

HACA Annual Data Report for FY2024-2025

The Housing Authority of the County of Alameda (HACA) provides housing assistance for low-income families through U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV) Programs. The following annual report includes information on HACA's HCV housing programs for its fiscal year 2024-2025 (FY2024-2025), specifically for the time period of July 1, 2024 through June 30, 2025. In addition, the report contains other information related to HACA's operations during that same period.

As of the end of FY2024-2025, HACA was allocated 7,305 total vouchers through numerous HUD HCV Programs. HACA served a total of 6,999 families with leased vouchers, including 16,503 total individuals. In addition, 138 voucher-holders were actively searching for a housing unit at the end of the fiscal year. The following section provides more detailed information on voucher utilization by program as of the end of FY2024-2025 (7/1/2025).

Program	Allocated Vouchers	Leased Vouchers	Voucher-holders Searching
Housing Choice Voucher (HCV)	6,361	6,257	78
Veterans Affairs Supportive Housing (VASH)	420	337	41
Non-Elderly Disabled Persons (NED)	10	6	0
Mainstream	289	186	7
Foster Youth to Independence (FYI)	27	16	11
Emergency Housing Voucher (EHV)	198	197	1
Total	7,305	6,999	138

Voucher Utilization

This section outlines the status of vouchers by HCV program. Numbers include both tenant-based vouchers and project-based vouchers (PBVs). **Allocated vouchers** are the number of vouchers that HACA has been awarded by HUD for each specific program. **Leased vouchers** are the number of vouchers that are currently under contract in each program, meaning an individual/family is living in a unit that receives a housing assistance payment from HACA. **Voucher-holders Searching** are vouchers that HACA has issued to current participants who are in the process of moving to a new unit or to applicants from the waitlist who are currently searching for a housing unit.

The combined number of leased vouchers and voucher-holders who are actively searching is not necessarily the total number of allocated vouchers. The number of leased vouchers and searching voucher-holders depends on a variety of factors, including available voucher funding for leasing vouchers, how long it takes a family to find a unit, vacancies in existing PBV units under contract, future PBV units that have been awarded but are not yet under contract, and leasing priorities for specific programs. HACA's vouchers are valid for 180 days, unless an extension is approved.

HCV Program: Standard HCV Program

- **Population Served:** Very low-income families on HACA's waitlist

	As of 7/1/24	As of 10/1/24	As of 1/1/25	As of 4/1/25	As of End of FY24-25 (7/1/25)
Allocated Vouchers	6,361	6,361	6,361	6,361	6,361
Leased Vouchers	6,204	6,174	6,253	6,351	6,257
Total Voucher-holders Searching	299	287	163	100	78
Vouchers Issued to Applicants	218	207	101	63	58
Vouchers Issued to Participants who are Moving	81	80	62	37	20

HCV Program: Veterans Affairs Supportive Housing (VASH)

- **Population Served:** Homeless veterans directly referred by HACA's Veterans Administration partners

	As of 7/1/24	As of 10/1/24	As of 1/1/25	As of 4/1/25	As of End of FY24-25 (7/1/25)
Allocated Vouchers	395	420	420	420	420
Leased Vouchers	273	277	282	293	337
Total Voucher-holders Searching	18	21	18	21	41
Vouchers Issued to Applicants	18	20	16	20	40
Vouchers Issued to Participants who are Moving	0	1	2	1	1

HCV Program: Non-Elderly Disabled Persons (NED)

- **Population Served:** Non-elderly persons with disabilities on HACA's waitlist who are exiting care institutions

	As of 7/1/24	As of 10/1/24	As of 1/1/25	As of 4/1/25	As of End of FY24-25 (7/1/25)
Allocated Vouchers	10	10	10	10	10
Leased Vouchers	7	7	6	6	6
Total Voucher-holders Searching	0	0	0	0	0
Vouchers Issued to Applicants	0	0	0	0	0
Vouchers Issued to Participants who are Moving	0	0	0	0	0

HCV Program: Mainstream

- **Population Served:** Non-elderly persons with disabilities on HACA's waitlist

	As of 7/1/24	As of 10/1/24	As of 1/1/25	As of 4/1/25	As of End of FY24-25 (7/1/25)
Allocated Vouchers	289	289	289	289	289
Leased Vouchers	179	176	180	178	186
Total Voucher-holders Searching	11	4	6	6	7
Vouchers Issued to Applicants	11	2	4	4	5
Vouchers Issued to Participants who are Moving	0	2	2	2	2

HCV Program: Foster Youth to Independence (FYI)

- **Population Served:** Youth ages 18-24 who are exiting foster care directly referred by HACA's County partner

	As of 7/1/24	As of 10/1/24	As of 1/1/25	As of 4/1/25	As of End of FY24-25 (7/1/25)
Allocated Vouchers	6	23	24	25	27
Leased Vouchers	4	4	11	13	16
Total Voucher-holders Searching	5	12	10	4	11
Vouchers Issued to Applicants	5	12	10	4	11
Vouchers Issued to Participants who are Moving	0	0	0	0	0

HCV Program: Emergency Housing Voucher (EHV) Program

- **Population Served:** Limited program through American Recover Plan Act of 2021 that served persons who were homeless; at risk of homelessness; at high risk of housing instability; or fleeing circumstances related to domestic violence, dating violence, sexual assault, stalking, or human trafficking. When participants leave this program, the voucher cannot be re-issued and the number of allocated vouchers is reduced. This program is no longer available and is closed to new applicants.

	As of 7/1/24	As of 10/1/24	As of 1/1/25	As of 4/1/25	As of End of FY24-25 (7/1/25)
Allocated Vouchers	222	211	211	211	198
Leased Vouchers	219	211	211	211	197
Total Voucher Holders Searching for a Unit	3	1	1	1	1
Vouchers Issued to Applicants	0	0	0	0	0
Vouchers Issued to Participants who are Moving	3	1	1	1	1

Project-Based Voucher (PBV) Units

Project-based voucher (PBV) units are a subset of HACA's overall HCV program voucher allocation. As of the end of FY2024-2025, HACA had a total of 907 PBVs across its jurisdiction. This includes 887 PBV units already under housing assistance payment contracts and 20 pending PBV units in Newark that are projected to be completed and leased by December 2025. The table below provides more details on the locations and populations served in HACA's jurisdiction through PBV units. Unfortunately, due to funding constraints, HACA has no immediate plans to award new PBV units in the next fiscal year.

Location	PBVs Under Contract/Awarded	Population Served/Voucher Type
Albany	5	Families, Homeless
Castro Valley	43	Homeless, Mainstream, VASH
Dublin	106	Elderly, Families, VASH
Emeryville	58	Disabled, Families
Fremont	145	Disabled, Elderly, Families, Homeless, VASH
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
Total	907	

Vouchers Committed to Homelessness

As a subset of the total voucher allocation, HACA has a total of 725 vouchers specifically committed to serving homeless families and individuals through VASH, EHV, and PBV programs.

Program with Vouchers Committed to Homelessness	Vouchers Committed	Vouchers Utilized (Leased and Searching)	Voucher Utilization Percentage
VASH (includes tenant-based vouchers and PBVs)	420	378	90%
PBVs	107	94	88%
EHV	198	198	100%
Total	725	670	92%

HCV Waitlist Data

During FY2024-2025, HACA did not select any households from the waitlist. HACA stopped selecting households from the waitlist in May 2024 and did not select any households from the waitlist during the previous fiscal year due to funding constraints. The average amount of time a household remains on the HCV program waitlist varies depending on available funding and available units. As HACA did not select applicants from the waitlist in FY2024-2025, HACA is unable to provide the average wait time for the previous fiscal year. The table below provides the number of households that were selected from the waitlist by quarter for the last twelve months:

	4th Quarter Ending 6/30/24	1st Quarter Ending 9/30/24	2nd Quarter Ending 12/31/24	3rd Quarter Ending 3/31/25	4th Quarter Ending 6/30/25
Number of Households Selected from the HCV Waitlist	300	0	0	0	0

HACA last opened the HCV waitlist in April and May 2024 and 5,000 applicants were added to the waitlist from the waitlist openings. During FY2024-2025, the HCV waitlist remained closed. The charts below reflect the characteristics of current waitlist applicants as of the end of the fiscal year:

	7/1/24	10/1/24	1/1/25	4/1/25	As of End of FY24-25 (7/1/25)
Applicants Remaining on the HCV Waitlist	196	234	5,212	5,211	5,211

Hispanic/Latino	33	42	1,004	1,003	1,003
Not Hispanic/Latino	146	172	3,926	3,928	3,928
Declined to Report	17	20	282	280	280

American Indian/Alaska Native alone	1	2	75	75	75
Asian alone	28	33	754	754	754
Black/African American alone	95	116	2,381	2,382	2,382
Native Hawaiian/Other Pacific Islander alone	3	3	128	128	128
White alone	34	37	1,005	1,004	1,004
More than one race	6	7	289	290	290
Declined to Report	29	36	580	578	578

Elderly and/or Disabled Head of Household	44	73	1,626	1,646	1,650
Veteran in Household	1	0	65	64	64
Homeless household	11	17	1,463	1,465	1,466

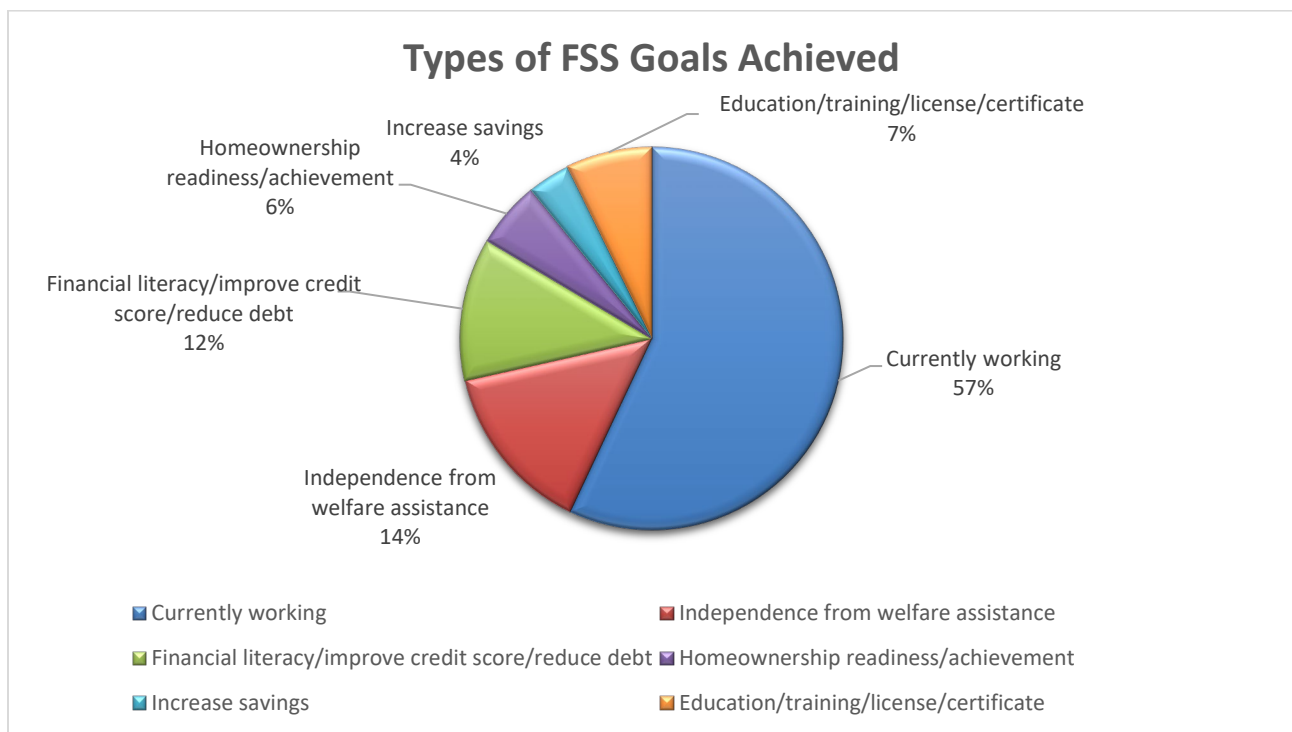
Family Self Sufficiency (FSS) Program

The purpose of HUD's Family Self Sufficiency (FSS) program is to coordinate housing assistance with public and private resources to enable assisted families to move to economic independence and self-sufficiency. The FSS program's objective is to reduce the dependency of low-income families on welfare assistance and on housing subsidies.

In partnership with HUD, HACA administers the Family Self Sufficiency (FSS) program. Participation in the program is voluntary. HACA's FSS Program supports participants to build financial capability, achieve their financial goals, and increase their earned income. Increases in earnings are diverted to an escrow account to create savings and disbursed to the participant upon successful graduation from the program. Participants commit to a 5-year contract that includes educational, financial, and employment-related goals. Participant's goals differ depending on the family's individual needs. Program regulations require the establishment of a final goal that includes both employment for the head of the FSS family and independence from welfare assistance for all family members regardless of age.

As of the end of FY2024-2025, HACA had 194 participants in its FSS program. The total amount in an interest-bearing escrow account at the end of the fiscal year was \$1,631,374.34. During the fiscal year, 22 participants successfully graduated from the FSS program and HACA disbursed \$386,100.41 in escrow.

The chart below provides information on the types of goals achieved by FSS participants during the fiscal year. Note that if a participant had multiple goals of the same category, only one goal for each household was counted.



Status of HACA 5-Year PHA Plan Goals

HUD requires public housing authorities (PHAs) to prepare and submit PHA Plans. The PHA Plan is a guide to the housing authority's policies, programs, operations, and strategies for meeting local housing needs and goals for the upcoming fiscal year. Housing authorities initially submit a 5-Year PHA Plan, followed by subsequent Annual PHA Plans until the next 5-Year Plan is due to HUD. Below is a summary of the progress HACA has made in meeting its goals and objectives described in the previous 5-Year Plan, for fiscal years June 1, 2020-June 30, 2025.

Goal 1. Maintain, improve, and implement HACA policy that supports affordable housing and fair housing.

- a) Ongoing compliance with fair housing laws and policies. HACA continues to make fair housing materials available to program participants through website postings. HACA also continues to provide yearly fair housing training for its staff.
- b) HACA continues its progress to meet its regional fair housing goals under Alameda County's *Regional Analysis of Impediments to Fair Housing Choice (2020-2024)*.

Goal 2. Expand the supply of assisted housing.

- a) HACA continues to explore opportunities that expand the supply of assisted housing to low-income families through the commitment and issuance of project-based vouchers as funding allows and by applying for additional HUD program funding. In FY 2024-2025, HACA was awarded 18 Foster Youth to Independence program vouchers and 6 Rental Assistance Demonstration-Component 2 (RAD) program vouchers for a project in Emeryville that opted out of the Moderate Rehabilitation program.

Goal 3. Increase operational efficiency and effectiveness.

- a) HACA continues to evaluate and update its policies and procedures to ensure compliance, consistency, and efficiency in operations.
- b) HACA continues to utilize HUD's Two-Year Tool regularly to ensure effective utilization of its vouchers and program funds
- c) HACA continues to evaluate and adjust operations to improve the delivery of services to our constituents and to prepare for future growth.

Goal 4. Preserve and rehabilitate HACA's/PACH's existing affordable housing stock (Regional Goal 4).

- a) HACA continues to assess preservation and rehabilitation needs of its existing affordable housing stock and rehabilitates its units as they become vacant and as funding allows.

Goal 5. Validate the cost-effectiveness of the HACA Family Self-Sufficiency (FSS) Program.

- a) As of FY 2020-2021, HACA has completed its participation in HUD's national assessment undertaken by MDRC, HUD's contracted consultant. MDRC continues to work with the participant families directly.

Goal 6. Assist as many qualified families as possible subject to available staff and financial resources.

- a) HACA continues to voluntarily administer its FSS program and its Home Ownership program.
- b) HACA currently maintains at least 95% utilization of its HCV funding.

Goal 7. Enhance business continuity capabilities in order to ensure that HACA's operations and core business functions are not severely impacted in the event of an emergency or disaster.

- a) HACA continues to evaluate and adjust operations with continuity and succession planning in mind.
- b) HACA continues to update and maintain its cloud/remote infrastructure and will seek opportunities to improve its systems.

Employment Information

During FY2024-2025, HACA employees completed trainings related to cybersecurity, workplace violence prevention, and fair housing and reasonable accommodations. In addition, staff were trained on numerous policies and procedures related to implementation of specific HCV program regulations as part of the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

As of the end of FY2024-2025, HACA has 73 full-time positions. During FY2024-2025, 11 non-management positions were filled, including 2 promotions, and 2 management positions were filled. As of the end of FY2024-2025, HACA has 4 vacant positions, including 1 non-management position and 3 management positions.