

Homeless Programs Funding Cuts

HACCC BOC

December 9, 2025

Projected homeless program funding loss in 2026 (Max)

Program	Unit Count	2025 Grant/Cost
Shelter Plus Care Tenant-based Rental Assistance (TBRA)	273	\$7,987,602
Shelter Plus Care Project-based Rental Assistance (PBRA)	15	\$434,610
Emergency Housing Vouchers (EHV) -Includes incoming ports-	262	\$6,158,260

Homeless Programs Losing Funding in 2026

- Shelter Plus Care TBRA
- First funding provided in FFY92.
- Competitively awarded to HACCC/CoC.
- Requires equal supportive services match.
- Homeless persons living on the streets or in emergency shelters with severe mental illness, chronic substance abuse problems, or AIDs.
- CoC PSH now (?) capped at 30%.

Homeless Programs Losing Funding in 2026

- Shelter Plus Care PBRA
- Similar to TBRA
- Tied to specific buildings and units.
- CoC PSH now (?) capped at 30%.

Homeless Programs Losing Funding in 2026

- EHV's funded through the American Rescue Plan Act of 2021.
- Homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.
- Funding will run out 4-5 years early

Program Expiration Timeline

Program	Unit Count	Date Ends	Annual Funding Lost
Incoming EHV's - 10 PHAs	13	Various 2026	\$305,563
Shelter Plus Care TBRA	273	March 31, 2026	\$7,987,602
Shelter Plus Care PBRA	15	June 30, 2026	\$434,610
Incoming EHV's - SFHA	49	September 30, 2026	\$1,151,736
HACCC's EHV's	200	December 20, 2026	\$4,700,962

Average Income and Subsidy by Program

Program	Average Annual Income	Average Monthly Subsidy
EHV	\$17,202	\$1,895
Shelter Plus Care (All)	\$18,784	\$2,047

- 100% of Households in both programs contain one or more disabled persons
- Average income in both programs $\leq 15\%$ AMI (Acutely Low Income)

EHV Location and Age Ranges

City	Households	Individuals	Min Age	Max Age
Antioch	68	108	26	77
Bay Point	4	10	50	72
Concord	22	37	30	84
Danville	1	2	38	38
El Cerrito	3	3	37	60
El Sobrante	1	1	57	57
Martinez	24	36	23	80
Oakley	1	1	69	69
Orinda	1	1	67	67
Pleasant Hill	6	8	39	78
Richmond	28	39	28	88
San Pablo	6	11	33	74
San Ramon	1	1	63	63
Walnut Creek	14	14	25	74
Total	180	272	23	88

Shelter Plus Care Location and Age Ranges

City	Households	Individuals	Min Age	Max Age
Antioch	45	76	27	76
Bay Point	5	10	49	71
Brentwood	4	9	20	66
Concord	42	74	37	83
Danville	4	4	68	72
El Cerrito	5	7	40	71
El Sobrante	5	10	33	78
Hercules	6	9	33	69
Lafayette	2	7	46	60
Martinez	26	35	28	78
Moraga	8	15	41	61
Oakley	1	2	68	68
Pinole	1	2	58	58
Pittsburg	28	47	29	78
Pleasant Hill	9	12	47	75
Richmond	38	69	29	76
San Pablo	15	23	35	76
San Ramon	9	12	42	83
Walnut Creek	14	18	32	84
Total	267	441	20	84

Goals

- Net loss of 550 units, **but**:
- Preserve long-term affordable housing for the most vulnerable by transferring as many as possible to HCV/PBV
 - Acutely low-income
 - Disabled
 - Elderly
- Preserve housing foundational to programs that HACCC, H3, EHSD, DCD, nonprofits like HOPE Solutions and RCD and many other community organizations build upon.
- Transition help from BOS, not on-going subsidy

Goals

- Avoid landlord/tenant issues and eviction chaos
 - CA rules vs. sudden elimination of long-term subsidy
- Avoid owner mortgage defaults (small owners + nonprofits)

EHV Owner Unit Count	# EHV Owners	% of Total EHV Owners
1	62	64.5%
2	14	14.6%
3	9	9.4%
4	7	7.3%
5	1	1.0%
7	3	3.1%

Original Ask

- \$1.5 million
 - 40% of Shelter Plus Care TBRA for 5 months
 - Start of 2026 PBRA grant
 - Assume/hope some portion of this ask will remain
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- Transition 60% of Shelter Plus Care TBRA to HCV/PBV (budget?)
 - Transition EHV's to HCV/PBV (budget?)
 - Convert PBRAs to PBVs (still plan, question is timing, convert PBRA CoC funds to S+C)

Yesterday's Changes

FY 25 COC NOFO Update

- The Department has withdrawn a Notice of Funding Opportunity (NOFO) with respect to the Continuum of Care (CoC) grant program. This withdrawal will allow the Department to make appropriate revisions to the NOFO, and the Department intends to do so. In the previous FY 24-25 NOFO, the Department reserved the right to make changes to the NOFO instead of processing renewals for a variety of reasons, including to accommodate a new CoC or Youth Homelessness Demonstration Program (YHDP) priority or new funding source. The Department still intends to exercise this discretion and make changes to the previously issued CoC NOFO to account for new priorities. HUD anticipates reissuing a modified NOFO well in advance of the deadline for obligation of available Fiscal Year 2025 funds.

Yesterday's Changes

- HCV reserves dropped from \$1.9 million to \$421,738 (0.2%)
 - Retros
 - PBVs online @ Legacy Court in North Richmond
 - PBVs online @ Nevin Plaza in Richmond
 - PBVs online @ DeAnza Gardens in Bay Point
 - HUD recaptured \approx \$7 million in early 2025 for shortfall PHAs
- HCV funding expires December 31, 2025
- Window in January 2026?
- CR through January 31, 2026



LONG LINES AND CHAOS
SECTION 8 HOUSING, PORTSMOUTH







Eleonora / Missions