HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

HOUSING COMMISSION REGULAR MEETING AGENDA

Special Meeting Date: November 12, 2026

Time: 8:00 a.m.

Location: HACA Board Room, 22941 Atherton Street, Hayward, CA 94541-6633

Remote Participation: https://us02web.zoom.us/j/88460095724

MEETING AGENDA

Item No. 1:	**Call to Order and Roll Call**
Item No. 2:	**Approve the Minutes of the October 14, 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:	Adopt Resolution No. 11-26 Approving the 2027 Payment Standards for HACA's Housing Choice Voucher Program (Action)
Item No.5-2:	Assign Salary Range to the Newly-Named Housing Policy and Compliance Manager Job Classification (Action)
Item No.5-3:	Appoint Commissioners to a HACA Scholarship Program Working Group (Action)
Item No.5-4:	Programs Activity Report (Information Only)
Item No.6:	**Communications (Information Only)**
Item No.7:	**Commissioner Reports (Information Only)**
Item No.8:	**Adjournment**

(SEE GUIDELINES FOR PARTICIPATION ON NEXT PAGE)

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GUIDELINES FOR PARTICIPATION

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
October 14, 2026

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

Regular Meeting Date and Time: October 14, 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:

Chairperson Scott Sakakihara called the HACA Housing Commission's Regular meeting of October 14, 2026 to order at 8:00 a.m.

Present in the Board Room:
Commissioner Pete Ballew
Commissioner Seema Chawla
Commissioner Mark Gerry
Commissioner Daniel Goldstein
Commissioner Terrence Grindall
Commissioner Helen Mayfield
Commissioner Michael McCorriston
Commissioner Peggy McQuaid (Vice Chairperson)
Commissioner Scott Sakakihara (Chairperson)

The following commissioner was recorded as absent:
Commissioner Angela Finley
Commissioner Courtney Welch

Chairperson Sakakihara announced that the Agenda Item No.5-3 presentation will be moved to the end of the New Business.

Agenda Item No. 2: Approve the Minutes of the August 5, 2026 Special Meeting (Action)
Report received with no questions or comments from the Housing Commission.

Recommendation:
Approve the minutes of the August 5, 2026 Special meeting as presented.

Motion/Second:
Commissioner McCorriston (motion) and Commissioner McQuaid (second).
Votes: 8 ayes; 1 abstention: Commissioner Grindall.

Motion passed. **APPROVED AS RECOMMENDED**.

Agenda Item No. 3: Public Comment - On matters not on the agenda.

None.

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

Before presenting the staff report, Lauar Broussard Rosen, Executive Director, welcomed HACA's new Administrative Analyst, Briana Lucio. Ms. Broussard Rosen commented that Ms. Lucio has been with HACA for a little over a month and is already a contributing member to the Administrative Analyst team.

Ms. Broussard Rosen provided an update on the status of the ongoing recruitments for the Senior Administrative Analyst and Procurement and Purchase Manager positions. She reported staff worked with recruitment consultant, CPS HR Consulting (CPS HR), to recruit for the Senior Administrative Analyst position but was unable to find a candidate who was a good fit. Ms. Broussard Rosen indicated that at their meeting held earlier in the morning, the Housing Commission's Personnel Committee (PC) authorized the cancellation of the eligibility list for this position and that will work through the next steps for a new recruitment. Ms. Broussard Rosen added that staff will consider feedback from CPS HR regarding the recruitment challenges for this position and will report back to the Commission. Ms. Broussard Rosen also reported that the recruitment for the Procurement and Purchasing Manager is in progress and that staff is thrilled that there are several top candidates after the first round of interviews. Ms. Broussard Rosen stated that staff is working to schedule the final round of interviews for this position and hopes to fill the position before the end of the year.

In her report, Ms. Broussard Rosen also discussed the legislation passed in January 2025 requiring HACA to produce an annual data report on the HACA website by September 30. She explained that HACA met the deadline this year and that the report is now available to view on the HACA website.

Lastly, Ms. Broussard Rosen reported that the Housing Commission's Regular meeting in November falls on the Veterans Day holiday. She indicated that staff has confirmed a new date for the November meeting and the meeting will be held on Thursday, November 12.

Agenda Item No. 5: New Business

Agenda Item No.5-1: Approve Revisions to HACA's Housing Choice Voucher Program Administrative Plan (Action)

Laura Broussard Rosen introduced this item. Meranda Jones, Administrative Analyst, presented the staff report. Ms. Jones explained that in 2024 the Housing Commission approved revisions to HACA's Housing Choice Voucher (HCV) Administrative Plan (Admin Plan) to implement requirements under the Housing Opportunities Through Modernization Act (HOTMA) but that at the time those revisions were approved, implementation was delayed pending authorization from

the U.S. Department of Housing and Urban Development (HUD). Ms. Jones reported that earlier this year, HUD confirmed that these provisions would take effect for recertifications beginning January 1, 2027.

Ms. Jones provided an overview of the proposed Admin Plan revisions and highlighted the HOTMA provisions that have the greatest impact on participating families. She explained that the proposed revisions will ensure that HACA's Admin Plan remains compliant with federal regulations and provide clear guidance to staff and program participants. Ms. Jones recommended that the Housing Commission approved the proposed revisions to the Admin Plan.

Recommendation:
Approve the proposed revisions to HACA's Housing Choice Voucher Program Administrative Plan as presented.

Commission Discussion:
Commissioner McCorriston asked if HACA was aware that these regulatory changes were coming. He commented that the regulations appear to be more stringent and influenced by the direction of the current administration. Ms. Broussard Rosen explained that HOTMA legislation was enacted in 2016 and HUD's implementation has been delayed. She stated that staff initially presented Admin Plan revisions to the Housing Commission in 2024 in anticipation of these requirements and provided and discussed the factors that have impacted the method and timing of the implementation of these regulations. Ms. Broussard Rosen commented that the shift in the timing of the implementation has been directly influenced by the current administration. Ms. Jone added that a majority of HACA's participants do not have significant assets but that these new policies are a little more complex for both participants and staff.

Vice Chairperson McQuaid commented that these new policies seem to be more complex and complicated and asked if HACA needs to re-think the staffing structure. Ms. Broussard Rosen indicated that staff does not anticipate that the impact will require additional staff and that it is too early to tell but that staff will continue to evaluate.

Commissioner Mayfield asked what staff is asking the Housing Commission to approve. Ms. Broussard Rosen clarified that staff is requesting approval of the proposed revisions to ensure that the Admin Plan is in compliance with the new regulations.

Motion/Second:
Commissioner Goldstein (motion) and Commissioner McCorriston (second).
8 ayes; 1 abstention: Commissioner Mayfield.

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No.5-2: Approve the Executive Director's Evaluation and Compensation (Action)
Commissioner Ballew, the Chairperson of the Housing Commission's Personnel Committee, presented the report. Commissioner Ballew reported that the Personnel Committee completed an evaluation of Executive Director, Laura Broussard Rosen's, performance over the past fiscal yea. He further reported that the Personnel Committee met with the Housing Commission and highlighted the goals that Ms. Broussard Rosen will be working on in the upcoming fiscal year. Commissioner Ballew also noted that Ms. Broussard Rosen did not receive a merit increase in the previous fiscal year due to ongoing labor contract negotiations between HACA and SEIU Local 1021, the union representing HACA's represented employees. He stated that in recognition of her great performance as Executive Director over the past 3 fiscal years the Personnel Committee recommends that the Housing Commission approve a 5% merit increase for the Executive Director.

Recommendation:
Approve the Personnel Committee's recommendation to provide a 5% merit increase to the Executive Director.

Commission Discussion:
Commissioner Goldstein commented that Ms. Broussard Rosen is doing an excellent job. He and Ms. Broussard Rosen discussed salary compaction. Ms. Broussard Rosen explained that HACA does not have salary compaction rules or policies in place.

Commissioner Ballew made a correction to the recommendation and stated that the recommendation is for a 5% merit increase, effective the fiscal year beginning July 1, 2026.

Motion/Second:
Commissioner Grindall (motion) and Commissioner Mayfield(second).

Ayes: All.

Motion passed. **APPROVED AS RECOMMENDED.**

Agenda Item No.5-4: Quarterly Investment Portfolio Report for the Quarter Ended June 30, 2026 (Information Only)
Mansoorali Hudda, Finance Director, presented the staff report. He stated for the record that there is a typo in the agenda statement for this item and that it should read, "HACA's investments earned at total of $332,000.00."

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

Commission Discussion:
None.

Agenda Item No.5-4: Quarterly Budget Report for the Quarter Ended September 30, 2026 (Information Only)
Mansoorali Hudda, presented the staff report.

Commission Discussion:
Commissioner McCorriston asked if HACA projects a deficit once all the vacancies are filled. Mr. Hudda indicated that for the fiscal year ending June 30, 2027, he anticipates HACA will be under budget. He noted that he has not completed the projections for the July 1, 2027-June 30, 2028 budget but expects that HACA will have a fairly neutral budget if there are no significant changes in federal funding in the upcoming fiscal year.

Agenda Item No.5-6: Program Activity Report (Information Only)
Daniel Taylor, Special Programs Manager, shared highlights from the Family Self-Sufficiency (FSS) Program report. He talked about recent FSS Program graduates and shared their achievements, including one FSS participant who was able to purchase a home.

Commission Discussion:
Commissioner Mayfield commented that she would like the report to include photos of some of these participants in the future.

Vice Chairperson McQuaid asked about the holiday events, and Mr. Taylor indicated that staff will have more details on this at a future meeting.

Commissioner Goldstein commented on the value of the FSS Program. He commented that helping families to make their lives better is the greatest honor, congratulated the FSS participants on their achievements, and praised staff for the important work that they do.

Commissioner Mayfield commented that the FSS is great about sharing resources and is grateful for this information.

Agenda Item No.5-3: Presentation: Recognize Diana Soriano as HACA's Shining Star for August 2026-February 2027 (Information Only)
Ms. Broussard Rosen introduced Leah Fuller, HACA's Shining Star coordinator. Ms. Fuller announced that HACA's Shining Star is Diana Soriano, Accountant, from the Finance Department. She read the comments from the nominations that were submitted for Ms. Soriano. Ms. Soriano expressed her gratitude for the award and thanked the Finance team who were present at the meeting. The Housing Commission applauded Ms. Soriano and a group photograph was taken.

Commission Discussion:
Commissioner Goldstein thanked Ms. Soriano for her 10 years of service to HACA and commented that it is because of employees like her that HACA is able to carry out its mission and that she is clearly a Shining Star.

Mr. Hudda congratulated Ms. Soriano and commented that she is a key member of his staff. He stated that she is an excellent employee and that she makes the accounting group look good. He expressed his appreciation for all her hard work.

Agenda Item No.6: Communications (Information Only)

Ms. Broussard Rosen informed the Housing Commission that HUD has selected HACA for a fraud recovery audit and indicated that HACA is one of several housing authorities in the region selected for this audit. She indicated that the audit will take place the first week in November.

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

Commissioner Ballew indicated that he requested Ms. Broussard Rosen discuss with the Preserving Alameda County Housing, Inc. (PACH) Board of Directors the need to evaluate the properties in preparation for the potential impacts of the El Niño conditions forecasted for the upcoming winter.

Agenda Item No.8: Adjournment

There being no further business to discuss, Chairperson Sakakihara adjourned the meeting at 8:44 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

EXECUTIVE DIRECTOR'S REPORT

November 12, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: November 12, 2026

HACA Management Position Recruitments

HACA continues to work with CPS HR Consulting (CPS HR) on pending management recruitments. HACA recently completed the final round of interviews for the Purchasing and Procurement Manager position and has successfully filled the position. HACA is planning next steps for a recruitment for the new Compliance Analyst position, as well as another recruitment to fill the Senior Administrative Analyst role, pending approval of changes to that position name and salary.

HUD Program Updates: HOTMA and NSPIRE Inspection Standards

As presented at the October meeting, HACA is in the process of implementing remaining policy changes related to Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). HACA's Housing Choice Voucher (HCV) Administrative Plan (Admin Plan) has been updated to include required changes; staff training is ongoing; housing software has been updated; and communication planning and website updates are in progress to meet the required January 1, 2027 implementation timeline.

In addition, HACA is planning for the implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the) HCV and Project Based Voucher (PBV) programs. NSPIRE changes the criteria for conducting unit inspections but does not change overall inspection processes and policies. The U.S. Department of Housing and Urban Development (HUD)has delayed the implementation of NSPIRE numerous times over the past few years but has now informed housing authorities that NSPIRE must be implemented for HCV/PBV inspections by February 1, 2027. Staff will present required updates to the Admin Plan related to NSPIRE at the December meeting. Staff is also planning for additional staff training and housing software updates related to NSPIRE.

NEW BUSINESS
November 12, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2026

Agenda Item No.5-1:	Adopt Resolution No. 11-26 Approving the 2027 Payment Standards for HACA's Housing Choice Voucher Program (Action)
Exhibits Attached:	Resolution 11-26
Recommendation:	Adopt the Attached Resolution Approving the 2027 Payment Standards for HACA's Housing Choice Voucher Program
Financial Statement:	None

BACKGROUND

The Housing Choice Voucher (HCV) Program provides housing assistance payments (HAP) to landlords to subsidize the rents of program participants. The U.S. Department of Housing and Urban Development (HUD) uses a formula to determine the total HAP funding allocated annually to each housing authority. Congress may or may not appropriate sufficient funds to fund 100% of that formula. Housing authorities must manage the HAP funding from HUD to ensure that housing assistance is sufficient to allow program participants to afford housing in the market area while also ensuring that HAP funding is adequate for the full year.

The rents that a housing authority allows participating families to pay are determined, in large part, by HUD. Every year, HUD publishes Fair Market Rents (FMRs) for each market area in the United States to be effective October 1 of that year (October 1 is the beginning of the federal fiscal year). FMRs are determined based on the 40th percentile of gross rents (including utilities) for typical rental housing in the market area. After HUD publishes the FMRs, every housing authority must then adopt one or more "payment standard" schedules based on those FMRs. A county housing authority like HACA may either adopt a single payment standard for its entire FMR area or a separate payment standard for each city. HACA adopts payment standards based on similar cost areas within its jurisdiction and groups together those areas with the same payment standards.

The payment standard serves as a cap on the monthly HAP for a particular unit. It establishes the maximum gross rent (i.e., rent plus a utility allowance) that will be used by the housing authority to compute the monthly HAP that it will pay the landlord on behalf of the participant family. However, HUD regulations require the housing authority to conduct a 'rent reasonableness' review of the requested rent based on comparisons to similar units in the same general neighborhood. As a result, some units rent for less than the payment standard.

For the HCV program, the housing authority must establish the payment standard amount for a unit size at any level between 90% and 110% of the published FMR for that unit size.

This is called the “basic range.”

DISCUSSION and ANALYSIS

HUD published the 2027 FMRs on September 1, 2026. For 2027, HUD continues to use private sector data and the same basic methodology to estimate changes in FMRs to align with market conditions. The 2027 FMRs range from 2.52 to 3.98 percent lower than the previous year’s FMRs across all bedroom sizes.

To determine HACA’s 2027 HCV payment standards, staff first reviewed current HCV program data, including:

- gross rents currently being paid by HCV participants, paying close attention to those that moved in the previous year;
- the number of “over-housed” families (that is, families living in a unit larger than their voucher size);
- the number of families whose rent exceeds the current payment standard (where the tenant pays the overage);
- the number of families whose rent exceeds 30 percent of their adjusted monthly income,
- likely increases in the utility allowances; and
- the impact on the total tenant rent portion of current participants.

After reviewing all the factors listed above and considering HACA’s current funding projections from HUD, staff proposes to maintain the current 2026 payment standard rates for 2027. Although the FMRs have decreased, HACA’s payment standards continue to fall within the basic HUD range of 90 to 110 percent of the 2027 FMRs, and the current payment standards adequately support participants’ ability to find affordable units.

Proposed 2027 Payment Standards for HCV Program

HOUSING CHOICE VOUCHER PAYMENT STANDARDS BY CITY

	Unit Size by Bedrooms							
City	**0br**	**1br**	**2br**	**3br**	**4br**	**5br**	**6br**	**7br**
Albany, Castro Valley, Emeryville, Hayward, San Leandro & San Lorenzo	$1,933	$2153	$2,641	$3,494	$3,988	$4,588	$5184	$5,858
Dublin, Fremont, Pleasanton, Newark & Union City	$1,935	$2,233	$2,761	$3,609	$4,217	$4,850	$5,481	$6,193

The proposed payment standards will continue to support the needs of the families for the HCV program in 2027 and allow HACA to more accurately predict HAP spending for the upcoming year.

Emergency Housing Voucher (EHV) Program Payment Standards

As of November 1, 2026, HACA has transitioned all EHV participants to the HCV or Mainstream programs. No further payment standard schedule will be published for the EHV program.

RECOMMENDATION

Staff recommends that the Housing Commission adopt the attached Resolution approving the 2027 payment standards for the HCV program, effective January 1, 2027.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 11-26

APPROVING 2027 PAYMENT STANDARDS FOR HACA'S HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the U. S. Department of Housing and Urban Development ("HUD") requires the Housing Authority of the County of Alameda ("HACA") to adopt one or more payment standard schedules for its Housing Choice Voucher program based on the Fair Market Rents ("FMRs") published by HUD; and

WHEREAS, HUD further requires that such payment standards be set within 90 percent to 110 percent of the FMRs for the Housing Choice Voucher Program; and

WHEREAS, HUD published FMRs for the Alameda County/Contra Costa County HUD FMR Metro Area on September 1, 2026; and

WHEREAS, HACA now desires to adopt payment standards within the allowable ranges for the Housing Choice Voucher program, based on the 2027 FMRs;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda does hereby adopt the payment standards presented at this meeting with an effective date of January 1, 2027, for the Housing Choice Voucher program.

PASSED, APPROVED, AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on November 12, 2026, by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Laura Broussard Rosen
Executive Director/Housing Commission Secretary

Scott Sakakihara
Housing Commission Chairperson

Adopted: November 12, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
AGENDA STATEMENT
Meeting Date: November 12, 2026

Agenda Item No.5-2:	Assign a Salary to the Newly-Named Housing Policy and Compliance Manager Job Classification
Exhibits Attached:	None
Recommendation:	Approve the Assignment of the Salary Range for the Housing Policy and Compliance Manager Job Classification
Financial Statement:	$7,257.00

BACKGROUND

In May 2025, the Personnel Committee approved revisions to the Senior Administrative Analyst job classification specifications. The revisions updated the position's overall responsibilities and requirements for this job classification to ensure that they adequately met the needs of the agency. This update also reflected the supervisory responsibilities that were added to this position in the restructuring of the Administration Department in July 2021, which placed the team of Administrative Analysts under the supervision of the Senior Administrative Analyst.

Since that time, additional changes have occurred. A new Compliance Analyst management position was approved as part of the July 1, 2026-June 30, 2027 (FY26-27) operating budget, and the Senior Administrative Analyst retired in July 2026 creating a vacancy in this position. HACA subsequently worked with CPS HR Consulting (CPS HR) to conduct a recruitment for the Senior Administrative Analyst position in August 2026; however, the recruitment did not result in the selection of a candidate.

DISCUSSION

Given the unsuccessful recruitment for the Senior Administrative Analyst role and the addition of the Compliance Analyst position, HACA has reevaluated the Senior Administrative Analyst position and will seek approval from the Personnel Committee to make changes to this position prior to the Housing Commission's meeting on November 12. Specifically, staff is proposing to change the title of the position to Housing Policy and Compliance Manager to better reflect the position's specific role and responsibilities within the Administration Department. In addition, minor updates will be proposed to clarify that the role is responsible for ensuring program compliance, including the functions of the new Compliance Analyst position.

In conjunction with these updates, and pending the Personnel Committee's approval of the updates, staff recommends that the Housing Commission approve an increase in the salary for the newly named Housing Policy and Compliance Manager and assign the position to

Range 37 ($124,711-$185,197) in HACA's management salary schedule. The current salary is set at Range 33 ($112,982-$167,779). The proposed salary range reflects the position's added supervisory responsibilities, the need for a high level of experience, and takes into consideration the feedback that HACA received from CPS HR regarding the challenges with the initial recruitment.

RECOMMENDATION

Subject to the Personnel Committee's approval of the revised job classification specifications, staff recommends that the Housing Commission approve the assignment of the newly-named Housing Policy and Compliance Manager to Range 37 of HACA's management salary schedule.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2026

Agenda Item No.5-3 : Appoint Commissioners to a HACA Scholarship Program Working Group

Exhibits Attached: None

Recommendation: Appoint commissioners to a HACA Scholarship Program working group

BACKGROUND

The HACA Scholarship Program was originally established many years ago with a $500.00 gift from Ruth I. Frishman, former Chairperson of the HACA Housing Commission. The Housing Commission matched this original gift and began 2 scholarships a year thereafter.

Over the years, the HACA Scholarship Program has expanded both in the number of scholarships offered and the amount of the scholarships awarded. In February 2018, the Housing Commission adopted HACA Resolution No. 03-18, establishing the Donald C. Biddle Memorial Scholarship in honor of long-time Housing Commissioner, Donald ("Don") Biddle, who passed away that year.

The HACA Scholarship Program provides monetary assistance to support the educational goals of participants and their authorized family members who participate in the Family Self-Sufficiency (FSS) Program, as well as tenants and their authorized family members who reside in the HACA-managed units owned by Preserving Alameda County Housing, Inc. (PACH).

Each year, sometime in February or March, staff announces the scholarship application period, and the Housing Commission appoints 3 to 4 commissioners to a scholarship committee to review applications and recommend scholarship awards for Housing Commission approval. Approximately $18,500 is budgeted each fiscal year for the HACA Scholarship Program, with any unused funds carried forward to the following fiscal year.

DISCUSSION

At the Housing Commission's June meeting, the Housing Commission considered and approved the award recommendations for the 2026 HACA Scholarship and Donald C. Biddle Memorial Scholarship. In addition to presenting these recommendations, the 2026 Scholarship Committee, comprised of Commissioners Chawla, Mayfield, McCorriston, and McQuaid, recommended establishing a working group comprised of commissioner and staff to evaluate the overall HACA Scholarship Program, consider updates to the application and

evaluation process, and assess the current scholarship award categories and amounts to determine if any adjustments are needed.

RECOMMENDATION

Staff recommends that the Housing Commission appoint 2-3 commissioners to a Scholarship Working Group to review the existing HACA Scholarship Program and develop recommendations for the Housing Commission to consider and potentially implement for future programs.

PROGRAMS ACTIVITY REPORT

November 12, 2026

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: November 12, 2026

Agenda Item No.5-4:	Programs Activity Report
Exhibits Attached:	Section 8 Contract and Housing Assistance Payments (HAP) Report; Section 8 Average Contract Rent Report; FSS Program Monthly Report
Recommendation:	Receive Report

SECTION 8 HOUSING CHOICE VOUCHERS (HCV)

- **Lease-Up:** The chart below provides the number of Section 8 HCV program units under contract. This number includes HACA vouchers and portability clients for which we are being billed by the receiving housing authority but excludes portability clients for which we are billing the initial housing authority.

11/1/2026	11/1/2025	11/1/2024
6,984	6,979	7,022

- **HCV Program Utilization:** The chart below provides the average HAP subsidy, average tenant-paid portion, and average contract rent. These amounts include HACA vouchers, but do not include incoming and outgoing portability clients.

	11/1/2026	11/1/2025	11/1/2024
Average HAP Subsidy	$1,991	$1,950	$1,874
Average Tenant-Paid Rent	$599	$593	$602
Average Contract Rent	$2,590	$2,543	$2,477

  - ❖ The chart below provides the outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority's jurisdiction) and incoming portability contracts where HACA billed other housing authorities.

	11/1/2026	11/1/2025	11/1/2024
Outgoing Billed Portability Contracts	170	84	86
Incoming Portability Contracts	183	240	69

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

11/1/2026	11/1/2025	11/1/2024
226	227	217

- **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 November 2, 2026, there were 46 active properties listed.

	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
	6/1/26	**7/1/26**	**8/1/26**	**9/1/26**	**10/1/26**	**11/2/26**
Units	43	50	58	46	42	46

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

	Certificates		Vouchers		OCTOBER 2026 TOTAL			
City	Number	HAP*	Number	HAP**	Number	HAP	OCTOBER 2025	OCTOBER 2024
		based on avg		based on avg				
		$ 2,206		$ 1,990				
Albany	0	$0	19	$37,810	19	$37,810	17	11
Castro Valley	5	$11,030	285	$567,150	290	$578,180	288	245
Dublin	8	$17,648	505	$1,004,950	513	$1,022,598	509	460
Emeryville	0	$0	200	$398,000	200	$398,000	217	170
Fremont	24	$52,944	1,206	$2,399,940	1,230	$2,452,884	1,272	1,262
Hayward	33	$72,798	1,917	$3,814,830	1,950	$3,887,628	1,959	1,955
Newark	4	$8,824	274	$545,260	278	$554,084	257	277
Pleasanton	2	$4,412	356	$708,440	358	$712,852	350	327
San Leandro	19	$41,914	1,408	$2,801,920	1,427	$2,843,834	1,461	1,478
San Lorenzo	3	$6,618	171	$340,290	174	$346,908	173	175
Union City	4	$8,824	705	$1,402,950	709	$1,411,774	722	702
TOTALS	**102**	**225,012**	**7,046**	**14,021,540**	**7,148**	**14,246,552**	7,225	7,062

* Based on an average October Housing Assistance Payment (HAP) of **$1,990** per certificate contract

Based on an average October Housing Assistance Payment (HAP) of **$2,206 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of October 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	19	$2,345	$1,907	$439	19%
Castro Valley	285	$2,532	$1,928	$605	24%
Dublin	505	$2,754	$2,129	$626	23%
Emeryville	200	$2,199	$1,689	$513	23%
Fremont	1,206	$2,775	$2,155	$619	22%
Hayward*	1,917	$2,485	$1,868	$617	25%
Newark	274	$2,683	$2,128	$554	21%
Pleasanton**	356	$2,482	$1,991	$491	20%
San Leandro	1,408	$2,468	$1,911	$557	23%
San Lorenzo	171	$2,740	$2,041	$699	26%
Union City	705	$2,807	$2,145	$662	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: November 12, 2026

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

FSS PROGRAM ACTIVITIES

17th Annual It's Your Time to Shine Celebration

The FSS team is pleased to announce the 17th Annual *It's Your Time to Shine* celebration, scheduled for Saturday, February 6, 2027, from 11:00 a.m. to 12:30 p.m. at the Senior Community Center in San Leandro. This event will honor the achievements of FSS families over the past year, including program graduates, a new homeowner, and winners of the NAHRO *What Home Means to Me* Poster Contest. We will also recognize recipients of the *Christine Gouig Youth Leadership Award* and the *Christine Steiner Inspiration Award*. We look forward to coming together to celebrate these accomplishments and to express our gratitude to the friends, partners, and supporters who make this event possible.

Participant Spotlight

The FSS Team proudly recognizes graduate Ms. Elder, whose accomplishments reflect the power of determination, goal setting, and supportive services. During her participation in the FSS Program, Ms. Elder increased her annual earned income from approximately $11,000 to more than $75,000, demonstrating significant career advancement and increased self-sufficiency. She also strengthened her overall financial stability by saving more than $2,000 and reducing outstanding debt. In addition to her financial achievements, Ms. Elder earned an Associate of Arts degree in Early Child Development, an important milestone that supports her long-term career goals and future earning potential. Her success highlights the positive impact of the FSS Program and serves as an inspiring example of what participants can achieve through commitment, perseverance, and access to supportive resources.

FSS PROGRAM SUMMARY

Program Summary	October 2026
Total Clients Under Contract:	176
Graduates:	2
Escrow Disbursed:	$43,285.13
Ports In:	0
Ports Out:	0
Terminations:	0
New Contracts:	0
Case Management Referrals:	6
Job Referrals:	12