



Oakland Housing Authority

Patricia Wells

Executive Director/CEO

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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⁺

Vouchers

1,355

Public Housing Units

OHA INVENTORY

2,000⁺

Non-traditional Housing Units

20⁺

Years of MTW



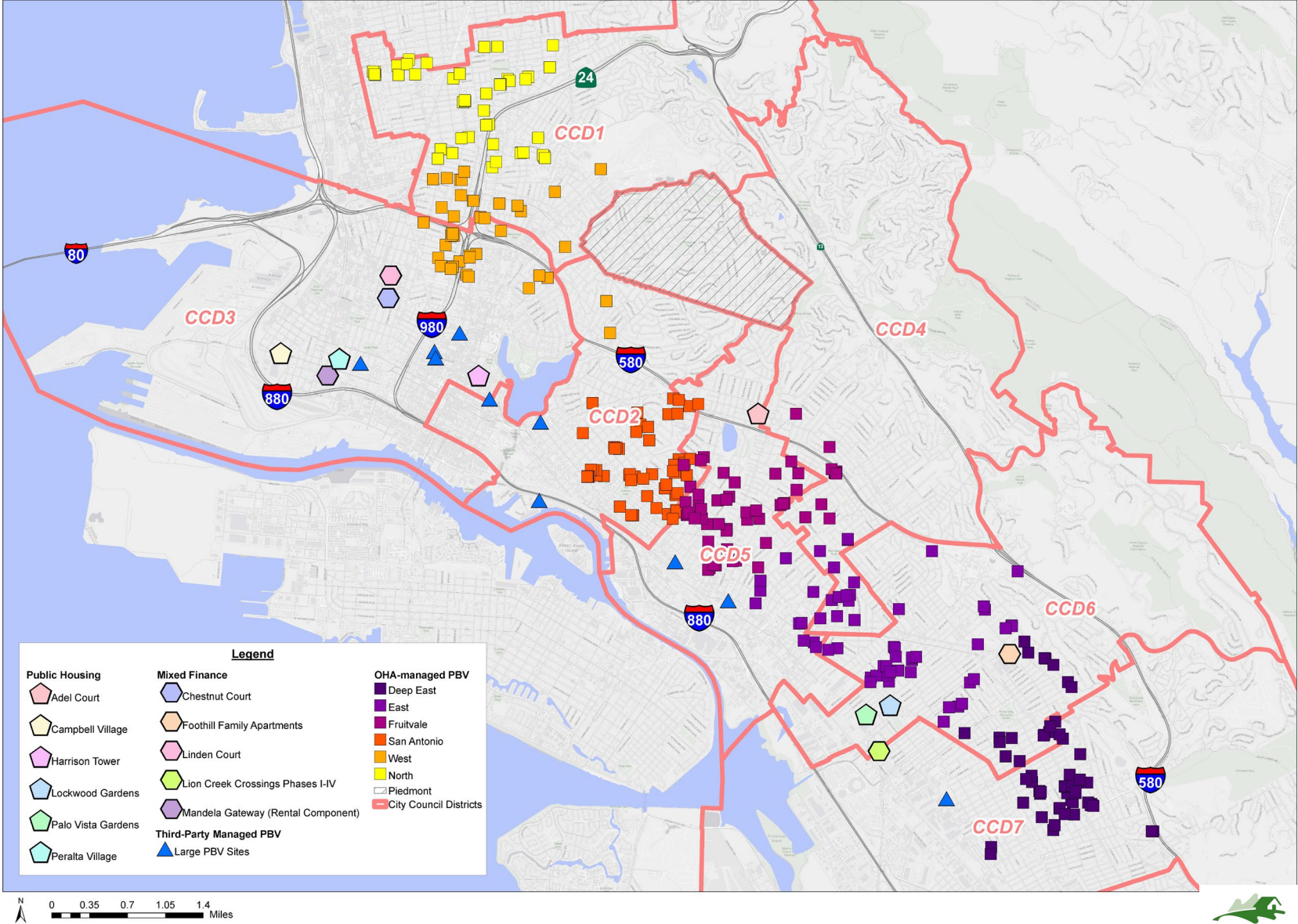
Total of
~18,400
 FAMILIES SERVED



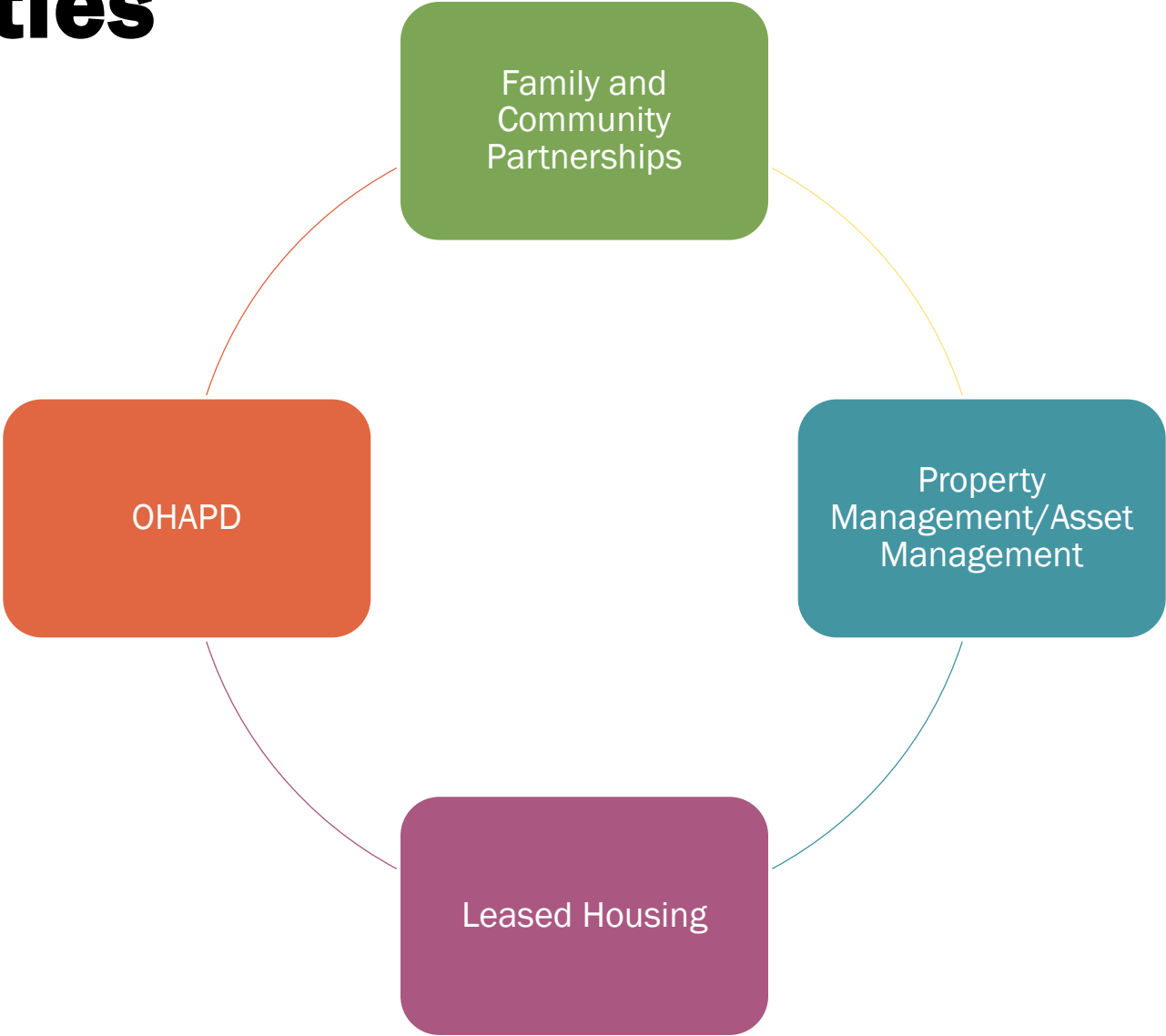
Citywide Portfolio Stats

- 248 OHA-managed Project-based Voucher properties (garden style apartment complexes w/ 1,539 units)
- 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
- 80+ partner-managed Project-based Voucher properties with 3,300 units at an estimated \$5.7 million per month in rental assistance paid
- Approx. 11,000 tenant-based vouchers citywide (\$1,800 average monthly rental assistance paid)

OHA Citywide Portfolio Map



Holistic Approach to Healthy Communities



OHA x City of Oakland

Current Partnerships

- Oakland Path Rehousing Initiative/Sponsor-based Housing Assistance Program
- Building Bridges/Local Housing Assistance Program
- Digital for All initiative
- Oakland Promise Plus
- Operating/Rental Assistance to HCD-funded projects
- Don't Trash OHA – illegal dumping removal



Force Multiplier Impact

- Approximately \$25million disbursed in rental assistance each month to 3,600 property owners
- Annually, more than 4,500 vendors paid, including 1,700 from Oakland
- 300 tons of illegal dumping picked up and disposed of each fiscal year
- Responded to 8,100 OHAPD calls for service citywide
- Distributed 3,500 pounds of food per month via the East and West District food pantries



Housing Development and Preservation

- Invested over one billion dollars in total development cost to create and preserve more than 2,000 affordable units
- 1,450+ units in the development pipeline at 16 sites with over \$155M committed
- **Highlights of the Development Pipeline:**
 - Project sponsor and funder
 - 77th and Bancroft (CAHI, Eden and Black Cultural Zone)
 - 401 Santa Clara (OHA)
 - Public housing preservation (OHA and partners)
 - Project funder
 - Sen Lake (EBALDC and Unity Council)
 - Mandela Station Residences (SUDA)



Strategic Plan

Transformation plan for 1,500 units

- Increase density, where optimal, and use existing land to **build new units**
- **Right-size in-place households** to address current 1-BR and 2-BR needs
- **Improve existing site conditions** by addressing deferred maintenance



Areas of Future Focus and Advocacy

Federal Priorities

- Expiring voucher programs
- Work requirements
- Term limits



Pipeline

- Extended timeline of projects makes progress slow - NEPA
- \$155M committed to 1,450 homes at 16 sites by 2030



Uncertainty

- Funding
- Market
- Growing need



88+ Years of OHA

Oakland Housing Authority is Founded

Converts old subleasing program to a new form of rental assistance (Beginning Section 8)

Joins the MTW Demonstration

Develops 925 units, across 10 sites, including 13,300 sqft. of commercial space, with \$60.7M invested

1938

1938-1943

1974

1994-2000

2004

2009

2015-Present

2026 & Beyond

Builds 3 Initial developments built with more than 900 apartments as war housing

Receives Federal HOPE VI Grants totaling \$83M to revitalize Public Housing sites in East Oakland

Preserves former public housing units by moving the 249 scattered sites onto the Project-based Voucher program (OAHPI)

Continuing investment in healthy, vibrant, safe communities in Oakland



**We look forward to continuing to house Oakland,
together.**

Patricia Wells, Executive Director/CEO

Dominica Henderson, Chief Social Impact Officer

Stakeholder and Community Engagement

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