Housing Authority of the County of Contra Costa

- **PHARS Presentation**
- **August 11, 2026**

- Joseph Villarreal
- Executive Director

Annual Audit and Rating (PHAS) Cycle

Unaudited Financial Data Submitted to HUD within two months of the end of the fiscal year.

Meanwhile, Independent Public Accountant (IPA) conducts audit

Audited Financial Data Submitted to HUD no later than nine months after the end of the fiscal year.

Used to derive financial score for Public Housing Assessment System (PHAS).

PHAS

Audited data used to derive scores for PHAS.

PHAS is HUD's annual evaluation tool used to measure the performance and management quality of local housing authorities.

LPF

A common reason for receiving a Late Presumptive Failure (LPF) is failing to correct Rejection issues by the submission due date. (excerpt from HUD)

Rejected because GASB and HUD record post-employment benefits differently.

HUD has accepted in the past after review but busier than normal this year.

HACCC contact (Finance Director) did not receive notice of rejection and need to resubmit.

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 07/20/2026

PHA Code:	CA011
PHA Name:	Housing Authority of the County Contra Costa
Fiscal Year End:	03/31/2024

PHAS Indicators	Original Score	Adjustment	Net Score	Maximum Score
Physical	0	29	29	40
Financial	0	0	0	25
Management	16	0	16	25
Capital Fund	7	0	7	10
Late Penalty Points	-	0	0	
PHAS Adjustment	-	0	0	
PHAS Total Score	**23**	**29**	**52**	**100**
Designation Status:			**Troubled**	

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Financial Score Details Submission Type:Unaudited/Single Audit	Score	Maximum Score
1. FASS Score before deductions	18.57	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit	18.57	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.0	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	95.02	
4. Occupancy Rate Points	2	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	7	10

Notes:
1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.

PHARS

1. Public Housing Agency Recovery and Sustainability Initiative (PHARS) - Seeks to ensure effective and sustainable recovery of troubled public housing agencies via place-based solutions with an emphasis on sound fiscal management and good governance.
2. Requires PHARs Recovery Plan
3. Cure – Finance Director will track acceptance/rejection daily in the future in case notice is not received.
4. Why PHARS apart from LPF?

HUD Assessment?

- Mid-range scores are HACCC norm for PHAS
- However, mid- to long-term not viable given funding trends
- Ultimate answer for HACCC is to reposition public housing
  - Inadequate revenue
  - Ageing units (built 1940s – 1960s) with many deferred capital projects
- Repositioning (done correctly) will resolve these issues and preserve HACCC’s affordable housing stock

Financial Score History

Fiscal Year End	Financial Score
2014	18.50
2015	15.83
2016	18.15
2017	18.61
2018	19.51
2019	19.11
2020	18.24
2021	19.35
2022	19.11
2023	13.58 (15.09 prior to PG&E penalty)
2024	18.57 (LPF)
2025	23.86

Current Revenue

- Operating Subsidy received CY 2020 – CY2026 = $42,614,906
- Shortfall funding awarded FFY 2020 – FFY 2026 = $8,119,124 (19.1% of OpSub)
- Shortfall funding received FFY 2020 – FFY 2026 = $5,660,760 (13.3% of OpSub)

PH Revenue vs PBVs

- Avg PH Tenant Rent = $521.19/month (30%)
- Need Operating Subsidy (less than TR)
- Avg total PH revenue = $1,082/unit/month
- DeAnza + Casa Del Rio (CDR) avg revenue = $2,238/month

Unpaid Rent in Public Housing September 2024 vs. July 2026

22-month Change	Unpaid Rent Balance	Approximate # of non-payers (living in public housing)	Approximate # of non-payers (left public housing)	Current # Residents (current + On Notice)
September 2024	$737,058.64	144 (15.5%)	57 (6.1%)	932
July 2026	$1,020,250.10	94 (10.6%)	54 (5.9%)	918
Change	**$283,191.46 (+38.4%)**	**-47 (-32.6%)**	**-3 (-5.3%)**	**-14 (-1.5%)**

National Capital Needs

2026 HUD Capital Fund = $3.2 billion

2025 Backlog (CLPHA) = $169.1 billion

2025-2035 cost to modernize 89,905 units annually ≈$183.7 billion

HACCC Capital Needs

2026 Capital Fund = $3.8 million ($2.1 million for capital repairs)

HACCC's immediate capital needs = $9.3 million

HACCC's 3- to 5- year capital needs = $36.5 million

HACCC Public Housing ≈2005-2026

	Maintenance Staff	Units
≈2005	39	1,177
2026	16/13	963
Change	-59%/-67%	-18%

- DeAnza/CDR: 33 units/1 staff person
- HACCC: 44/48 units/1 staff person (+33%/+45%)