligible employees. The ACERA’s membership for the Authority’s employees is effective on the first day of an employee’s hire in an ACERA covered position. The first date of employment is the date of entry into ACERA membership. As of this date of entry, payroll deductions for retirement contributions begin and service credit for each hour work is earned.

There are separate retirement benefits for General and Safety members. Safety membership is extended to those involved in active law enforcement, deferred firefighters, or positions that have been designated as Safety by the Board of Retirement (e.g. Juvenile Hall Group Counselor, Probation Officer, etc.). All other employees are classified as General members.

Any new member who becomes a member on or after January 1, 2013 is placed into Tier 4 and is subject to the provisions of California Public Employees’ Pension Reform Act of 2013 (PEPRA), California Government Code 7522 et seq. and Assembly Bill (AB) 197.

General members enrolled in Tiers 1, 2, or 3 are eligible to retire once they attain the age of 70 regardless of service or at age 50 with five or more years of retirement service credit and a total of 10 years of qualifying membership. A non-Tier 4 General member with 30 years of service is eligible to retire regardless of age. General members enrolled in Tier 4 are eligible to retire once they have attained the age of 52 and have acquired five years of retirement service credit, or at age 70 regardless of service.

The retirement benefits a member will receive is based upon age at retirement, final average compensation, years of retirement service credit and retirement plan and tier. All Authority employees are General members. The tiers and their basic provisions are listed below:

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

<u>Tier Name</u>	<u>Service Retirement Governing Code Section</u>	<u>Effective Date</u>	<u>Basic Provisions</u>	<u>Final Average Salary Period</u>
General Tier 1	§31676.12	Various	2.0% at 57; maximum 3% COLA	Highest 1- year
General Tier 2	§31676.1	September 30, 2011	2.0% at 61; maximum 2% COLA	Highest 3-years
General Tier 4	§7522.20(a)	January 1, 2013	2.5% at 67; maximum 2% COLA	Highest 3-years

For members enrolled in Tiers 1, 2, the maximum monthly retirement allowance is 100% of final compensation. There is no maximum for members enrolled in Tier 4.

The member may elect an unmodified retirement allowance, or choose an optional retirement allowance. The unmodified retirement allowance provides the highest monthly benefit and a 60% continuance to an eligible surviving spouse or domestic partner. An eligible surviving spouse or domestic partner is one married to or registered with the member one year prior to the effective retirement date. There are four optional retirement allowances the member may choose. Each of the optional retirement allowances requires a reduction in the unmodified retirement allowance in order to allow the member the ability to provide certain benefits to a surviving spouse, domestic partner, or named beneficiary having an insurable interest in the life of the member.

ACERA provides an annual cost-of-living benefit to all retirees. The cost-of-living adjustment, based upon the Consumer Price Index for the San Francisco-Oakland-Hayward Area (with 1982-84 as the base period), is capped at 3.0% for General Tiers 1 and 3 and at 2.0% for General Tiers 2 and 4.

D. Plan Contributions

The Authority contributes to the retirement plan based upon actuarially determined contribution rates adopted by the Board of Retirement. Employer contribution rates are adopted annually based upon recommendations received from ACERA’s actuary after the completion of the annual actuarial valuation. The average employer contribution rate for calendar year 2024 (based on the December 31, 2022 valuation for the second half of 2023/2024 and on the December 31, 2023 valuation for the first half of 2024/2025) was 23.17% of compensation.

Members are required to make contributions to ACERA regardless of the retirement plan or tier in which they are included. The average member contribution rate for calendar year 2024 (based on the December 31, 2022 valuation for the second half of 2023/2024 and on the December 31, 2023 valuation for the first half of 2024/2025) was 10.01% of compensation.

The Authority’s proportionate share in the actual contributions has been determined for the periods from January 1 to December 31 as follows:

2024 (measurement period)	\$ 1,599,785
2023	\$ 1,741,120

For the year ended June 30, 2025, the Authority made contributions of \$1,599,785 to ACERA.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

E. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2025, the Authority reported net pension liabilities of \$7,965,564 for its proportionate shares of the net pension liability of the Plan.

Reporting Date for Employer under GASB 68	June 30, 2025
Measurement Date for Employer under GASB 68	<u>December 31, 2024</u>
Beginning net pension liability	\$ 10,821,580
Pension expense	1,469,551
Employer contributions	(1,599,785)
New net deferred inflows / outflows	(822,634)
Change in allocation of prior deferred inflows/outflows	(215,484)
New net deferred flows due to change in proportion	(1,049,782)
Recognition of prior deferred inflows/outflows	(434,002)
Recognition of prior deferred flows due to change in proportion	<u>(203,880)</u>
Ending net pension liability	<u>\$ 7,965,564</u>

The Net Pension Liability (NPL) for each membership class is the Total Pension Liability (TPL) minus the Plan's Fiduciary Net Position (plan assets). The Total Pension Liability for each membership class is obtained from internal valuation results. The Plan's Fiduciary Net Position for each membership class is obtained by allocating the total Plan's Fiduciary Net Position for Pension proportionally based on the valuation value of assets for each membership class relative to the total valuation value of assets for all membership classes.

The Authority's Net Pension Liability for the Plan is measured as the proportionate share of the Net Pension Liability. The reporting date for the Authority under GASB 68 is June 30, 2025. Consistent with the provisions of GASB 68, the assets and liabilities measured as of December 31, 2024 are not adjusted or "rolled forward" to the June 30, 2025, reporting date. Other results, such as the total deferred inflows and outflows, would also be allocated based on the same proportionate share.

The Authority's proportion of the Net Pension Liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The Authority's proportionate share of the Net Pension Liability for the Plan as of June 30, 2025 and 2024 was as follows:

	<u>Amount</u>
Proportion - June 30, 2025	\$ 7,965,564
Proportion - June 30, 2024	<u>10,821,580</u>
Change in net pension liability	<u>\$ (2,856,016)</u>

For the year ended June 30, 2025, the Authority recognized pension expense of \$1,469,551.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 16,900	\$ -
Changes in proportion and differences between employer's contributions and proportionate share of contributions	634,685	(1,114,047)
Change of assumptions or other inputs	72,128	(305,689)
Differences between expected and actual experience in the total pension liability	381,971	(116,333)
	\$ 1,105,684	\$ (1,536,069)

The deferred outflow of resources related to the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability in the year ended June 30, 2025.

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year ended June 30,	Deferred Outflows/ (Inflows) of Resources
2026	\$ 145,350
2027	556,696
2028	(699,661)
2029	(432,770)
Total	\$ (430,385)

There are changes in each employer's proportionate share of the total NPL during the measurement period ended December 31, 2024. The net effect of the change on the employer's proportionate share of the collective NPL and collective deferred outflows of resources and deferred inflows of resources for the current period (i.e., 2024) is recognized over the average of the expected remaining service lives of all employees that are provided with pensions through ACERA which is 4.84 years determined as of December 31, 2024 (the beginning of the measurement period ended December 31, 2024). This is described in Paragraph 33a. of GASB 68.

In addition, the difference between the actual employer contributions and the proportionate share of the employer contributions during the measurement period ended December 31, 2024 is recognized over the same period.

The net effects of the change on the employer's proportionate share of the collective NPL and collective deferred outflows of resources and deferred inflows of resources for prior periods are continued to be recognized based on the expected remaining service lives of all employees calculated as of those prior measurement dates.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

The average of the expected service lives of all employees is determined by:

- Calculating each active employee's expected remaining service life as the present value of \$1 per year of future service at zero percent interest.
- Setting the remaining service life to zero for each nonactive or retired member.
- Dividing the sum of the above amounts by the total number of active employees, nonactive and retired members.

The measurement of the pension expense is as follows:

Reporting Date for Employer under GASB 68	<u>June 30, 2025</u>
Measurement Date for Employer under GASB 68	<u>December 31, 2024</u>
Component of Pension Expense:	
Service cost	\$ 1,185,795
Interest on the total pension liability	3,685,703
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	(273,381)
Expensed portion of current-period difference between expected and actual experience in the total pension liability	(21,062)
Member contributions	(611,111)
Projected earnings on plan investments	(3,027,519)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(185,439)
Administrative expense	78,683
Recognition of beginning of year deferred outflows of resources as pension expense	1,666,315
Recognition of beginning of year deferred inflows of resources as pension expense	(1,232,313)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>203,880</u>
Pension Expense	<u><u>\$ 1,469,551</u></u>

F. Actuarial Methods and Assumptions

An actuarial valuation is performed for the pension plan on an annual basis. ACERA retains an independent actuarial firm to conduct actuarial valuations and to establish the contribution rate requirements for the Plan.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

The components of the collective net pension liability of the plan as of December 31, 2024 and December 31, 2023 are as follows:

	2024	2023
Total Pension Liability	\$ 12,397,160,409	\$ 11,961,224,043
Less: Plan's Fiduciary Net Position	(10,932,716,498)	(10,218,483,831)
Net Pension Liability	\$ 1,464,443,911	\$ 1,742,740,212
Plan's Fiduciary Net Position as a percentage of the Total Pension Liability	88.19 %	85.43 %

The Net Pension Liability (NPL) was measured as of December 31, 2024 and 2023. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date and the Total Pension Liability (TPL) was determined based upon rolling forward the TPL from actuarial valuations as of December 31, 2023 and 2022, respectively.

The TPL as of December 31, 2024 and 2023 that were measured by actuarial valuations as of December 31, 2024 and 2023, respectively, used the same actuarial assumptions as the December 31, 2024 and 2023 funding valuations, respectively. The actuarial assumptions used in the December 31, 2024 and 2023 funding valuations were based on the results of an experience study for the period December 1, 2019 through November 30, 2022. In particular, the following actuarial assumptions were applied to all periods included in the measurement:

Valuation Date	December 31, 2024	December 31, 2023
Inflation	2.50%	2.50%
Salary Increases	8.00% to 3.45%, vary by service, including inflation	8.00% to 3.45%, vary by service, including inflation
Investment Rate of Return	7.00%, net of pension plan investment expense, including inflation	7.00%, net of pension plan investment expense, including inflation
Other assumptions	Refer to analysis of actuarial experience during the period December 1, 2019 through November 30, 2022	Refer to analysis of actuarial experience during the period December 1, 2019 through November 30, 2022

G. Discount Rate

The discount rate used to measure the Total Pension Liability (TPL) was 7.00% as of December 31, 2024. Our understanding is that Article 5.5 of the Statute, which authorizes the allocation of 50% of excess earnings to the SRBR, does not allow for the use of a different investment return assumption for funding than is used for interest crediting. In order to reflect the provisions of Article 5.5, we have treated future allocations to the SRBR as an additional outflow against the Plan's Fiduciary Net Position in the GASB crossover test, as mentioned earlier in Section 1. Again, we are estimating that the additional outflow would average approximately 0.75% of assets over time, based on the results of our stochastic modeling of the 50% allocation of future excess earnings to the SRBR.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

The projection of cash flows used to determine the discount rate assumes plan member contributions will be made at the current contribution rates and that employer contributions will be made at rates equal to the actuarially determined contribution rates plus additional future contributions that would follow from the future allocation of excess earnings to the SRBR. Projected employer contributions that are intended to fund the service costs for future plan members and their beneficiaries, as well as projected contributions from future plan members, are not included. Based on those assumptions, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability as of December 31, 2024.

H. Additional Financial and Actuarial Information

Additional financial and actuarial information supporting the schedule of employer allocations and schedule of pension amounts by employer can be obtained from ACERA's Comprehensive Annual Financial Report for the year ended December 31, 2024, and ACERA's GASB 68 Actuarial Valuation Based on December 31, 2024 Measurement Date for Employer Reporting as of June 30, 2025.

I. Target Asset Allocation

The long-term expected rate of return on pension plan investments was determined in 2023 using a building-block method in which expected future real rates of return (expected returns, net of inflation) are developed for each major asset class. These returns are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adding expected inflation and subtracting expected investment expenses and a risk margin. The target allocation (approved by the Board) and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before investment expenses are shown in the following table. This information was used in the derivation of the long-term expected investment rate of return assumption for the December 31, 2024 actuarial valuation. This information will be subject to change every three years based on the results of an actuarial experience study.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Arithmetic Real Rate of Return</u>
US Large Cap Equity	21.60 %	6.00 %
US Small Cap Equity	2.40 %	6.65 %
International Developed Equity	16.30 %	7.01 %
International Small Cap Equity	2.90 %	7.34 %
Emerging Markets Equity	4.80 %	8.80 %
Core Fixed Income	10.50 %	1.97 %
High Yield Bonds	1.50 %	4.63 %
Global Fixed Income	2.00 %	1.17 %
Private Equity	11.00 %	9.84 %
Core Real Estate	6.30 %	3.86 %
Value Added Real Estate	1.80 %	6.70 %
Opportunistic Real Estate	0.90 %	8.60 %
Commodities	0.90 %	4.21 %
Infrastructure	5.10 %	7.30 %
Private Credit	4.00 %	6.47 %
Absolute Return	8.00 %	2.10 %
Total	<u>100.00 %</u>	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - PENSION PLAN (CONT'D)

J. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the NPL as of December 31, 2024, calculated using the discount rate of 7.00%, as well as what the NPL would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Plan's Net Pension Liability/ (Asset) \$	14,847,394	\$ 7,965,564	\$ 2,300,240

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB)

At June 30, 2025, net OPEB liability and related deferred outflows/inflows of resources are as follows:

	2025	2024
Deferred outflows of resources	\$ 675,758	\$ 862,863
Deferred inflows of resources	\$ 507,256	\$ 563,864
Net OPEB liability/(assets)	\$ 931,141	\$ 975,436

A. Plan Description

The Alameda County Employees' Retirement Association (ACERA) administers a non-vested medical benefits program for eligible retired members. The benefits include medical, dental, and vision subsidies as well as Medicare Part B premium reimbursement. The subsidies are paid from the 401(h) account in the form of a monthly medical allowance. The maximum levels of the monthly medical allowances are reviewed annually by the Board of Retirement.

Retired members with a minimum of ten years of service credit or those retired with service-connected disability are eligible to receive monthly medical, dental, and vision allowance benefits if they enroll in one of the ACERA sponsored medical plans or Medicare exchange. Retired members eligible for the monthly medical allowance benefit may also be reimbursed for the lowest standard Medicare Part B premium with proof of enrollment in Medicare Part B.

B. Contributions

There are no legal or contractual contribution requirements for the OPEB plan. Funding for the OPEB plan relies entirely on semi-annual earnings allocations from the total fund to the Supplemental Retiree Benefits Reserve (SRBR) as mandated by Article 5.5 of the 1937 Act. The OPEB assets are held in the 401(h) account and the SRBR to pay the non-vested benefits.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

C. Plan Membership

At December 31, 2024, OPEB plan membership consisted of the following:

Retired members or beneficiaries currently receiving medical benefit	6,909
Retired members or beneficiaries currently receiving dental and vision benefits	8,537
Vested terminated members entitled to, but not yet receiving benefits	572
Participating Active Employees	<u>11,865</u>
Total Number of Participants	<u><u>27,883</u></u>

Benefits Provided

ACERA provides benefits to eligible employees under the following terms and conditions:

Membership Eligibility:

Service Retirees: Retired with at least 10 years of service (including deferred vested members who terminate employment and receive a retirement benefit from ACERA)

Disabled Retirees: A minimum of 10 years of service is required for non-duty disability. There is no minimum service requirement for duty disability.

Benefit Eligibility:

1. Monthly Medical Allowance

Service Retirees: For retirees not purchasing individual insurance through the Individual Medicare Insurance Exchange, a Maximum Monthly Medical Allowance of \$635.37 per month is provided, effective January 1, 2024. For the period January 1, 2025 through December 31, 2025, the maximum allowance will increase to \$662.37 per month.

For those purchasing insurance through the Individual Medicare Exchange, the Monthly Medical Allowance was \$486.74 per month for 2024 and will increase to \$507.43 per month in 2025.

These Allowances are subject to the following subsidy schedule:

<u>Completed Years of Service</u>	<u>Percentage Subsidized</u>
10-14	50%
15-19	75%
20+	100%

Disabled Retirees: Non-duty disabled retirees receive the same Monthly Medical Allowance as service retirees.

Duty disabled retirees receive the same Monthly Medical Allowance as those service retirees with 20 or more years of service.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

2. Medicare Benefit Reimbursement Plan:	The SRBR reimburses the full Medicare Part B premium to qualified retired members. To qualify for reimbursement, a retiree must: <ul style="list-style-type: none">• Have at least 10 years of ACERA service,• Be eligible for Monthly Medical Allowance,• Provide proof of enrollment in Medicare Part B.
3. Dental and Vision Plans:	The SRBR provides dental and vision benefits for retirees only. The maximum combined monthly dental and vision premiums are \$55.68 in 2024 and \$55.68 in 2025. The eligibility for these premiums is as follows:
Service Retirees:	Retired with at least 10 years of service.
Disabled Retirees:	For non-duty disabled retirees, 10 years of service is required. For grandfathered non-duty disabled retirees (with effective retirement dates on or before January 31, 2014), there is no minimum service requirement. For duty disabled retirees, there is no minimum service requirement.
Deferred Benefit:	Members who terminate employment with 10 or more years of service before reaching Pension eligibility commencement age may elect deferred MMA and/or dental/vision benefits.
Death Benefit:	Surviving spouses/domestic partners of members who die before the member commences retiree health benefits may enroll in an ACERA group medical plan on the date that the member would have been eligible to commence benefits. The surviving spouse/domestic partner must pay 100% of the premium. Because premiums for surviving spouses/domestic partners under age 65 include active participants for purposes of underwriting, the surviving spouses/domestic partners receive an implicit subsidy from the active members, which creates a liability for the SRBR.

D. Net OPEB Liability/(Asset)

The Net OPEB Liability was measured as of December 31, 2024 and 2023. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date, while the Total OPEB Liability was determined by rolling forward the Total OPEB Liability as of December 31, 2023 and 2022, respectively.

The plan provisions used in the measurement of the NOL as of December 31, 2024 and 2023 are the same as those used in ACERA's SRBR sufficiency valuation as of December 31, 2023 and 2022, respectively.

E. Actuarial Assumptions

The actuarial assumptions used for the December 31, 2024 valuation were based on the results of the experience study for the period from December 1, 2019 through November 30, 2022 that were approved by the Board effective with the December 31, 2023 valuation and the health care trend assumptions recommended for the upcoming sufficiency study for the SRBR as of December 31, 2024. The assumptions used in the December 31, 2024 SRBR OPEB actuarial valuation for ACERA were applied to all periods included in the measurement:

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

As of December 31, 2024

Investment rate of return	7.00%, net of OPEB plan investment expense, including inflation
Inflation	2.50%
Health care cost trend rates	
Non-Medicare medical plan	7.75% graded to ultimate and 4.50% over 13 years
Medicare medical plan	7.50% graded to ultimate and 4.50% over 12 years
Dental	6.00% in 2025, then 5.00% graded to ultimate and 4.00% over 3 years
Vision	3.00%
Medicare Part B*	6.20% until 2033, then 5.75% graded to ultimate 4.50% over 6 years
Other assumptions	Same as those proposed in the experience study for the period December 1, 2019 through November 30, 2022

The actuarial assumptions used for the December 31, 2023 valuation were based on the results of the experience study for the period from December 1, 2019 through November 30, 2022 that were approved by the Board effective with the December 31, 2023 valuation and the health care trend assumptions recommended for the sufficiency study for the SRBR as of December 31, 2023. The assumptions used in the December 31, 2023 SRBR OPEB actuarial valuation for ACERA were applied to all periods included in the measurement:

As of December 31, 2023

Investment rate of return	7.00%, net of OPEB plan investment expense, including inflation
Inflation	2.75%
Health care trend rates (used to project health care costs after calendar year 2022)	
Non-Medicare medical plan**	8.50% in 2024, 7.50% in 2025, then graded from 7.00% in 2026 to ultimate 4.50% over 10 years
Medicare medical plan**	16.47% in 2024, then graded from 7.00% in 2025 to ultimate 4.50% over 10 years
Dental	0.00% in 2024 to reflect a two-year rate guarantee (premiums fixed at 2024 level for 2024 and 2025) and 4.00% thereafter.
Vision	0.00% for the first year to reflect a five-year rate guarantee (premiums fixed at 2021 level for 2022, 2023, 2024, and 2025) and 4.00% thereafter.
Medicare Part B**	4.50%
Other assumptions	Same as those proposed in the experience study for the period December 1, 2019 through November 30, 2022

* The actual calendar year 2024 premium increase of 5.90% reflecting the standard 2025 calendar year premium of \$185 per month was reflected in the current year GASB 74 valuation with December 31, 2024 measurement date.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

** The actual calendar year 2023 premium increase of 5.93% reflecting the standard 2024 calendar year premium of \$174.70 per month was reflected in the current year GASB 74 valuation with December 31, 2023 measurement date.

F. Discount Rate

The discount rates used to measure the Total OPEB Liability (TOL) were 7.00% as of December 31, 2024 and December 31, 2023. The projection of cash flows used to determine the discount rate assumed benefits are paid out of current SRBR OPEB assets. Based on those assumptions, the SRBR OPEB Plan's Fiduciary Net Position was projected to be available to make all projected future benefits payments for current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the Total OPEB Liability as of December 31, 2024 and December 31, 2023.

G. Target Asset Allocation

The long-term expected rate of return on OPEB plan investments was determined in 2023 using a building-block method in which expected future real rates of return (expected returns, net of inflation) are developed for each major asset class. These returns are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adding expected inflation and subtracting expected investment expenses and a risk margin. The target allocation (approved by the Board) and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before investment expenses are shown in the following table. This information was used in the derivation of the long-term expected investment rate of return assumption for the December 31, 2024 and December 31, 2023 actuarial valuation. This information will be subject to change every three years based on the results of an actuarial experience study.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term (Arithmetic) Expected Real Rate of Return</u>
US Large Cap Equity	21.60 %	6.00 %
US Small Cap Equity	2.40 %	6.65 %
International Developed Equity	16.30 %	7.01 %
International Small Cap Equity	2.90 %	7.34 %
Emerging Market Equity	4.80 %	8.80 %
Core Fixed Income	10.50 %	1.97 %
High Yield Bonds	1.50 %	4.63 %
Global Fixed Income	2.00 %	1.17 %
Private Equity	11.00 %	9.84 %
Core Real Estate	6.30 %	3.86 %
Value Added Real Estate	1.80 %	6.70 %
Opportunistic Real Estate	0.90 %	8.60 %
Commodities	0.90 %	4.21 %
Infrastructure	5.10 %	7.30 %
Private Credit	4.00 %	6.47 %
Absolute Return	8.00 %	2.10 %
Total	<u>100.00 %</u>	<u>5.89 %</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

H. OPEB Liabilities, OPEB Expenses, and Deferred Outflows/Inflows of Resources Related to OPEB

Reporting Date for Employer under GASB 75	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Measurement Date for Employer under GASB 75	<u>December 31, 2024</u>	<u>December 31, 2023</u>
OPEB Expense:		
Service cost	\$ 151,970	\$ 171,305
Interest on total OPEB liability	364,805	407,936
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	(14,718)	8,363
Expensed portion of current-period difference between actual and expected experience in the total OPEB liability	(17,773)	(17,378)
Expensed portion of current-period changes of assumptions or other inputs	8,001	(12,613)
Projected earnings on plan investments	(294,423)	(332,879)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(17,118)	(48,158)
Administrative expense	7,959	8,003
Other	-	253,630
Recognition of beginning of year deferred outflows of resources as OPEB expense	569,472	683,306
Recognition of beginning of year deferred inflows of resources as OPEB expense	(671,571)	(840,919)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(401)</u>	<u>(12,349)</u>
OPEB expense	<u>\$ 86,203</u>	<u>\$ 268,247</u>
Reconciliation of Net OPEB Liability:		
Beginning net OPEB liability	<u>\$ 975,436</u>	<u>\$ 787,636</u>
OPEB expense	86,203	268,247
New net deferred inflows/outflows	(120,066)	(349,487)
Change in allocation of prior deferred inflows/outflows	(35,223)	55,338
New net deferred flows due to change in proportion	(77,709)	43,740
Recognition of prior deferred inflows/outflows	102,099	157,613
Recognition of prior deferred flows due to change in proportion	<u>401</u>	<u>12,349</u>
Net changes	<u>(44,295)</u>	<u>187,800</u>
Ending net OPEB liability	<u>\$ 931,141</u>	<u>\$ 975,436</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net excess of actual over projected earnings on OPEB plan investments	\$ 528,282	\$ -
Changes in proportion and differences between employer's contributions and proportionate share of contributions	45,554	(93,017)
Change of assumptions or other inputs	101,922	(133,397)
Differences between expected and actual experience in the total OPEB Liability	-	(280,842)
	\$ 675,758	\$ (507,256)

Deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year ended June 30,	Deferred Outflows/ (Inflows) of Resources
2026	\$ 41,295
2027	373,118
2028	(143,137)
2029	(67,359)
2030	(28,560)
Thereafter	(6,855)
Total	\$ 168,502

There are changes in each employer's proportionate share of the total Net OPEB Liability (NOL) during the measurement period ended December 31, 2024. The net effect of the change on the employer's proportionate share of the collective NOL and collective deferred outflows of resources and deferred inflows of resources is recognized over the average of the expected remaining service lives of all employees that are provided with benefits through ACERA which is 6.28 years determined as of December 31, 2023 (the beginning of the measurement period ended December 31, 2024). This is described in Paragraph 64 of GASB 75.

The average of the expected service lives of all employees is determined by:

- Calculating each active employee's expected remaining service life as the present value of \$1 per year of future service at zero percent interest.
- Setting the remaining service life to zero for each nonactive or retired member.
- Dividing the sum of the above amounts by the total number of active employees, nonactive and retired members.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

I. Sensitivity of the Net OPEB Liability/(Asset) to Changes in the Discount Rate

The following presents the Net OPEB Liability of ACERA as of December 31, 2024, calculated using the discount rate of 7.00%, as well as what ACERA's Net OPEB Liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

Discount Rate - 1%	Current Discount Rate	Discount Rate +1%
\$ 1,677,730	\$ 931,141	\$ 315,226

J. Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the Net OPEB Liability of ACERA as of December 31, 2024, calculated using the current trend rate, as well as what ACERA's Net OPEB Liability would be if it were calculated using a trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate.

Trend Rate - 1%	Current Trend Rate*	Trend Rate +1%
\$ 260,439	\$ 931,141	\$ 1,760,142

* Current trend rates: 7.75% graded to ultimate 4.50% over 13 years for Non-Medicare medical plan costs; 7.50% graded to ultimate 4.50% over 12 years for Medicare medical plan costs, 6.00% in 2025 then 5.00% graded to ultimate 4.00% over 3 years for Dental, 3.00% for all years for Vision; and 6.20% until 2033, then 5.75% graded to ultimate 4.50% over 6 years for Medicare Part B costs.

NOTE 8 - CONTINGENCIES

The Authority has received funds from various Federal and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amounts, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the Authority does not expect such disallowed amounts, if any, to materially affect the financial statements.

The Authority is involved in lawsuits and claims which arise out of the normal course of its activities such as contracts with others. The Authority's management believes based on the opinions of its legal counsel, the ultimate outcomes of such matters will not have a material adverse effect on the financial position of the Authority as of June 30, 2025.

NOTE 9 - RISK MANAGEMENT

The Authority is exposed to all common perils associated with the ownership and rental of real estate properties. A risk management pool has been established to minimize loss occurrence and to transfer risk through various levels of insurance. Property, casualty, employee dishonesty, and public official's liability forms are used to cover the respective perils. Insurance for these perils is underwritten by a housing authority insurance pool: Housing Authorities Risk Retention Pool (HARRP).

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 9 - RISK MANAGEMENT (CONT'D)

HARRP is a Joint Powers Authority organized under the intergovernmental cooperation laws of the states of Washington, Oregon, California, and Nevada, to manage the self-insurance program of housing authorities. The relationship between the Authority and HARRP is not a component unit of the Authority for financial reporting purposes. Through HARRP, the Authority currently maintains general liability coverage for claims up to \$2 million and property insurance for claims up to \$2 million and also business auto, fidelity bonds, and errors and omission coverages.

The Authority's share of year end assets, liabilities, or net position has not been calculated. The Premium paid by the Authority for the fiscal year ended June 30, 2025 was \$201,620.

Condensed audited financial information for the year ended December 31, 2024, is as follows:

Total assets and deferred outflows of resources	\$ <u>62,211,498</u>
Total liabilities and deferred inflows of resources	\$ 34,634,741
Net position (Member's equity)	<u>27,576,757</u>
 Total liabilities, deferred inflows of resources, and net position	 \$ <u>62,211,498</u>
 Total revenues	 \$ 38,723,235
Total expenses	<u>34,855,678</u>
Change in member's equity	3,867,557
Net Position, beginning of year	<u>23,709,200</u>
Net Position, end of year	<u>\$ 27,576,757</u>

NOTE 10 - UNEARNED REVENUE

The changes in the Authority's unearned revenue account for the year ended June 30, 2025, were as follows:

Balance at the beginning of year	\$ 7,682,195
Restatement	<u>168,701</u>
Beginning Balance of year, as <i>restated</i>	7,850,896
Changes during the year	<u>(1,290,469)</u>
Balance at the end of the year	<u>\$ 6,560,427</u>

NOTE 11 - RESTRICTED CASH AND INVESTMENTS

The Authority reports amount as restricted cash for any security deposits received from tenants at the time of move-in. Those monies will be returned to the tenant upon move-out after all outstanding costs have been deducted. Also, the Authority reports amount as restricted cash for FSS Escrow balances which are maintained in a separate bank account for tenants who participate in the Family Self Sufficiency Program. These monies are given to the tenant upon graduation from the program or are forfeited by the tenant if they do not graduate. The Authority also restricts net HAP assets in line with HUD requirements. All of these monies are restricted because they cannot be used for the day-to-day operations of the Authority.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 12 - JOINT POWERS AGREEMENT

The Authority participates in a joint venture under a joint power agreement (JPA) with the California Housing Workers' Compensation Authority (CHWCA). CHWCA was formed to provide workers' compensation insurance coverage for member housing authorities. At December 31, 2024, there were twenty-eight members. The relationship between the Authority and CHWCA is such that CHWCA is not a component unit of the Authority for financial reporting purposes.

Condensed audited financial information as of and for the year ended December 31, 2024, is as follows:

Total assets	\$ <u>32,462,427</u>
Total liabilities	\$ 17,652,421
Net position	<u>14,810,006</u>
Total liabilities and net position	<u>\$ 32,462,427</u>
Operating revenues and non-operating revenues	\$ 8,175,215
Operating expenses	<u>7,952,543</u>
Change in net position	222,672
Net position, beginning of year	<u>14,587,334</u>
Net position, end of year	<u>\$ 14,810,006</u>

The Authority's share of year end assets, liabilities, or retained earnings has not been calculated. The Authority's annual premium is based on covered payroll. The Premium paid for the fiscal year ended June 30, 2025 was \$179,913. CHWCA issues a separate comprehensive annual financial report. Copies of this report may be obtained by contacting Bickmore Risk Services, 1750 Creekside Oaks Drive, Suite 200, Sacramento, California, 95833.

NOTE 13 - NOTE RECEIVABLE

On March 4, 2011, pursuant to the disposition and development agreement dated June 25, 2007 and with HUD disposition approval, the Dublin Housing Authority (DHA) disposed of all of its public housing units to the Authority which, in turn, sold them to Eden Housing, Inc. and Citation Homes. The HUD disposition approval also imposed restrictions on the use of the net proceeds. Proceeds of \$11 million were to be loaned to Eden Dougherty, LLP, the developer of the former Arroyo Vista public housing site, to use for the development of new low-income family and elderly housing units on the site.

On March 4, 2011, the Authority entered into a construction permanent note agreement in the amount of \$11,000,000 with Eden Dougherty, LLP. (the Borrower), which will use the funds on the redevelopment project.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 13 - NOTE RECEIVABLE (CONT'D)

The loan is evidenced by the Note, secured by the Regulatory Agreement and the Deed of Trust that encumbers the project to secure repayment of the loan in the form provided by the Authority. The Deed of Trust and the Regulatory Agreement have been recorded against the property in the Office of the Recorder of the County of Alameda. The Note has a term that expires on the date 55 years from the date of project completion, which is determined by the date of issuance of a certificate of occupancy or equivalent. The Borrower shall use Residual Receipts generated by the project to repay the note every 1st of June following the completion of project construction. The note bears no interest until the earlier of i) the permanent loan conversion or ii) the third anniversary of the note closing; thereafter, the note shall bear simple annual interest rate not to exceed 3%. The conversion to permanent loan occurred on September 27, 2013. At June 30, 2025, the Authority had note receivable and accrued interest receivable from the Borrower in the amount of \$11,000,000 and \$3,881,116, respectively.

NOTE 14 - BLENDED COMPONENT UNIT

On March 23, 2011, the Authority established under the Nonprofit Public Corporation Law Preserving Alameda County Housing, Inc. (PACH), a not-for-profit instrumentality of the Authority for the purpose of acquiring, owning, leasing, rehabilitating and operating affordable housing units and to serve as a support corporation for the Authority.

With HUD approval, PACH acquired 230 disposed units from the Authority between September 2011 and April 2016. The following financial statement of PACH is included in the Authority's basic financial statements for fiscal year ended June 30, 2025.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - BLENDED COMPONENT UNIT (CONT'D)

BLENDED COMPONENT UNIT - STATEMENT OF NET POSITION

ASSETS

Current Assets:

Cash and cash equivalents	\$	569,220
Restricted cash and cash equivalents		151,972
Restricted investment		1,351,718
Short term investments		14,158,559
Accounts receivable, net		1,732
Prepaid expenses and other current assets		102,852
Due from other funds		<u>81,765</u>
Total current assets		<u>16,417,818</u>

Noncurrent Assets:

Capital assets, net of accumulated depreciation		6,542,439
Notes receivable		<u>14,881,116</u>
Total noncurrent assets		<u>21,423,555</u>
Total assets	\$	<u><u>37,841,373</u></u>

LIABILITIES

Current Liabilities:

Accounts payable and accrued liabilities	\$	91,685
Unearned revenues		7
Tenant security deposits		151,972
Other liabilities		69,893
Due to other funds		<u>38</u>
Total current liabilities		<u>313,595</u>
Total liabilities		<u>313,595</u>

NET POSITION

Net investment in capital assets		6,542,439
Restricted		18,819,642
Unrestricted		<u>12,165,697</u>
Total net position	\$	<u><u>37,527,778</u></u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 - BLENDED COMPONENT UNIT (CONT'D)

**BLENDED COMPONENT UNIT - STATEMENT OF REVENUES,
EXPENSES, AND CHANGES IN NET POSITION**

OPERATING REVENUES

Tenant rental income	\$ 5,488,524
Other revenues	<u>37,048</u>
Total operating revenue	<u>5,525,572</u>

OPERATING EXPENSES

Administration	2,367,106
Tenant services	1,201
Utilities	291,192
Repairs and maintenance	896,324
Insurance expenses	199,476
General expenses	7,208
Depreciation expense	<u>803,014</u>
Total operating expenses	<u>4,565,521</u>

OPERATING INCOME	<u>960,051</u>
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NONOPERATING REVENUES

Interest and investment revenue (net)	<u>994,767</u>
Total nonoperating revenues	<u>994,767</u>

Change in net position	1,954,818
Total net position - beginning of year	<u>35,572,960</u>
Total net position - end of year	<u><u>\$ 37,527,778</u></u>

NOTE 15 - EVALUATION OF SUBSEQUENT EVENTS

The Authority has evaluated subsequent events through March 26, 2026, the date on which the financial statements were available to be issued and have determined that no adjustments are necessary to the amounts reported in the accompanying financial statements.

NOTE 16 - RESTATEMENT

During the fiscal year ended June 30, 2025, the Authority identified a prior period error related to the classification of HCSA UNP. Certain amounts previously reported as HCSA UNP were determined to meet the criteria for recognition as Prepaid Contribution. As a result, beginning net position was adjusted to reclassify \$168,701 from HCSA UNP to Prepaid Contribution. Prior period amounts have been restated in unearned revenue to correct the classification of these balances.

REQUIRED SUPPLEMENTARY INFORMATION - (UNAUDITED)

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND
RELATED RATIOS
FOR THE LAST TEN FISCAL YEARS**

Reporting Date for Employer under GASB 68 as of June 30,	Proportion of the Net Pension Liability	Proportionate Share of Net Pension Liability	Covered Payroll	Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	Plan's Fiduciary Net Position as a Percentage of the Total Pension Liability
2016	0.455 %	\$ 9,644,104	\$ 4,272,082	225.75 %	76.89 %
2017	0.460 %	\$ 10,314,924	\$ 4,354,275	236.89 %	76.88 %
2018	0.409 %	\$ 8,244,509	\$ 4,299,288	191.76 %	81.93 %
2019	0.435 %	\$ 12,014,705	\$ 4,512,036	266.28 %	74.56 %
2020	0.370 %	\$ 7,919,662	\$ 4,347,895	182.15 %	82.22 %
2021	0.396 %	\$ 8,693,280	\$ 4,675,355	185.94 %	82.77 %
2022	0.750 %	\$ 5,940,077	\$ 4,748,361	125.10 %	88.38 %
2023	0.537 %	\$ 11,989,624	\$ 4,871,447	246.12 %	77.51 %
2024	0.621 %	\$ 10,821,580	\$ 5,812,483	186.18 %	82.54 %
2025	0.544 %	\$ 7,965,564	\$ 5,464,135	145.78 %	85.52 %

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF PENSION CONTRIBUTIONS
FOR THE LAST TEN FISCAL YEARS**

Reporting Date for Employer under GASB 68 as of June 30,	Contractually Required Contribution	Contributions in Relations to the Contractually Required Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered - Employee Payroll
2016	\$ -	\$ -	\$ -	\$ 4,272,082	0.00 %
2017	\$ 1,152,380	\$ 1,152,380	\$ -	\$ 4,354,275	26.47 %
2018	\$ 1,115,522	\$ 1,115,522	\$ -	\$ 4,299,288	25.95 %
2019	\$ 1,213,308	\$ 1,213,308	\$ -	\$ 4,512,036	26.89 %
2020	\$ 1,208,258	\$ 1,208,258	\$ -	\$ 4,347,895	27.79 %
2021	\$ 1,323,493	\$ 1,323,493	\$ -	\$ 4,675,355	28.31 %
2022	\$ 1,398,011	\$ 1,398,011	\$ -	\$ 4,748,361	29.44 %
2023	\$ 1,508,274	\$ 1,508,274	\$ -	\$ 4,871,447	30.96 %
2024	\$ 1,741,120	\$ 1,741,120	\$ -	\$ 5,812,483	29.95 %
2025	\$ 1,599,785	\$ 1,599,785	\$ -	\$ 5,464,135	29.28 %

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF CHANGES IN THE NET OTHER POSTEMPLOYMENT BENEFIT (OPEB)
LIABILITY (ASSETS) AND RELATED RATIOS
FOR THE LAST TEN FISCAL YEARS

Reporting Date for Employer under GASB 75	June 30, 2025	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
Measurement Date for Employer under GASB 75	December 31, 2024	December 31, 2023	December 31, 2022	December 31, 2021	December 31, 2020	December 31, 2019	December 31, 2018	December 31, 2017
OPEB Expense:								
Service Cost	\$ 151,970	\$ 171,305	\$ 138,984	\$ 140,762	\$ 134,607	\$ 112,257	\$ 142,064	\$ 121,869
Interest on Total OPEB Liability	364,805	407,936	349,857	354,196	338,080	299,492	330,345	315,510
Changes in proportion and differences between employer's contributions and proportionate share of contributions	(14,718)	8,363	(1,090)	(1,834)	6,652	(12,262)	(346)	(5,105)
Difference between actual and expected experience in the Total OPEB Liability	(17,773)	(17,378)	(17,994)	(16,060)	(9,075)	(25,590)	(18,692)	(14,619)
Changes of assumptions or other inputs	8,001	(12,613)	(10,260)	(24,009)	37,744	7,685	(7,710)	39,861
Projected earnings on plan investments	(294,423)	(332,879)	(460,988)	(342,145)	(293,126)	(234,936)	(319,922)	(267,053)
Differences between actual and projected earnings on plan investments	(17,118)	(48,158)	532,387	(340,905)	(165,337)	(110,099)	188,456	(166,194)
Administrative expense	7,959	8,003	6,822	6,472	6,049	5,494	5,509	5,434
Other	-	253,630	-	-	-	-	-	-
Recognition of beginning of year deferred outflows of resources as OPEB expense	569,472	683,306	253,000	258,657	224,747	205,696	39,719	-
Recognition of beginning of year deferred inflows of resources as OPEB expense	(671,571)	(840,919)	(715,991)	(505,965)	(339,054)	(186,219)	(180,166)	-
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	(401)	(12,349)	(12,895)	(11,061)	(17,713)	(5,451)	(5,105)	-
OPEB Expense	\$ 86,203	\$ 268,247	\$ 61,832	\$ (481,892)	\$ (76,426)	\$ 56,067	\$ 174,152	\$ 29,703

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF CHANGES IN THE NET OTHER POSTEMPLOYMENT BENEFIT (OPEB)
LIABILITY (ASSETS) AND RELATED RATIOS
FOR THE LAST TEN FISCAL YEARS**

Reconciliation of Net OPEB Liability:

Beginning Net OPEB Liability	<u>\$ 975,436</u>	<u>\$ 787,636</u>	<u>\$ (1,770,326)</u>	<u>\$ 28,570</u>	<u>\$ 458,037</u>	<u>\$ 1,047,799</u>	<u>\$ 124,068</u>	<u>\$ 644,757</u>
OPEB Expense	86,203	268,247	61,832	(481,892)	(76,426)	56,067	174,152	29,703
New Net Deferred Inflows/Outflows	(120,066)	(349,487)	1,980,441	(1,576,790)	(502,806)	(540,845)	604,124	(521,398)
Change in Allocation of Prior Deferred Inflows/Outflows	(35,223)	55,338	45,557	11,174	(19,040)	(22,169)	1,863	-
New Net Deferred Flows Due to Change in Proportion	(77,709)	43,740	(5,754)	(9,757)	36,785	(68,789)	(1,960)	(28,994)
Recognition of Prior Deferred Inflows/Outflows	102,099	157,613	462,991	247,308	114,307	(19,477)	140,447	-
Recognition of Prior Deferred Flows Due to Change in Proportion	<u>401</u>	<u>12,349</u>	<u>12,895</u>	<u>11,061</u>	<u>17,713</u>	<u>5,451</u>	<u>5,105</u>	<u>-</u>
Net changes	<u>(44,295)</u>	<u>187,800</u>	<u>2,557,962</u>	<u>(1,798,896)</u>	<u>(429,467)</u>	<u>(589,762)</u>	<u>923,731</u>	<u>(520,689)</u>
Ending Net OPEB Liability/(Asset)	<u>\$ 931,141</u>	<u>\$ 975,436</u>	<u>\$ 787,636</u>	<u>\$ (1,770,326)</u>	<u>\$ 28,570</u>	<u>\$ 458,037</u>	<u>\$ 1,047,799</u>	<u>\$ 124,068</u>

Note: In the future, as data becomes available, ten years of information will be presented.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS**

Reporting Date for Employer under GASB 75 as of June 30,	Proportion of the Net OPEB Liability	Proportionate share of Net OPEB Liability	Covered employee payroll*	Proportionate share of the Net OPEB Liability as a percentage of its covered- employee payroll	Plan's Fiduciary Net Position as a percentage of the Total OPEB Liability
2017	0.477 %	\$ 644,757	\$ 4,354,275	14.81 %	85.50 %
2018	0.452 %	\$ 124,068	\$ 4,299,288	2.89 %	97.33 %
2019	0.450 %	\$ 1,047,799	\$ 4,512,036	23.22 %	77.91 %
2020	0.406 %	\$ 458,037	\$ 4,347,895	10.53 %	89.57 %
2021	0.427 %	\$ 28,570	\$ 4,675,355	0.61 %	99.44 %
2022	0.421 %	\$ (1,770,326)	\$ 4,748,361	(37.28)%	134.96 %
2023	0.412 %	\$ 787,636	\$ 4,871,447	16.17 %	84.47 %
2024	0.468 %	\$ 975,436	\$ 5,812,483	16.78 %	83.57 %
2025	0.407 %	\$ 931,141	\$ 5,464,135	17.04 %	82.79 %

Note: In the future, as data becomes available, ten years of information will be presented.

* Covered-employee payroll shown represents Compensation Earnable and Pensionable Compensation and is defined as the payroll of employees that are provided with OPEB through the OPEB plan.

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2025

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
Assets:							
Current assets:							
Cash and cash equivalents	\$ 11,336,625	\$ 378,923	\$ -	\$ -	\$ 569,220	\$ 150,213	\$ -
Short term investments	-	9,362,202	-	-	14,158,559	418,384	-
Accounts receivable - HUD	-	-	-	-	-	-	-
Accounts receivable - other	842,516	35,875	870,130	-	1,732	6,307	-
Prepaid and other assets	194,985	23,395	-	-	102,852	2,820	-
Due from other funds	1,058,850	928,977	-	46,098	81,765	-	11,900
Total current assets	13,432,976	10,729,372	870,130	46,098	14,914,128	577,724	11,900
Restricted assets:							
Cash and cash equivalents	3,190,374	-	-	-	151,972	4,762	-
Restricted investments	-	-	-	-	1,351,718	-	-
Notes receivable	-	-	-	-	14,881,116	-	-
Total restricted assets	3,190,374	-	-	-	16,384,806	4,762	-
Noncurrent assets:							
Capital assets	57,621	11,837,137	-	-	27,320,145	1,491,655	-
Less: accumulated depreciation	(57,621)	(11,155,958)	-	-	(20,777,706)	(1,073,148)	-
Total noncurrent assets	-	681,179	-	-	6,542,439	418,507	-
Total assets	16,623,350	11,410,551	870,130	46,098	37,841,373	1,000,993	11,900
Deferred outflow of resources:							
Deferred outflow of resources - Pension	596,917	508,767	-	-	-	-	-
Deferred outflow of resources - OPEB	582,480	93,278	-	-	-	-	-
Total deferred outflow of resources	1,179,397	602,045	-	-	-	-	-
Total assets and deferred outflow of resources	\$ 17,802,747	\$ 12,012,596	\$ 870,130	\$ 46,098	\$ 37,841,373	\$ 1,000,993	\$ 11,900

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2025**

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
Assets:						
Current assets:						
Cash and cash equivalents	\$ 106,770	\$ -	\$ 545,410	\$ -	\$ -	\$ 13,087,161
Short term investments	1,696,308	-	-	-	-	25,635,453
Accounts receivable - HUD	-	167,923	-	-	-	167,923
Accounts receivable - other	6,764	27,989	-	71,165	-	1,862,478
Prepaid and other assets	3,481	-	-	-	-	327,533
Due from other funds	-	-	-	2,100	(2,129,690)	-
Total current assets	<u>1,813,323</u>	<u>195,912</u>	<u>545,410</u>	<u>73,265</u>	<u>(2,129,690)</u>	<u>41,080,548</u>
Restricted assets:						
Cash and cash equivalents	6,070	-	-	227,079	-	3,580,257
Restricted investments	-	-	-	6,067,142	-	7,418,860
Notes receivable	-	-	-	-	-	14,881,116
Total restricted assets	<u>6,070</u>	<u>-</u>	<u>-</u>	<u>6,294,221</u>	<u>-</u>	<u>25,880,233</u>
Noncurrent assets:						
Capital assets	1,011,892	-	-	170,000	-	41,888,450
Less: accumulated depreciation	<u>(803,378)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(33,867,811)</u>
Total noncurrent assets	<u>208,514</u>	<u>-</u>	<u>-</u>	<u>170,000</u>	<u>-</u>	<u>8,020,639</u>
Total assets	<u>2,027,907</u>	<u>195,912</u>	<u>545,410</u>	<u>6,537,486</u>	<u>(2,129,690)</u>	<u>74,981,420</u>
Deferred outflow of resources:						
Deferred outflow of resources - Pension	-	-	-	-	-	1,105,684
Deferred outflow of resources - OPEB	-	-	-	-	-	675,758
Total deferred outflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,781,442</u>
Total assets and deferred outflow of resources	<u>\$ 2,027,907</u>	<u>\$ 195,912</u>	<u>\$ 545,410</u>	<u>\$ 6,537,486</u>	<u>\$ (2,129,690)</u>	<u>\$ 76,762,862</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2025

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
Liabilities:							
Current Liabilities:							
Accounts payable	\$ 1,045,822	\$ 12,198	\$ -	\$ -	\$ 91,685	\$ 1,703	\$ 4,419
Accounts payable - HUD PHA program	502,622	-	-	46,098	-	-	-
Accrued compensated absences	424,231	23,647	-	-	-	-	-
Unearned revenue	-	-	-	-	7	-	7,481
Tenant security deposits	-	-	-	-	151,972	4,762	-
Family self-sufficiency escrow- current	897,403	3,591	-	-	-	-	-
Accrued liabilities	82,069	-	-	-	-	-	-
Other liabilities	350,904	26,077	-	-	69,893	-	-
Due to other funds	46,098	908,590	870,130	-	38	-	-
Total current liabilities	3,349,149	974,103	870,130	46,098	313,595	6,465	11,900
Noncurrent liabilities:							
Net pension liability	6,870,802	1,094,762	-	-	-	-	-
Net OPEB liability	779,369	151,772	-	-	-	-	-
Family self-sufficiency escrow- noncurrent	897,403	-	-	-	-	-	-
Accrued compensated absences - noncurrent	280,420	15,631	-	-	-	-	-
Total noncurrent liabilities	8,827,994	1,262,165	-	-	-	-	-
Total liabilities	12,177,143	2,236,268	870,130	46,098	313,595	6,465	11,900
Deferred inflow of resources:							
Deferred inflow of resources - Pension	1,509,367	26,702	-	-	-	-	-
Deferred inflow of resources - OPEB	504,257	2,999	-	-	-	-	-
Total deferred inflow of resources	2,013,624	29,701	-	-	-	-	-
Total liabilities and deferred inflow of resources	14,190,767	2,265,969	870,130	46,098	313,595	6,465	11,900
Net position:							
Net investment in capital assets	-	681,179	-	-	6,542,439	418,507	-
Restricted	1,395,568	-	-	-	18,819,642	-	-
Unrestricted	2,216,412	9,065,448	-	-	12,165,697	576,021	-
Total net position	3,611,980	9,746,627	-	-	37,527,778	994,528	-
Total liabilities, deferred inflow of resources ,and net position	\$ 17,802,747	\$ 12,012,596	\$ 870,130	\$ 46,098	\$ 37,841,373	\$ 1,000,993	\$ 11,900

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2025

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
Liabilities:						
Current Liabilities:						
Accounts payable	\$ 240	\$ -	\$ 51,524	\$ -	\$ -	\$ 1,207,591
Accounts payable - HUD PHA program	-	-	-	-	-	548,720
Accrued compensated absences	-	-	-	-	-	447,878
Unearned revenue	-	-	319,600	6,233,339	-	6,560,427
Tenant security deposits	6,070	-	-	2,100	-	164,904
Family self-sufficiency escrow- current	-	18,478	8,892	-	-	928,364
Accrued liabilities	-	-	-	-	-	82,069
Other liabilities	-	-	-	-	-	446,874
Due to other funds	-	172,787	-	132,047	(2,129,690)	-
Total current liabilities	<u>6,310</u>	<u>191,265</u>	<u>380,016</u>	<u>6,367,486</u>	<u>(2,129,690)</u>	<u>10,386,827</u>
Noncurrent liabilities:						
Net pension liability	-	-	-	-	-	7,965,564
Net OPEB liability	-	-	-	-	-	931,141
Family self-sufficiency escrow- noncurrent	-	-	-	-	-	897,403
Accrued compensated absences - noncurrent	-	-	-	-	-	296,051
Total noncurrent liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,090,159</u>
Total liabilities	<u>6,310</u>	<u>191,265</u>	<u>380,016</u>	<u>6,367,486</u>	<u>(2,129,690)</u>	<u>20,476,986</u>
Deferred inflow of resources:						
Deferred inflow of resources - Pension	-	-	-	-	-	1,536,069
Deferred inflow of resources - OPEB	-	-	-	-	-	507,256
Total deferred inflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,043,325</u>
Total liabilities and deferred inflow of resources	<u>6,310</u>	<u>191,265</u>	<u>380,016</u>	<u>6,367,486</u>	<u>(2,129,690)</u>	<u>22,520,311</u>
Net position:						
Net investment in capital assets	208,514	-	-	170,000	-	8,020,639
Restricted	-	-	165,394	-	-	20,380,604
Unrestricted	1,813,083	4,647	-	-	-	25,841,308
Total net position	<u>2,021,597</u>	<u>4,647</u>	<u>165,394</u>	<u>170,000</u>	<u>-</u>	<u>54,242,551</u>
Total liabilities, deferred inflow of resources ,and net position	<u>\$ 2,027,907</u>	<u>\$ 195,912</u>	<u>\$ 545,410</u>	<u>\$ 6,537,486</u>	<u>\$ (2,129,690)</u>	<u>\$ 76,762,862</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
Operating Revenues							
Rental revenue - tenant	\$ -	\$ -	\$ -	\$ -	\$ 5,488,524	\$ 90,312	\$ -
Other tenant revenue	-	-	-	-	1,317	15	-
HUD PHA grants	166,070,432	-	-	25,348	-	-	-
Housing assistance payments-Portability-in	1,575,466	-	-	-	-	-	-
Fraud recovery	4,532	-	-	-	-	-	-
Other operating revenue	151,549	2,062,412	2,707,076	-	35,731	245	583,534
Total operating revenues	167,801,979	2,062,412	2,707,076	25,348	5,525,572	90,572	583,534
Operating Expenses							
Administration	8,623,924	680,855	141,800	4,628	2,367,106	43,726	72,371
Tenant services	621,947	-	-	-	1,201	-	-
Utilities	-	72,563	-	-	291,192	16,735	-
Ordinary maintenance and operations	-	114,326	-	-	896,324	37,688	-
Insurance expenses	207,561	31,473	-	-	199,476	-	-
General expenses	577,289	14,515	-	-	7,208	617	-
Depreciation	-	333,416	-	-	803,014	5,963	-
Housing assistance payments-Portability-in	1,376,297	-	-	-	-	-	-
Housing assistance payments	153,721,404	-	-	20,720	-	-	-
Other expenses	-	-	2,565,276	-	-	-	511,163
Total operating expenses	165,128,422	1,247,148	2,707,076	25,348	4,565,521	104,729	583,534
Operating income (loss)	2,673,557	815,264	-	-	960,051	(14,157)	-
Nonoperating Revenues and Expenses							
Investment income	41	377,331	-	-	994,767	18,482	-
Total nonoperating revenues & expenses	41	377,331	-	-	994,767	18,482	-
Change in net position	2,673,598	1,192,595	-	-	1,954,818	4,325	-
Net position, beginning of year	938,382	8,554,032	-	-	35,572,960	990,203	-
<i>Restatement</i>	-	-	-	-	-	-	-
Net position, beginning of year, as <i>restated</i>	938,382	8,554,032	-	-	35,572,960	990,203	-
Net position, end of year	<u>\$ 3,611,980</u>	<u>\$ 9,746,627</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 37,527,778</u>	<u>\$ 994,528</u>	<u>\$ -</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

	Park Terrace	Mainstream	Emergency Housing Vouchers	Business Activities	Interfund Elimination	Total
Operating Revenues						
Rental revenue - tenant	\$ 204,719	\$ -	\$ -	\$ 18,974	\$ -	\$ 5,802,529
Other tenant revenue	26	-	-	-	-	1,358
HUD PHA grants	-	4,322,443	5,770,631	-	-	176,188,854
Housing assistance payments-Portability-in	-	-	1,151,448	-	-	2,726,914
Fraud recovery	-	-	-	-	-	4,532
Other operating revenue	-	-	-	1,921,759	-	7,462,306
Total operating revenues	204,745	4,322,443	6,922,079	1,940,733	-	192,186,493
Operating Expenses						
Administration	65,549	182,214	390,065	105,399	-	12,677,637
Tenant services	-	-	29,000	-	-	652,148
Utilities	-	-	-	-	-	380,490
Ordinary maintenance and operations	81,060	-	-	14,606	-	1,144,004
Insurance expenses	-	-	-	-	-	438,510
General expenses	-	8,035	10,084	-	-	617,748
Depreciation	12,334	-	-	-	-	1,154,727
Housing assistance payments-Portability-in	-	-	1,151,448	-	-	2,527,745
Housing assistance payments	-	4,191,898	5,176,088	-	-	163,110,110
Other expenses	-	-	-	1,821,206	-	4,897,645
Total operating expenses	158,943	4,382,147	6,756,685	1,941,211	-	187,600,764
Operating income (loss)	45,802	(59,704)	165,394	(478)	-	4,585,729
Nonoperating Revenues and Expenses						
Investment income	73,340	-	-	478	-	1,464,439
Total nonoperating revenues & expenses	73,340	-	-	478	-	1,464,439
Change in net position	119,142	(59,704)	165,394	-	-	6,050,168
Net position, beginning of year	1,902,455	64,351	-	338,701	-	48,361,084
<i>Restatement</i>	-	-	-	(168,701)	-	(168,701)
Net position, beginning of year, as <i>restated</i>	1,902,455	64,351	-	170,000	-	48,192,383
Net position, end of year	<u>\$ 2,021,597</u>	<u>\$ 4,647</u>	<u>\$ 165,394</u>	<u>\$ 170,000</u>	<u>\$ -</u>	<u>\$ 54,242,551</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
Cash flows from operating activities:							
Cash Collected from:							
Dwelling rental	\$ -	\$ -	\$ -	\$ -	\$ 5,488,531	\$ 90,312	\$ -
Other operating revenue	(2,656,297)	2,012,897	2,704,360	-	57,706	260	559,730
HUD PHA grants received	165,404,613	-	-	25,348	-	-	-
Housing assistance payments- Portability-in	1,575,466	-	-	-	-	-	-
Cash paid for:							
Housing assistance payments	(153,715,938)	-	-	25,378	-	-	-
Housing assistance payments- Portability-in	(1,376,297)	-	-	-	-	-	-
Administrative expenses	(8,146,437)	(682,511)	(141,800)	(4,628)	(2,320,624)	(43,726)	(72,371)
Tenant services	(621,947)	-	-	-	(1,201)	-	-
Utility expenses	-	(72,563)	-	-	(291,192)	(16,735)	-
Maintenance expenses	-	(114,326)	-	-	(896,324)	(37,688)	-
Insurance expenses	(207,561)	(31,473)	-	-	(199,476)	-	-
General expenses	(577,289)	-	-	13,756	(7,208)	(3,821)	-
Other expenses	1,270,812	-	(2,565,276)	-	-	856	(499,396)
Net cash provided by (used in) operating activities	<u>949,125</u>	<u>1,112,024</u>	<u>(2,716)</u>	<u>59,854</u>	<u>1,830,212</u>	<u>(10,542)</u>	<u>(12,037)</u>
Cash flows from noncapital & related financing activities:							
Interfund payments	(1,232,541)	-	-	(59,854)	(44,693)	(266)	-
Interfund receipts	-	1,116,019	2,716	-	-	-	12,037
Net cash provided by (used in) noncapital & related financing activities	<u>(1,232,541)</u>	<u>1,116,019</u>	<u>2,716</u>	<u>(59,854)</u>	<u>(44,693)</u>	<u>(266)</u>	<u>12,037</u>
Cash flows from capital and related financing activities:							
Acquisition of capital assets	-	-	-	-	(1,033,122)	-	-
Net cash provided by (used in) capital and related financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,033,122)</u>	<u>-</u>	<u>-</u>
Cash flows from investing activities:							
Purchase of investments	-	(2,376,807)	-	-	(1,164,767)	(418,384)	-
Interest received on investments	41	377,331	-	-	664,767	18,482	-
Net cash provided by (used in) investing activities	<u>41</u>	<u>(1,999,476)</u>	<u>-</u>	<u>-</u>	<u>(500,000)</u>	<u>(399,902)</u>	<u>-</u>
Net change in cash and cash equivalents	(283,375)	228,567	-	-	252,397	(410,710)	-
Cash and cash equivalents, beginning of year	14,810,374	150,356	-	-	468,795	565,685	-
Cash and cash equivalents, end of year	<u>\$ 14,526,999</u>	<u>\$ 378,923</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 721,192</u>	<u>\$ 154,975</u>	<u>\$ -</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Total</u>
Cash flows from operating activities:					
Cash Collected from:					
Dwelling rental	\$ 204,719	\$ -	\$ -	\$ 18,974	\$ 5,802,536
Other operating revenue	(3,509)	(220,387)	870	652,802	3,108,432
HUD PHA grants received	2,973	4,294,454	5,770,631	-	175,498,019
Housing assistance payments- Portability-in	-	-	1,151,448	-	2,726,914
Cash paid for:					
Housing assistance payments	-	(4,191,898)	(5,176,088)	-	(163,058,546)
Housing assistance payments- Portability-in	-	-	(1,151,448)	-	(2,527,745)
Administrative expenses	(65,549)	(163,736)	(381,173)	(105,399)	(12,127,954)
Tenant services	-	-	(29,000)	-	(652,148)
Utility expenses	-	-	-	-	(380,490)
Maintenance expenses	(81,060)	-	-	(14,606)	(1,144,004)
Insurance expenses	-	-	-	-	(438,510)
General expenses	-	-	-	(284)	(574,846)
Other expenses	-	-	-	(1,766,690)	(3,559,694)
Net cash provided by (used in) operating activities	<u>57,574</u>	<u>(281,567)</u>	<u>185,240</u>	<u>(1,215,203)</u>	<u>2,671,964</u>
Cash flows from noncapital & related financing activities:					
Interfund payments	(241)	-	-	-	(1,337,595)
Interfund receipts	-	172,787	-	34,036	1,337,595
Net cash provided by (used in) noncapital & related financing activities	<u>(241)</u>	<u>172,787</u>	<u>-</u>	<u>34,036</u>	<u>-</u>
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	-	-	-	(1,033,122)
Net cash provided by (used in) capital and related financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,033,122)</u>
Cash flows from investing activities:					
Purchase of investments	(674,534)	-	-	1,216,687	(3,417,805)
Interest received on investments	73,340	-	-	478	1,134,439
Net cash provided by (used in) investing activities	<u>(601,194)</u>	<u>-</u>	<u>-</u>	<u>1,217,165</u>	<u>(2,283,366)</u>
Net change in cash and cash equivalents	(543,861)	(108,780)	185,240	35,998	(644,524)
Cash and cash equivalents, beginning of year	656,701	108,780	360,170	191,081	17,311,942
Cash and cash equivalents, end of year	<u>\$ 112,840</u>	<u>\$ -</u>	<u>\$ 545,410</u>	<u>\$ 227,079</u>	<u>\$ 16,667,418</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025**

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:							
Operating income (loss)	\$ 2,673,557	\$ 815,264	\$ -	\$ -	\$ 960,051	\$ (14,157)	\$ -
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:							
Depreciation expense	-	333,416	-	-	803,014	5,963	-
Change in operating assets and liabilities:							
Accounts receivable - HUD	1,114,731	-	-	17,415	-	-	-
Accounts receivable - other	(665,819)	-	(2,716)	-	8,789	856	11,767
Prepaid expenses	(129,734)	(21,632)	-	-	(2,845)	(2,820)	-
Deferred outflow of resources	2,105,595	82,978	-	-	-	-	-
Deferred inflow of resources	653,812	13,894	-	-	-	-	-
Accounts payable	(2,526,563)	(13,368)	-	(3,659)	15,319	(384)	(31,285)
Accounts payable - HUD	5,466	-	-	46,098	-	-	-
Accrued compensated absences	11,926	(12,862)	-	-	-	-	-
Unearned revenue	-	-	-	-	7	-	7,481
Family self-sufficiency escrow	461,630	1,863	-	-	-	-	-
Other liabilities	27,953	1,974	-	-	34,008	-	-
Accrued liabilities	27,379	-	-	-	-	-	-
Net pension liability	(2,772,262)	(83,754)	-	-	-	-	-
Net OPEB liability	(38,546)	(5,749)	-	-	-	-	-
Tenant security deposit	-	-	-	-	11,869	-	-
Net cash provided by (used in) operating activities	<u>\$ 949,125</u>	<u>\$ 1,112,024</u>	<u>\$ (2,716)</u>	<u>\$ 59,854</u>	<u>\$ 1,830,212</u>	<u>\$ (10,542)</u>	<u>\$ (12,037)</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2025**

	Park Terrace	Mainstream	Emergency Housing Vouchers	Business Activities	Total
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	\$ 45,802	\$ (59,704)	\$ 165,394	\$ (478)	\$ 4,585,729
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation expense	12,334	-	-	-	1,154,727
Change in operating assets and liabilities:					
Accounts receivable - HUD	-	(159,206)	88,309	-	1,061,249
Accounts receivable - other	2,973	(27,989)	-	54,516	(617,623)
Prepaid expenses	(3,481)	-	-	-	(160,512)
Deferred outflow of resources	-	-	-	-	2,188,573
Deferred inflow of resources	-	-	-	-	667,706
Accounts payable	(54)	(53,146)	(48,355)	(284)	(2,661,779)
Accounts payable - HUD	-	-	-	-	51,564
Accrued compensated absences	-	-	-	-	(936)
Unearned revenue	-	-	(29,000)	(1,268,957)	(1,290,469)
Family self-sufficiency escrow	-	18,478	8,892	-	490,863
Other liabilities	-	-	-	-	63,935
Accrued liabilities	-	-	-	-	27,379
Net pension liability	-	-	-	-	(2,856,016)
Net OPEB liability	-	-	-	-	(44,295)
Tenant security deposit	-	-	-	-	11,869
Net cash provided by (used in) operating activities	\$ 57,574	\$ (281,567)	\$ 185,240	\$ (1,215,203)	\$ 2,671,964

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE FOR THE YEAR ENDED JUNE 30, 2025

Housing Authority of the County of Alameda (CA067)

HAYWARD, CA

Entity Wide Balance Sheet Summary

	14.EFA FSS Escrow		14.896 PIH Family Self-Sufficiency Program		14.879 Mainstream Vouchers		14.871 Housing Choice Vouchers		14.EHV Emergency Housing Voucher		14.856 Lower Income Housing Assistance Program, Section 8		Subtotal	EUM	Total
Project	Total	Forfeiture Account	6.2 Component Unit - Blended	1 Business Activities	1 Business Activities	Mainstream Vouchers	Choice Vouchers	Choice Vouchers	Housing Voucher	Moderate	Moderate	Moderate			
111 Cash - Unrestricted	-	-	569,220	-	635,906	-	11,336,625	-	545,410	-	-	-	13,087,161	-	13,087,161
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113 Cash - Other Restricted	-	180,066	-	-	227,079	-	2,112,905	-	-	-	-	-	2,520,050	-	2,520,050
114 Cash - Tenant Security Deposits	-	-	151,972	-	10,832	-	-	-	-	-	-	-	162,804	-	162,804
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	897,403	-	-	-	-	-	897,403	-	897,403
100 Total Cash	-	180,066	721,192	-	873,817	-	14,346,933	-	545,410	-	-	-	16,667,418	-	16,667,418
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	842,516	-	-	-	-	-	842,516	-	842,516
122 Accounts Receivable - HUD Other Projects	-	-	-	-	-	167,923	-	-	-	-	-	-	167,923	-	167,923
124 Accounts Receivable - Other Government	-	-	-	-	927,331	-	-	-	-	-	-	-	927,331	-	927,331
125 Accounts Receivable - Miscellaneous	-	-	-	-	49,839	-	-	-	-	-	-	-	49,839	-	49,839
126 Accounts Receivable - Tenants	-	-	1,732	-	13,071	27,989	-	-	-	-	-	-	42,792	-	42,792
126.1 Allowance for Doubtful Accounts - Tenants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128 Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	-	-	1,732	-	990,241	195,912	842,516	-	-	-	-	-	2,030,401	-	2,030,401
131 Investments - Unrestricted	-	-	14,158,559	-	11,476,894	-	-	-	-	-	-	-	25,635,453	-	25,635,453
132 Investments - Restricted	-	-	1,351,718	-	6,067,142	-	-	-	-	-	-	-	7,418,860	-	7,418,860
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	-	-	102,852	-	29,696	-	194,985	-	-	-	-	-	327,533	-	327,533
143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	81,765	-	942,977	-	1,058,850	-	-	46,098	-	-	2,129,690	(2,129,690)	-
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150 Total Current Assets	-	180,066	16,417,818	-	20,380,767	195,912	16,443,284	-	545,410	46,098	-	-	54,209,355	(2,129,690)	52,079,665
161 Land	-	-	2,246,244	-	1,342,253	-	-	-	-	-	-	-	3,588,497	-	3,588,497
162 Buildings	-	-	24,467,736	-	10,391,887	-	-	-	-	-	-	-	34,859,623	-	34,859,623
163 Furniture, Equipment & Machinery - Dwellings	-	-	606,165	-	24,430	-	-	-	-	-	-	-	630,595	-	630,595
164 Furniture, Equipment & Machinery - Administration	-	-	-	-	2,752,113	-	57,621	-	-	-	-	-	2,809,734	-	2,809,734
165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166 Accumulated Depreciation	-	-	(20,777,706)	-	(13,032,483)	-	(57,621)	-	-	-	-	-	(33,867,810)	-	(33,867,810)
167 Construction in Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
168 Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation	-	-	6,542,439	-	1,478,200	-	-	-	-	-	-	-	8,020,639	-	8,020,639
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	14,881,116	-	-	-	-	-	-	-	-	-	14,881,116	-	14,881,116
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174 Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180 Total Non-Current Assets	-	-	21,423,555	-	1,478,200	-	-	-	-	-	-	-	22,901,755	-	22,901,755
200 Deferred Outflow of Resources	-	-	-	-	602,045	-	1,179,397	-	-	-	-	-	1,781,442	-	1,781,442
290 Total Assets and Deferred Outflow of Resources	-	180,066	37,841,373	-	22,461,012	195,912	17,622,681	-	545,410	46,098	-	-	78,892,552	(2,129,690)	76,762,862
311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	-	-	91,685	-	18,560	-	1,045,822	-	51,524	-	-	-	1,207,591	-	1,207,591
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	-	-	-	-	-	-	82,069	-	-	-	-	-	82,069	-	82,069
322 Accrued Compensated Absences - Current Portion	-	-	-	-	23,647	-	424,231	-	-	-	-	-	447,878	-	447,878
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	46,098	-	-	46,098	-	46,098
332 Account Payable - PHA Projects	-	-	-	-	-	-	502,622	-	-	-	-	-	502,622	-	502,622
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	-	-	151,972	-	12,932	-	-	-	-	-	-	-	164,904	-	164,904
342 Unearned Revenue	-	-	7	-	6,240,820	-	-	-	319,600	-	-	-	6,560,427	-	6,560,427
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Rever	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE FOR THE YEAR ENDED JUNE 30, 2025

Housing Authority of the County of Alameda (CA067)

HAYWARD, CA

Entity Wide Balance Sheet Summary

Project	14.EFA FSS Escrow		14.896 PIH Family Self-Sufficiency Program		14.879 Mainstream Vouchers		14.871 Housing Choice Vouchers		14.EHV Emergency Housing Voucher		14.856 Lower Income Housing Assistance Program_Section 8 Moderate		Subtotal	ELIM	Total							
	Total	Forfeiture Account	6.2 Component Unit - Blended		1 Business Activities																	
345 Other Current Liabilities	-	-	-	-	3,591	18,478	-	897,403	-	8,892	-	-	928,364	-	928,364							
346 Accrued Liabilities - Other	-	-	69,893	-	26,077	-	350,904	-	-	-	-	-	446,874	-	446,874							
347 Inter Program - Due To	-	-	38	-	1,910,767	172,787	46,098	-	-	-	-	-	2,129,690	(2,129,690)	-							
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
310 Total Current Liabilities	-	-	313,595	-	8,236,394	191,265	3,349,149	-	380,016	-	46,098	-	12,516,517	(2,129,690)	10,386,827							
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
353 Non-current Liabilities - Other	-	-	-	-	-	-	897,403	-	-	-	-	-	897,403	-	897,403							
354 Accrued Compensated Absences - Non Current	-	-	-	-	15,631	-	280,420	-	-	-	-	-	296,051	-	296,051							
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
357 Accrued Pension and OPEB Liabilities	-	-	-	-	1,246,534	-	7,650,171	-	-	-	-	-	8,896,705	-	8,896,705							
350 Total Non-Current Liabilities	-	-	-	-	1,262,165	-	8,827,994	-	-	-	-	-	10,090,159	-	10,090,159							
300 Total Liabilities	-	-	313,595	-	9,498,559	191,265	12,177,143	-	380,016	-	46,098	-	22,606,676	(2,129,690)	20,476,986							
400 Deferred Inflow of Resources	-	-	-	-	29,701	-	2,013,624	-	-	-	-	-	2,043,325	-	2,043,325							
508.4 Net Investment in Capital Assets	-	-	6,542,439	-	1,478,200.00	-	-	-	-	-	-	-	8,020,639	-	8,020,639							
511.4 Restricted Net Position	-	180,066	18,819,642	-	-	-	1,215,502	165,394	-	-	-	-	20,380,604	-	20,380,604							
512.4 Unrestricted Net Position	-	-	12,165,697	-	11,454,552	4,647	2,216,412	-	-	-	-	-	25,841,308	-	25,841,308							
513 Total Equity - Net Assets / Position	-	180,066	37,527,778	-	12,932,752	4,647	3,431,914	165,394	-	-	-	-	54,242,551	-	54,242,551							
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$	- \$	180,066 \$	\$	37,841,373 \$	\$	- \$	22,461,012 \$	\$	195,912 \$	\$	17,622,681 \$	\$	545,410 \$	\$	46,098 \$	\$	78,892,552 \$	\$	(2,129,690) \$	\$	76,762,862 \$

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE

FOR THE YEAR ENDED JUNE 30, 2025

Housing Authority of the County of Alameda (CA067)
HAYWARD, CA

Entity Wide Revenue and Expense Summary

Project Total	14.EFA FSS	6.2 Component Unit - Blended	14.896 PIH	1 Business Activities	14.879	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower	Subtotal	ELIM	Total
	Escrow Forfeiture Account		Family Self-Sufficiency Program		Mainstream Vouchers			Income Housing Assistance Program_Section 8 Moderate			
70300 Net Tenant Rental Revenue	-	5,488,524	-	314,005	-	-	-	-	5,802,529	-	5,802,529
70400 Tenant Revenue - Other	-	1,317	-	41	-	-	-	-	1,358	-	1,358
70500 Total Tenant Revenue	-	5,489,841	-	314,046	-	-	-	-	5,803,887	-	5,803,887
70600 HUD PHA Operating Grants	-	-	552,374	-	4,322,443	165,518,058	5,770,631	25,348	176,188,854	-	176,188,854
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-
70740 Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	162,954	-	-	-	-	162,954	-	162,954
70700 Total Fee Revenue	-	-	-	162,954	-	-	-	-	162,954	-	162,954
70800 Other Government Grants	-	-	-	-	-	-	-	-	-	-	-
71100 Investment Income - Unrestricted	-	664,767	-	469,153	-	41	-	-	1,133,961	-	1,133,961
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	4,532	-	-	4,532	-	4,532
71500 Other Revenue	58,033	35,731	-	7,032,674	-	1,668,982	1,151,448	-	9,946,868	-	9,946,868
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-
72000 Investment Income - Restricted	-	330,000	-	79,876	-	-	-	-	409,876	-	409,876
70000 Total Revenue	58,033	6,520,339	552,374	8,058,703	4,322,443	167,191,613	6,922,079	25,348	193,650,932	-	193,650,932
91100 Administrative Salaries	-	437,347	-	429,758	182,214	3,996,240	162,236	4,628	5,212,423	-	5,212,423
91200 Auditing Fees	-	10,296	-	4,954	-	22,800	-	-	38,050	-	38,050
91300 Management Fee	-	1,670,400	-	203,272	-	-	-	-	1,873,672	-	1,873,672
91310 Book-keeping Fee	-	-	-	-	-	-	-	-	-	-	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-
91500 Employee Benefit contributions - Administrative	-	201,585	-	366,566	-	2,879,168	90,852	-	3,538,171	-	3,538,171
91600 Office Expenses	-	24,071	-	95,634	-	1,394,910	136,977	-	1,651,592	-	1,651,592
91700 Legal Expense	-	22,611	-	-	-	117,803	-	-	140,414	-	140,414
91800 Travel	-	-	-	-	-	30,965	-	-	30,965	-	30,965
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-
91900 Other	-	796	-	9,516	-	182,038	-	-	192,350	-	192,350
91000 Total Operating - Administrative	-	2,367,106	-	1,109,700	182,214	8,623,924	390,065	4,628	12,677,637	-	12,677,637
92000 Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-
92100 Tenant Services - Salaries	-	1,201	552,374	-	-	-	-	-	553,575	-	553,575
92200 Relocation Costs	-	-	-	-	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	-	-	-	-	-
92400 Tenant Services - Other	-	31,573	-	-	-	38,000	29,000	-	98,573	-	98,573
92500 Total Tenant Services	-	31,573	1,201	552,374	-	38,000	29,000	-	652,148	-	652,148
93100 Water	-	150,889	-	20,385	-	-	-	-	171,274	-	171,274
93200 Electricity	-	29,624	-	57,650	-	-	-	-	87,274	-	87,274
93300 Gas	-	6,123	-	11,263	-	-	-	-	17,386	-	17,386
93400 Fuel	-	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-	-
93600 Sewer	-	104,556	-	-	-	-	-	-	104,556	-	104,556
93700 Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-	-	-	-	-
93000 Total Utilities	-	291,192	-	89,298	-	-	-	-	380,490	-	380,490
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-	-	-	-
94200 Ordinary Maintenance and Operations - Materials and Oth	-	120,284	-	6,062	-	-	-	-	126,346	-	126,346
94300 Ordinary Maintenance and Operations Contracts	-	776,040	-	241,618	-	-	-	-	1,017,658	-	1,017,658
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-
94000 Total Maintenance	-	896,324	-	247,680	-	-	-	-	1,144,004	-	1,144,004

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE FOR THE YEAR ENDED JUNE 30, 2025

Housing Authority of the County of Alameda (CA067)
HAYWARD, CA

Entity Wide Revenue and Expense Summary

	14.EFA FSS Escrow Forfeiture Account	6.2 Component Unit - Blended	14.896 PIH Family Self- Sufficiency Program	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total	
95100 Protective Services - Labor	-	-	-	-	-	-	-	-	-	-	-	
95200 Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	
95300 Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	-	-	-	-	-	-	-	
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	
96110 Property Insurance	-	156,426	-	-	-	2,144	-	-	158,570	-	158,570	
96120 Liability Insurance	-	43,050	-	-	-	47,441	-	-	90,491	-	90,491	
96130 Workmen's Compensation	-	-	-	31,473	-	157,976	-	-	189,449	-	189,449	
96140 All Other Insurance	-	-	-	-	-	-	-	-	-	-	-	
96100 Total Insurance Premiums	-	199,476	-	31,473	-	207,561	-	-	438,510	-	438,510	
96200 Other General Expenses	-	-	-	-	8,035	74,244	10,084	-	92,363	-	92,363	
96210 Compensated Absences	-	-	-	14,515	-	503,045	-	-	517,560	-	517,560	
96300 Payments in Lieu of Taxes	-	7,208	-	617	-	-	-	-	7,825	-	7,825	
96400 Bad debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	
96500 Bad debt - Mortgages	-	-	-	-	-	-	-	-	-	-	-	
96600 Bad debt - Other	-	-	-	-	-	-	-	-	-	-	-	
96800 Severance Expense	-	-	-	-	-	-	-	-	-	-	-	
96000 Total Other General Expenses	-	7,208	-	15,132	8,035	577,289	10,084	-	617,748	-	617,748	
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	
96730 Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	
96700 Total Interest Expense and Amortization Cost	-	-	-	-	-	-	-	-	-	-	-	
96900 Total Operating Expenses	-	31,573	3,762,507	552,374	1,493,283	190,249	9,446,774	429,149	4,628	15,910,537	-	15,910,537
97000 Excess of Operating Revenue over Operating Expenses	-	26,460	2,757,832	-	6,565,420	4,132,194	157,744,839	6,492,930	20,720	177,740,395	-	177,740,395
97100 Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	
97300 Housing Assistance Payments	-	-	-	-	4,191,898	153,721,404	5,176,088	20,720	163,110,110	-	163,110,110	
97350 HAP Portability-In	-	-	-	-	-	1,376,297	1,151,448	-	2,527,745	-	2,527,745	
97400 Depreciation Expense	-	803,014	-	351,713	-	-	-	-	1,154,727	-	1,154,727	
97500 Fraud Losses	-	-	-	-	-	-	-	-	-	-	-	
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-	-	-	-	-	
97800 Dwelling Units Rent Expense	-	-	-	4,897,645	-	-	-	-	4,897,645	-	4,897,645	
90000 Total Expenses	-	31,573	4,565,521	552,374	6,742,641	4,382,147	164,544,475	6,756,685	25,348	187,600,764	-	187,600,764
10010 Operating Transfer In	-	-	-	-	-	-	-	-	-	-	-	
10020 Operating transfer Out	-	-	-	-	-	-	-	-	-	-	-	
10030 Operating Transfers from/to Primary Government	-	-	-	-	-	-	-	-	-	-	-	
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-	-	-	-	
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-	-	
10060 Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-	-	
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-	-	
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	
10093 Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-	-	
10094 Transfers between Project and Program - Out	-	-	-	-	-	-	-	-	-	-	-	
10100 Total Other financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	-	
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Ex	-	26,460	1,954,818	-	1,316,062	(59,704)	2,647,138	165,394	6,050,168	-	6,050,168	
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	
11030 Beginning Equity	-	153,606	35,572,960	-	11,785,391	64,351	784,776	-	48,361,084	-	48,361,084	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE

FOR THE YEAR ENDED JUNE 30, 2025

Housing Authority of the County of Alameda (CA067)
HAYWARD, CA

Entity Wide Revenue and Expense Summary

	Project Total	14.EFA FSS Escrow Forfeiture Account	6.2 Component Unit - Blended	14.896 PIH Family Self- Sufficiency Program	1 Business Activities	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
11040 Prior Period Adjustments, Equity Transfers and Correction	-	-	-	-	(168,701)	-	-	-	-	(168,701)	-	(168,701)
11050 Changes in Compensated Absence Balance	-	-	-	-	-	-	-	-	-	-	-	-
11060 Changes in Contingent Liability Balance	-	-	-	-	-	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-	-	-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability	-	-	-	-	-	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Res	-	-	-	-	-	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	2,147,424	-	-	2,147,424	-	2,147,424
11180 Housing Assistance Payments Equity	-	-	-	-	-	-	1,215,502	165,394	-	1,380,896	-	1,380,896
11190 Unit Months Available	-	-	2,760	-	180	3,468	81,780	2,916	-	91,104	-	91,104
11210 Number of Unit Months Leased	-	-	2,610	-	175	2,136	79,729	2,534	-	87,184	-	87,184
11270 Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Commissioners,
Housing Authority of the County of Alameda
Hayward, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate remaining fund information of the Housing Authority of the County of Alameda (the "Authority") as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 26, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Harshmal & Company LLP

San Diego, California
March 26, 2026

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Commissioners,
Housing Authority of the County of Alameda
Hayward, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the County of Alameda's (the "Authority") compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2025. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as an item 2025-001. Our opinion on each major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be a significant deficiency.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses.

A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as an item 2025-001 to be significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on Authority's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Authority is responsible for preparing a corrective action plan to address each audit finding included in our auditor's report. Authority's corrective action plan was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on it.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Harshmal & Company LLP

San Diego, California
March 26, 2026

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025**

<u>Federal Grantor / Program or Cluster Title</u>	<u>Federal Assistance Listing Number</u>	<u>Federal Expenditures</u>
Department of Housing and Urban Development:		
Direct Programs:		
Section 8 - Moderate Rehabilitation	14.856	\$ 25,348
Housing Voucher Cluster:		
Housing Choice Vouchers	14.871	165,518,058
Emergency Housing Vouchers	14.871	5,770,631
Mainstream Vouchers	14.879	<u>4,322,443</u>
Total Housing Voucher Cluster		<u>175,611,132</u>
PIH Family Self-Sufficiency Program (Housing Choice Vouchers)	14.896	<u>552,374</u>
Total Department of Housing and Urban Development		<u>176,188,854</u>
Total Expenditures of Federal Awards		<u>\$ 176,188,854</u>

See accompanying notes to schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
JUNE 30, 2025

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the Housing Authority of the County of Alameda under programs of the federal government for the year ended June 30, 2025. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of Housing Authority of the County of Alameda, it is not intended to and does not present the financial position, changes in net position or cash flows of Housing Authority of the County of Alameda.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Amounts reported on the Schedule represent expenditures incurred for the Authority's federal programs, and are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in 2 CFR 200, Subpart E (Cost Principles), wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 - INDIRECT COST

The Authority neither had an indirect cost rate not used the de minimis 10% of Modified Total Direct Costs (MTDC).

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2025**

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
• Material weaknesses identified?	No
• Significant deficiencies identified?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs:	
• Material weaknesses identified?	No
• Significant deficiencies identified not considered being material weakness?	Yes
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	Yes

Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program or Cluster</u>
14.871 and 14.879	Housing Voucher Cluster

Dollar threshold used to distinguish between type A and type B programs:	\$3,000,000
Auditee qualified as low-risk auditee?	Yes

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2025

SECTION II - FINANCIAL STATEMENT FINDINGS

No matters were reported.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2025**

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

2025 - 001 - Special Tests and Provisions - Housing Quality Standards (HQS) Enforcement - Significant Deficiency

<u>Funding Agency</u>	<u>Title</u>	<u>ALN #</u>	<u>Award Year</u>
U.S. Department of Housing and Urban Development	Housing Voucher Cluster	14.871 and 14.879	2025

Condition:

During our testwork over HQS enforcement requirements under the Housing Choice Voucher Program (Section 8), we selected a sample of 25 failed HQS inspections. We noted that:

- For 10 of the sampled units, the Authority did not provide reinspection reports for life-threatening deficiencies.
- Additionally, Housing Assistance Payments (HAP) were not abated as required in accordance with the criteria established by the U.S. Department of Housing and Urban Development.

Criteria:

Under 24 CFR § 982.405(d), PHAs must ensure HQS deficiencies in HAP assisted units are corrected within required timeframes. For life-threatening deficiencies, the PHA must inspect and notify the owner within 24 hours, and the owner must make repairs within 24 hours of notification. For non-life-threatening deficiencies, the PHA must inspect and notify the owner within 15 days, and the owner must correct the deficiency within 30 days or within an approved extension. If an owner fails to correct deficiencies within the required period, the PHA must abate HAP no later than the first of the month following the correction deadline or terminate the HAP contract. Under 24 CFR §§ 982.158(d) and 982.404, for family-caused deficiencies that are not corrected, the PHA must take prompt enforcement action against the family.

Cause:

Housing Voucher tenant files are not being maintained with complete and accurate information. Information such as documentation to support that HQS deficiencies identified in units under a HAP contract were addressed within the required timeframes were missing from the Housing Voucher Cluster tenant files.

Effect:

Failure to maintain documentation demonstrating that HQS deficiencies were corrected within required timeframes increases the risk that assisted units may continue to operate with unresolved health and safety issues. Without adequate records, the PHA cannot demonstrate compliance with federal requirements governing the Housing Voucher Cluster program. This may result in participants residing in units that do not meet HUD's minimum housing quality standards, potential exposure to HUD monitoring findings, and the risk of repayment or other administrative sanctions.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2025

SECTION III. FEDERAL AWARDS FINDINGS AND QUESTIONED COST - CONT'D

2025 - 001 - Special Tests and Provisions - Housing Quality Standards (HQS) Enforcement - Significant Deficiency - Cont'd

Auditor's Recommendation:

We recommend that the PHA strengthen its internal controls and file management procedures to ensure that all documentation related to HQS deficiencies including inspection reports, owner notifications, repair verification, and any HAP abatement actions is consistently maintained in tenant files. The PHA should:

- Implement a standardized checklist or documentation protocol for HQS deficiency follow-up.
- Provide staff training on required HUD timelines and documentation standards.
- Periodically review tenant files to ensure completeness and compliance.

Management's Response:

- HACA will develop a standardized checklist protocol for HQS deficiency followup by 04/30/2026.
- Staff training on required HUD timelines and documentation standards is ongoing and will be emphasized.
- HACA is currently working with an outside housing programs consultant to review and update work processes related to HQS enforcement and ensure compliance. We anticipate completion by 09/30/2026.

Estimated Completion Date:

04/30/2026 and 09/30/2026 (as mentioned above)

Responsible Party:

Executive Director
Program Managers

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATUS OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2025**

No matters were reported.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED JUNE 30, 2025**



Housing Authority of the
County of Alameda

22941 Atherton Street, Hayward, CA 94541

Tel. 510.538.8876 TDD 510.727.8551 Fax 510.537.8236 www.haca.net

Date: 03/26/2026

Corrective Action Plan

2025-001 - Special Tests and Provisions - Housing Quality Standards (HQS) Enforcement - Significant Deficiency

- HACA will develop a standardized checklist protocol for HQS deficiency follow-up by 04/30/2026.
- Staff training on required HUD timelines and documentation standards is ongoing and will be emphasized.
- HACA is currently working with an outside housing programs consultant to review and update work processes related to HQS enforcement and ensure compliance. We anticipate completion by 09/30/2026.

Estimated Completion Date:

04/30/2026 and 09/30/2026 (as mentioned above)

Responsible Party:

Executive Director

Program Managers

Laura Brunsard Rosen
Laura Brunsard Rosen
Executive Director