

# *The Future of Federal Funding*

## **Celebrating HUD Programs & Making the Case for Continued Federal Support**

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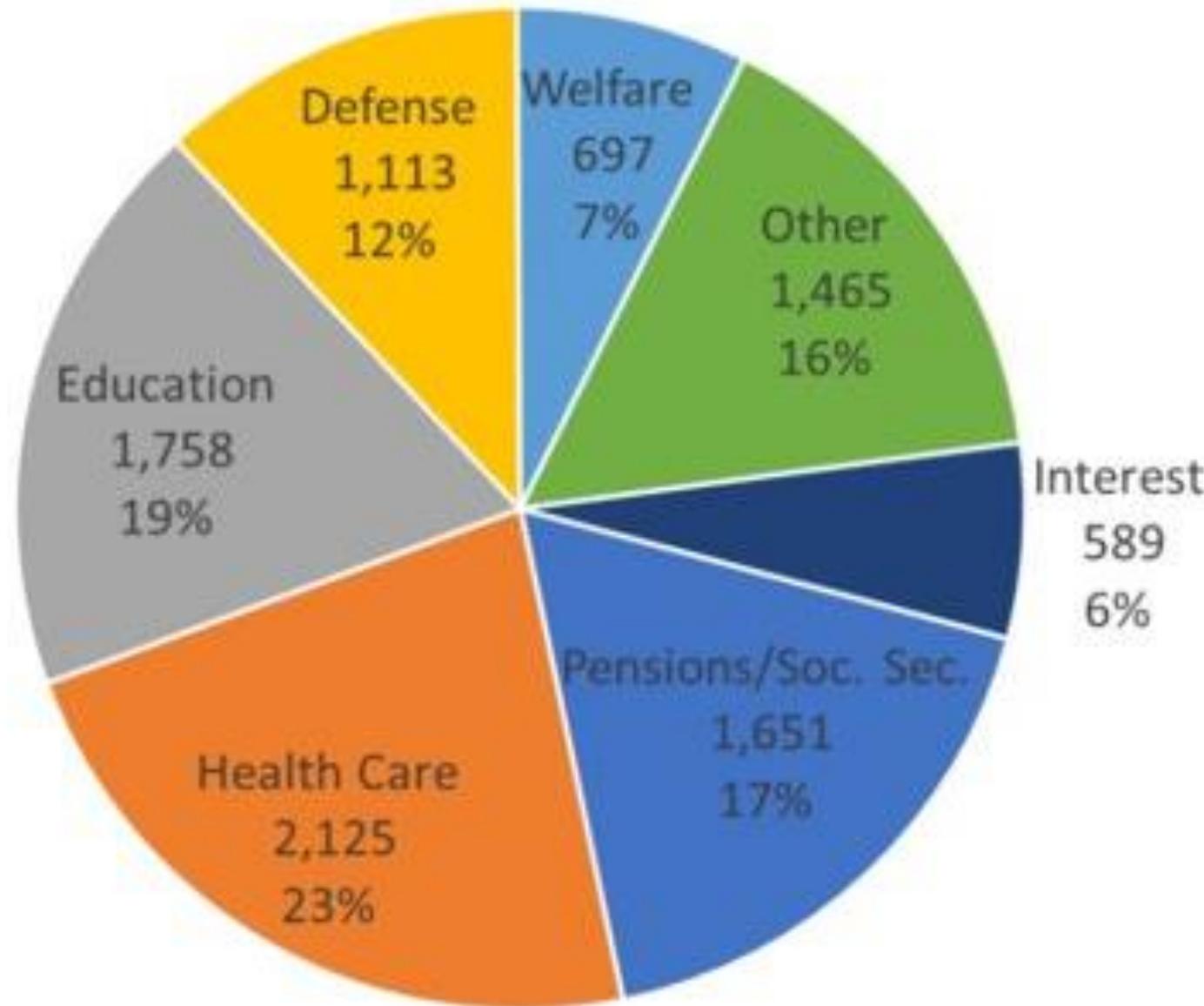
**May 29, 2025**

**Affordable Housing Month**

# We All Pay Taxes – Funds Come Back to Us

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- Federal housing programs are not giveaways - they are **investments** funded by **our collective tax dollars**.
- These dollars return to our communities to:
  - Build affordable housing
  - House vulnerable residents
  - Support seniors, veterans, and people with disabilities
  - Reinvest in neighborhoods





## Federal Housing Funds at Work — What Are They?

- **CDBG:** Community development & infrastructure
- **HOME:** Affordable rental & homeownership
- **COC & ESG:** Homelessness prevention & services
- **Housing Vouchers (HCV):** Rental assistance for low-income households
- **Lead Abatement:** Making homes safer for children

# Decades of Partnership and Progress

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- **1974:** CDBG created
- **1990:** HOME begins
- **1994:** ESG added to McKinney-Vento Act
- **1937–1970s–Present:** Evolution of Housing Vouchers
- **1992–Present:** Lead Hazard Control Grant Program



# CDBG Community Development Block Grant

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- Funded ADA upgrades to local community centers
- Built playgrounds
- Repaired sidewalks and street lighting in underserved neighborhoods
- Provided grants to local nonprofits for food security and senior services
- Acquired land for affordable housing
- Provided emergency assistance for repairs



# HOME

## Home Investments Partnership Program (HUD)

Total 2022 - 24 - \$11.2M

Average per year - \$3.7M

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Helped fund new construction and rehab of over **1,000 affordable units** in the last 10 years, including projects for formerly homeless residents (e.g., Homekey sites).



## Housing Opportunities for Persons With AIDS (HOPWA)

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- Expands housing opportunities for persons with HIV/AIDS through short- and long-term housing solutions
- Funds can be used for services or capital



# Housing Vouchers

Support over 22,000 **low-income households** in Alameda County with stable rent.

- Housing Authority of Alameda County: **\$138.4M**
- Oakland Housing Authority: **\$313.9M**
- Berkeley Housing Authority: **\$34.3M**
- Housing Authority of City of Alameda: **\$36M**
- Livermore Housing Authority: **\$12.7M**

*\*FY23-24*



# Emergency Solutions Grant — Safety, Shelter, Stability

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## ESG Impact:

- Funded local shelters and rapid rehousing programs
- Supported homeless outreach and prevention efforts



# Lead Abatement/Healthy Homes

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Protected hundreds of children from lead exposure in older homes in Oakland, Berkeley, and other cities



# CoC - Continuum of Care

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- \$50M goes to CoC in Alameda County per year, supporting 90 projects.
- CoC matches homeless Alameda County residents with permanent housing and other resources



# CoC - Continuum of Care (cont'd)

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The President's budget proposes combining CoC and HOPWA into a restructured ESG program which would focus on short- and medium-term housing assistance capped at two years, shifting away from long-term supports like permanent supportive housing.



# Ongoing Need — Why We Can't Pull Back Now

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Rising rents and stagnant wages increase housing insecurity

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Homelessness rising despite local efforts

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Construction and services require **predictable, long-term funding**

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Matching local funds is harder for smaller cities

# Declining Federal Funding

HOME & CDBG Funding in Alameda County: Real Value Per Capita





# Real People, Real Impact

These programs aren't abstract — they are people.

# The Call to Action — Preserve and Grow Federal Investment

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- We must **protect and expand** these vital programs
- Encourage residents to **advocate for federal housing funding**
- Local governments and residents are ready to partner — we just need the tools





*Federal funds are the foundation  
we build the future on them.*



# **Future of Federal Funding Panel**

**May 29, 2025**

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# HACA HCV Programs

HCV Program (Target Population)	Families Served 4/1/2025
Traditional HCV (serves low-income, not targeted)	6,351
Veterans Affairs Supportive Housing (VASH) (homeless veterans)	293
Non-Elderly Disabled Persons (NED) (exiting institutions)	6
Mainstream (Non-elderly persons with disabilities)	178
Foster Youth to Independence (FYI) (youth 18-24 yrs exiting foster care)	13
Emergency Housing Vouchers (EHV) (referred by County of Alameda Continuum of Care)	211
<b>Total Families Served through HCV Programs</b>	<b>7,052</b>

## PBVs by Location (3/1/25)

City	Awarded/ Under Contract	Target Population
Albany	5	Homeless
Castro Valley	43	Homeless/Mainstream/VASH
Dublin	106	Elderly/Families
Emeryville	58	Disabled/Families
Fremont	145	Disabled, Elderly, Families, Homeless
Hayward	100	Disabled, Elderly, Families, Homeless
Newark	80	Elderly, Homeless, VASH
Pleasanton	50	Elderly
San Leandro	90	Disabled, Elderly, VASH
Union City	230	Elderly, Family
<b>Total</b>	<b>907</b>	

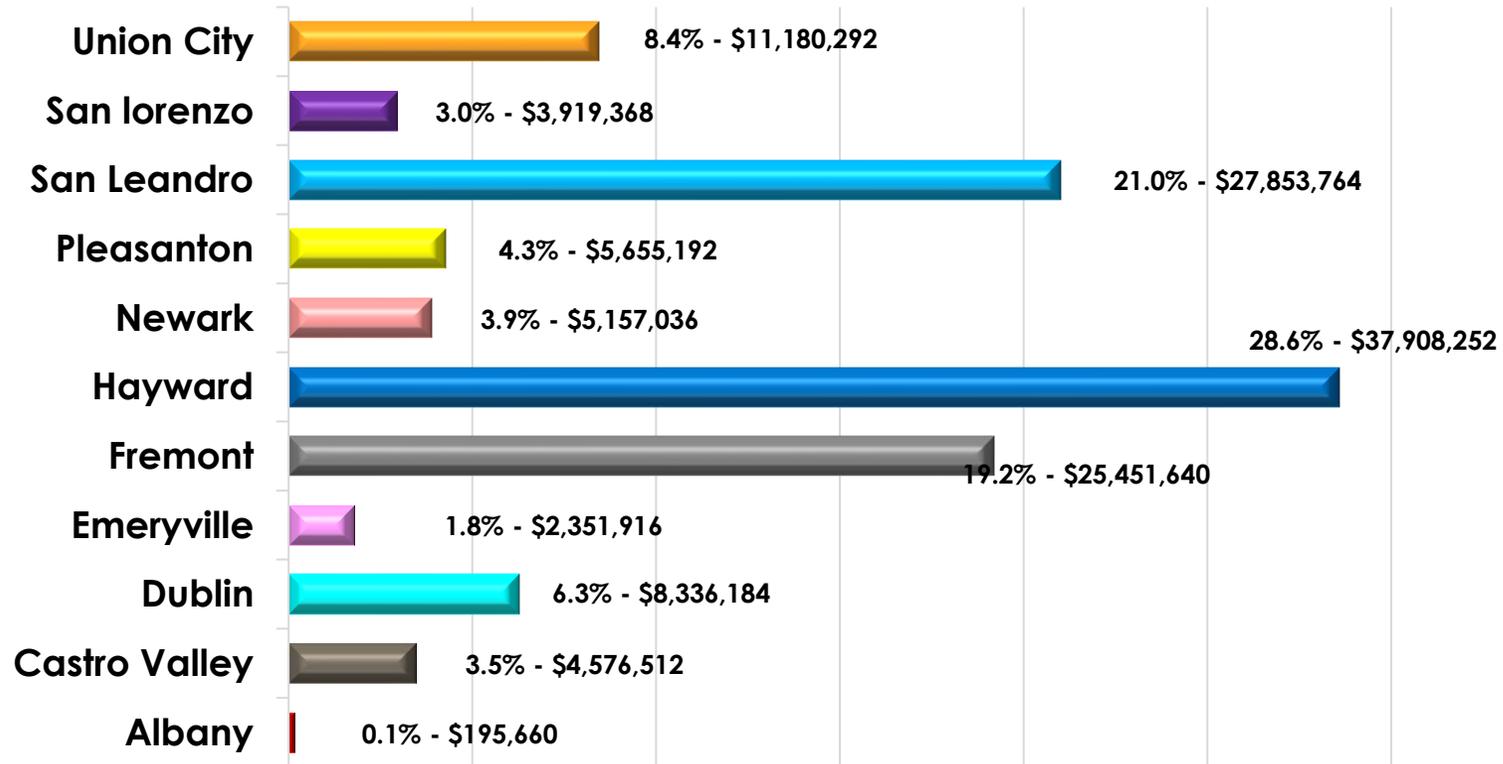
## Current HCV Program Funding Capacity

- HACCA continues to be on the margins of HCV Housing Assistance Payment (HAP) Funding Shortfall
  - Stopped issuing PBV solicitations
  - Stopped issuing new vouchers from the HCV wait list in May 2024
- EHV Program Funding
  - Currently anticipate exhausting final EHV funding between end of 2025 and early 2026

# Economic Impact

## Annual HACA HAP Dollars Spent by City (3/1/25)

Total HAP Dollars Spent: \$132,585,816



# County of Alameda Programs Administered by HACCA

- HACCA administers several housing programs in partnership with the County of Alameda
  - Shelter Plus Care
  - Homes for Wellness
  - Health Care Services Agency (HCSA) Programs
- Serve approximately 200 families



Oakland Housing  
Authority

# The Power of Affordable Housing and Its Impact

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**Patricia Wells**

Executive Director/CEO

May 29, 2025

EBHO Affordable Housing Month Panel

# OHA Mission Statement

To assure the availability of quality housing for low-income persons and to promote the civic involvement and economic self-sufficiency of residents and to further the expansion of affordable housing within Oakland





15,100<sup>+</sup>

Vouchers

2,000<sup>+</sup>

Non-traditional Housing Units

Total of

18,300<sup>+</sup>

FAMILIES SERVED

1,355

Public Housing Units

20<sup>+</sup>

Years of MTW



# What is Moving To Work (MTW)?

- A demonstration program authorized by Congress to design and test innovative, locally-designed strategies
- Statutory Objectives of MTW Activities:
  1. Use Federal dollars more efficiently
  2. Help families with children become self-sufficient
  3. Increase housing choice
- Designation continues through June 2038
- Allows OHA to serve families in “Local, Non-Traditional” programs



# Holistic Approach to Healthy Communities

### Family and Community Partnerships

- 122 homeowners in 15 years
- Family support and intervention services

### Oakland Housing Authority Police

- CALEA accredited since 1999 for law enforcement agencies
- Deploys a community policing model

### Property Management and Asset Management

- Direct OHA management of over 250 scattered sites and two public housing properties (~2,200 units)
- Third-party management of 800 public housing units and OHA non-profits
- Resident retention program to prevent evictions

### Capital Improvements

- Completed 75 renovations
- Completed 28 large sewer projects last year
- Invested \$2.5M into Capital Projects (addressing roof repairs, seismic retrofitting, dry rot issues)
- Taught 3 Oakland High School classes about seismic retrofit engineering



# Housing Development and Preservation

- Invested \$62.7M in 921 units developed since 2015
- 1,249 Units in the Development Pipeline
  - 752 Units committed through Homekey and City NOFA Projects
- Projecting to allocate \$15M in reserves to work with the City on Homekey awards and projects selected through the New Construction NOFA in FY 2024



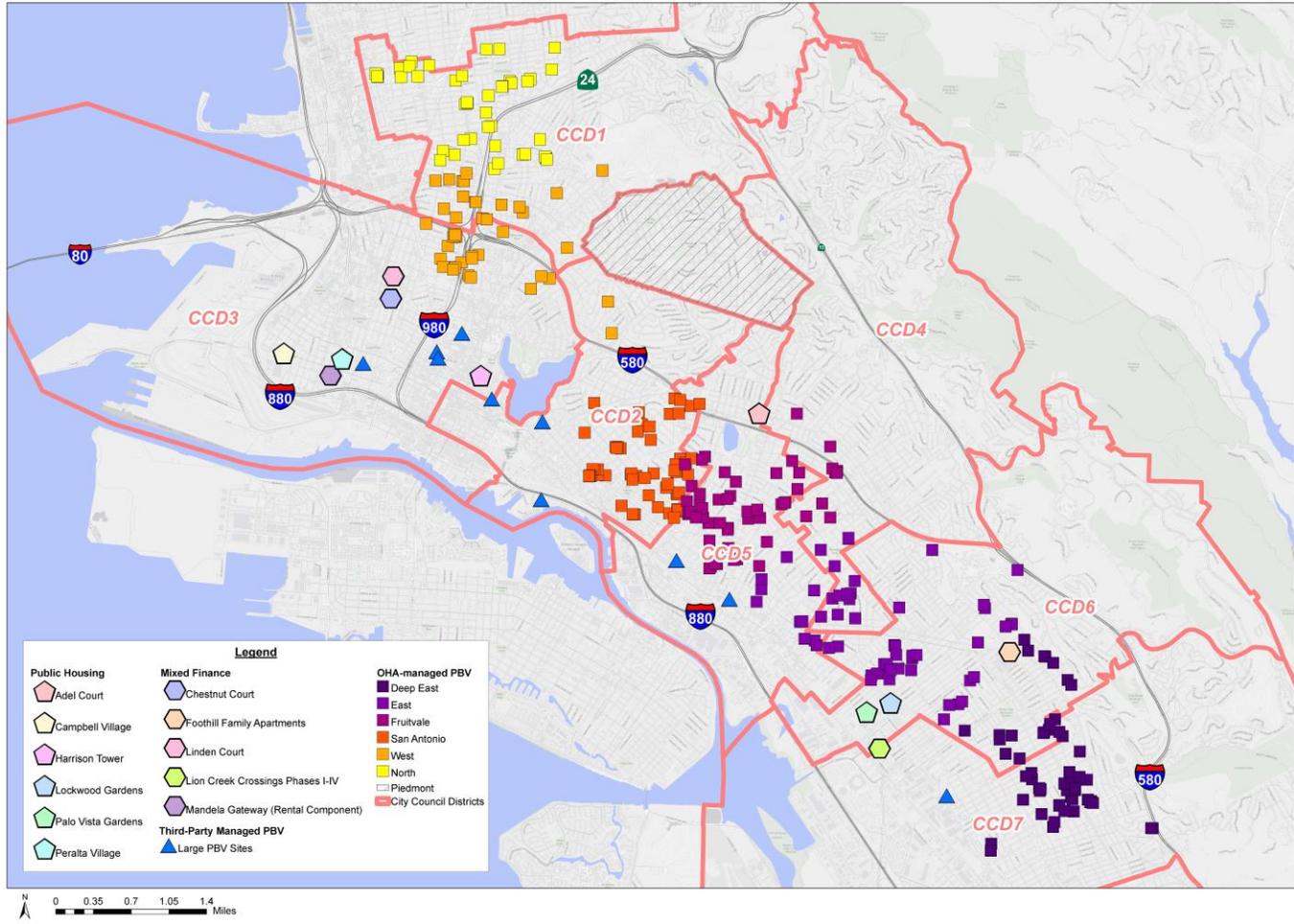
# Housing Program Inventory

Program Name	Type of Assistance	Eligibility Criteria	Source	Households
Housing Choice Voucher	Tenant-based voucher	<50% AMI	OHA Waitlist	13,160
Project-based Voucher	Property-based assistance	<50% AMI	Site-based Waitlists	4,863 99 (RAD)
Public Housing	Property-based assistance	<80% AMI	Site-based Waitlists	1,355
Emergency Housing Vouchers	Tenant-based voucher	Homeless individuals and families	Coordinated Entry Referrals	~515
Foster Youth to Independence	Tenant-based voucher	Foster youth exiting care	Social Services Agency Referrals	49
Mainstream	Tenant-based voucher	Disabled	OHA Waitlist	262
Sponsor-based Housing Assistance Program	Tenant-based voucher	Homeless individuals and families	City of Oakland Human Services Department Referrals	180
Other Programs (Building Bridges, Shelter Plus Care, etc.)	Various	<50% AMI	Alameda County Partners & City of Oakland selected partners	1,655
<b>TOTAL HOUSING INVENTORY</b>				<b>18,560</b>

# OHA Citywide Portfolio Map

- 248 OHA-managed Project-based Voucher properties (garden style apartment complexes)
- Two OHA-managed family public housing sites (762 units) and three third-party managed sites (385 units)
- Five mixed finance/mixed income sites (823 units), which are owned by partnerships and managed by third-party property managers

OHA Portfolio Map



# Rehab Before and After



**Before**



**After**



**6309 Baker St.**  
6 units, all 3-bedroom

# Mixed-income Properties

- Mandela Gateway – legacy HOPE VI
- Lion Creek Crossings – RAD
- Brooklyn Basin – new construction



Mandela Gateway



Lion Creek Crossing



Brooklyn Basin

# Housing Programs

Examples of the OHA spectrum of housing



**Homeownership**



**Foster Youth**



**Project-based Vouchers**

Aurora Apartments  
657 W. MacArthur  
Permanent Supportive  
Housing



**CAHI**

77<sup>th</sup> and Bancroft  
Eden Housing and Black  
Cultural Zone  
Senior Housing

# EMPLOYEE EXPERIENCE



Oakland Housing Authority



## **Patricia S. Wells**

### **Executive Director/CEO**

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Patricia Wells brings over 39 years of public administration and nonprofit leadership experience to her role as Executive Director/CEO of the Oakland Housing Authority

(OHA) and as past National President for NAHRO (2022-2024). As a dedicated housing advocate, Patricia has led significant transformations at OHA, including the transition to property-based management and the disposition of 1,610 public housing units. She has also been instrumental in launching the Moving to Work (MTW) program through innovative public-private partnerships.

Patricia is committed to empowering residents through education and compassion, spearheading initiatives that provide academic resources and support to foster learning and personal development. In alignment with these efforts, she has led a project to achieve digital equity by ensuring free internet access to 1016 families across four public housing properties. This initiative is crucial for enabling residents to access the digital tools necessary for education and broader opportunities, further bridging the digital divide.

For property owners, Patricia has enhanced the Owner Incentives Program, offering financial benefits like leasing bonuses, vacancy loss payments, and expedited inspection processes. Understanding the vital role stakeholders play in expanding affordable housing, Patricia has worked diligently to ensure that partnering with OHA is both seamless and rewarding. By building these strong relationships, she has created win-win opportunities that support the housing needs of Oakland's families while offering tangible benefits to property owners.