



Board of Commissioners

ANNE GRIFFITH
GREGORY D HARTWIG
JANNY CASTILLO
LYNETTE JUNG-LEE
BARBARA MONTGOMERY
MARK J TORTORICH
WILLIAM J MAYES

Executive Director

Patricia Wells

In accordance with Article III, Section 1 and 2, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

**HOUSING AUTHORITY
OF THE CITY OF OAKLAND, CALIFORNIA**

Regular Meeting

Monday, August 28, 2023 at 6:00 PM



Oakland Housing
Authority

AGENDA
Regular Meeting
August 28, 2023, 6:00 PM

Zoom Information *To participate via teleconference, please use the zoom link below.*

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/82393687261?pwd=ODFuYmt2TUozMHFndHRZMXZSUTdJZz09>

Meeting ID (access code): 891 3397 4880 Meeting Password: 584411
Closed Caption – provided through the link.

To participate by Telephone:
Meeting ID (access code): 891 3397 4880 Meeting Password: 584411

1. Pledge of Allegiance

2. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Commissioner who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For “emergency circumstances” the request must be approved by a majority vote of the Board of Commissioners for the emergency circumstance to be used as a justification to participate remotely. All Commissioners meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Commissioner must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member’s relationship with such individuals.

3. Approval of Minutes

3.1 2023-788 Draft Minutes for Regular Board of Commissioners Meeting, held on July 24, 2023.

Attachment(s)
[Draft 07 - July 24 2023 Regular Minutes](#)

3.2 2023-789 Draft Minutes for Special Board of Commissioners Meeting - Board Retreat, held on July 8, 2023.

Attachment(s)
[Draft 07 - July 08 2023 BOC Special Meeting Minutes](#)

4. Recognition of people wishing to address the Commission

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by “raising your hand” or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number.

- You may request to make a public comment by “raising your hand” through Zoom’s video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.
- To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.
- To comment by phone, please call on one of the phone numbers listed below. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.

5. Old or Unfinished Business

6. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.

7. New Business

- 7.1 2023-736 Informational presentation of the unaudited Financial Status Report for the twelve month’s period ending June 30, 2023.

Attachment(s)

[4th QTR FY2023 QSR Memo](#)

[OHA PP 4th QTR FY2023](#)

[FCP FY23 Q4 Presentation](#)

[Leased Housing FY23 Q4 Presentation](#)

[PHA Sites Financial Analysis FY2023](#)

- 7.2 2023-607 Adopt a resolution authorizing the Oakland Housing Authority Police Department Communications Center to seek and obtain certification from the State of California’s Commission on Peace Officers Standards and Training (POST).

Attachment(s)

[POST Certification for Communications](#)

[Resolution for OHAPD Communications Unit to obtain POST Certification](#)

- 7.3 [2023-657](#) Adopt a resolution authorizing the Executive Director to reallocate 16 Veterans Affairs Supportive Housing vouchers to the Housing Authority of the City of Alameda

Attachment(s)

[Resolution VASH Voucher Reallocation to AHA](#)

- 7.4 [2023-845](#) Adopt a resolution Authorizing a Commitment of \$10,000,000 in Moving to Work (MTW) Funds for Predevelopment and/or Construction and Permanent Financing to Eden Housing Inc. and the Black Cultural Zone Community Development Corporation, or a to be formed partnership, to Finance a Portion of the Development Costs for the 77th & Bancroft project to be located at 2500 76th Avenue, Subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) Approval

Attachment(s)

[Reso - OHA Commitment of Funds to 77th Bancroft](#)

- 7.5 [2023-846](#) Adopt a resolution Authorizing a Commitment of \$10,000,000 in Moving to Work (MTW) Funds for predevelopment, construction and permanent Financing to a to-be-selected developer, or a to be formed limited partnership, to finance a portion of the rehabilitation costs for the Harrison Tower project located at 1621 Harrison Street, subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) approval.

Attachment(s)

[RESO - Harrison Tower](#)

- 7.6 [2023-826](#) Staff presentation on RFP #22-035 As-Needed Environmental Consulting Services.

Attachment(s)

[Environmental On-Call Final List of Approved Firms](#)

- 7.7 [2023-659](#) Adopt a resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with David J. Powers & Associates, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms](#)
[Resolution - ORED Enviro On-Call - David J. Powers](#)

- 7.8 2023-660 Adopt a resolution authorizing the Executive Director execute a contract for as-needed environmental consulting services with FCS International, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms](#)
[Resolution - ORED Enviro On-Call - FirstCarbon](#)

- 7.9 2023-661 Adopt a resolution authorizing the Executive Director to execute a contract with Ninyo & Moore Geotechnical & Environmental Sciences Consultants, Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms](#)
[Resolution - ORED Enviro On-Call - Ninyo & Moore](#)

- 7.10 2023-662 Adopt a resolution authorizing the Executive Director to execute a contract with Rincon Consultants, Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms](#)
[Resolution - ORED Enviro On-Call - Rincon](#)

- 7.11 2023-663 Adopt a resolution authorizing the Executive Director to execute a contract with SCA Environmental, Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms](#)
[Resolution - ORED Enviro On-Call - SCA](#)

- 7.12 2023-664 Adopt a resolution authorizing the Executive Director to execute a contract with Terraphase Engineering Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms](#)
[Resolution - ORED Enviro On-Call - Terraphase](#)

- 7.13 2023-694 Adopt a resolution authorizing the Executive Director to execute a contract with Impact Sciences, Inc. for environmental consulting

services with a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms Resolution - ORED Enviro On-Call - Impact Sciences](#)

- 7.14 [2023-696](#) Adopt a resolution authorizing the Executive Director to execute a contract with Orion Environmental Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms Resolution - ORED Enviro On-Call - Orion](#)

- 7.15 [2023-697](#) Adopt a resolution authorizing the Executive Director to execute a contract with Raney Planning & Management, Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

Attachment(s)

[Board Slide - Environmental On-Call Final List of Approved Firms Resolution ORED Enviro On-Call - Raney](#)

- 7.16 [2023-666](#) Adopt a resolution (i) authorizing the Executive Director to execute an amendment to the Services Contract between the Housing Authority of the City of Oakland and HERC Rentals, Inc. increasing the maximum contract amount for the initial term from \$300,000 to \$400,000 and increasing the maximum contract amount for each option term from \$150,000 to \$200,000, increasing the maximum total Contract amount from \$750,000 to \$1,000,000 and (ii) ratifying and approving a payment in the amount of \$29,834.30 during the initial term for equipment rental and related products and services.

Attachment(s)

[Reso 4991 Herc Rentals Inc Contract Approval 08.23.2021 Resolution HERC Contract Increase](#)

- 7.17 [2023-668](#) Adopt a resolution authorizing and approving the Housing Authority of the City of Oakland to provide a loan to Oakland Housing Initiatives, Inc., in the amount of \$1,500,000 to pay for predevelopment costs related to the rehabilitation of Foothill Family Apartments located at 2812 69th Avenue, 6886-6946 Foothill Boulevard, 6968-6982 Foothill Boulevard, and 7011-7015 MacArthur Boulevard, Oakland, CA; and authorizing and approving the Executive Director to execute a loan agreement and related documents with Oakland Housing Initiatives, Inc., memorializing the terms.

Attachment(s)

[Board Memo for Reso 5163 Foothill Family Apartments Rehab 04.24.23](#)

[Reso 5163 Foothill Family Apartments Rehab 04.24.23](#)

[Resolution - Foothill Predev Loan to OHI](#)

[Board Slide - Predev Loan to OHI](#)

8. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

- 8.1 [2023-814](#) Adopt a resolution authorizing the Executive Director to amend the Memorandum of Understanding with Alameda Health Care Services Agency to administer State Housing and Disability Advocacy Program and Housing and Homelessness Incentive Program funding for the Local Housing Support Program and extend the contract term for an additional five years for a total contract term of October 01, 2023 through September 30,2028.

Attachment(s)

[RESO 5100 MOU Alameda County HDAP 09.26.22](#)

[RESO 5168 HDAP Funding 5.22.23](#)

[RESO 5185C HDAP and HHIP MOU 06.26.23](#)

[Resolution HDAP and HHIP MOU - Second Amendment](#)

9. Written Communications Departments' Monthly Report

- 9.1 [2023-597](#) Written Communications Departments' Monthly Report

Attachment(s)

[01 - Family and Community Partnerships](#)

[02 - Leased Housing](#)

[03 - Office of Property Operations](#)

[04 - Capital Improvement](#)

[05 - Office of Real Estate Development](#)

[06 - Asset Management](#)

10. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

- 10.1 [2023-787](#) Executive Director Monthly Report

Attachment(s)

[ED - Report Presentation](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

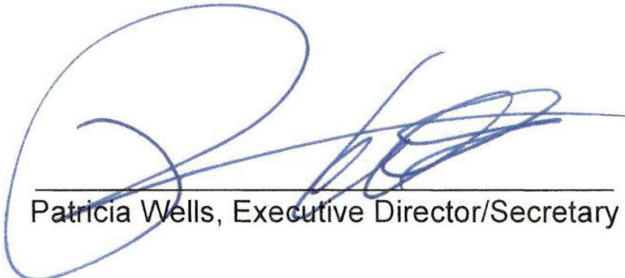
Threat to Public Services or Facilities (Government Code § 54957 (a))

Consultation with:

- Executive Director, Patricia Wells
- Oakland Housing Authority Police Department

- *Chief of Police, Alan Love*
- *Senior Director of Human Resources & Employee Experience, Drew Felder*
- *General Counsel, Jhaila R. Brown,*

14. Adjournment of Closed Session/ Adjournment



Patricia Wells, Executive Director/Secretary



Oakland Housing
Authority

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

[Meetings are recorded and are accessible through our website: www.oakha.org]

Monday, July 24, 2023

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting via Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by zoom, phone and/or by email.

Secretary Wells called the meeting to order at 6:02 P.M.

1. **Pledge of Allegiance**
2. **Roll Call**

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Commissioner who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For "emergency circumstances" the request must be approved by a majority vote of the Board of Commissioners for the emergency circumstance to be used as a justification to participate remotely. All Commissioners meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Commissioner must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals.

Present 6 – Anne Griffith, Gregory Hartwig, Janny Castillo, Barbara Montgomery, Mark Tortorich, and William J. Mayes.

Abstention 1 – Lynette Jung-Lee

3. **Approval of Minutes**

3.1 June 26, 2023, Regular Meeting - Draft Minutes

Commissioner Hartwig moved to approve the minutes of the Annual Meeting of June 26, 2023, which was seconded by Commissioner Mayes. The motion passed by the following vote:

Ayes 7 – Griffith, Hartwig, Castillo, Montgomery, Jung-Lee, Tortorich, Mayes

4. Recognition of people wishing to address the Commission

There were none.

5. Old or Unfinished Business

There was none.

6. Modifications to the Agenda

There was none.

7. New Business

7.1 Presentation to Update the Board of Commissioner on the Oakland Housing Authority's Recruitment, Retention and Current Employee Engagement.

Senior Director Drew Felder presented recruitment challenges and strategies OHA will use to overcome recruitment barriers including incentives, training, and benefits. Senior Director Felder commended the Board for their support and encouraged the Board to offer ideals, best practices, and experience to add to strategies.

Commissioners began discussions regarding employee recognition policies, childcare resignations, leaves, funding, and the impact of "The Great Resignation".

Executive Director Wells noted that the staff benefits are innovative and considered best practices to respond to the changes in the economy pre/post-covid. Benefits include the use of Urban Sitter, Task Human, and other vendors; researching policies around agency recognitions, mentoring and training, and a cost/benefit analysis of benefits, incentives, and resources.

There were no further questions from the Board of Commissioners.

7.2 Adopt a resolution authorizing the Executive Director to enter into a Memorandum of Understanding with the Housing Authority of the City of Alameda, the Alameda County Continuum of Care, and the County of Alameda on behalf of its Alameda County Health Care

Services Agency to administer Stability Vouchers.

Chief Social Impact Officer, Dominica Henderson, presented details about the eighty-one Stability Vouchers that were awarded to the Authority in June of 2023. Ms. Henderson explained that as required by the Department of Housing and Urban Development (Department), the Authority must execute a Memorandum of Understanding with the Continuum of Care/Coordinated Entry partners in Alameda County. As with the Emergency Housing Vouchers, the MOU also includes the Housing Authority of the City of Alameda, to ensure coordination with regional partners and SV administrators. The stability vouchers do not have a sunset date, which provides real housing stability for low-income families.

Having no further questions from the Board, Commissioner Hartwig motioned to approve item 7.2., which was seconded by Commissioner Tortorich. The item passed unanimously by the following vote:

Ayes 7 – Griffith, Hartwig, Castillo, Montgomery, Jung-Lee, Tortorich, and Mayes

8. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

- 8.1 Consideration of a resolution authorizing the Executive Director to continue the Authority's participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium invoice in an amount of \$260,107.

Having no further questions from the Board, Commissioner Jung-Lee motioned to approve item 8.1., which was seconded by Vice Chair Hartwig and Commissioner Tortorich. The item passed unanimously by the following vote:

Ayes 7 – Griffith, Hartwig, Castillo, Montgomery, Jung-Lee, Tortorich, and Mayes

9. Written Communications Departments' Monthly Report

- 9.1 Operational Departments July Monthly Reports

Secretary Wells briefed the Commissioner on the Departmental Monthly Report for the month of June 2023.

10. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

10.1 Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

- Secretary Wells briefed the commission on the following topics:
- Board Retreat
- OHA Landlord Appreciation
- NAHRO at 90 Summer Symposium
- Deputy Secretary Ashley Sheriff
- OHAPD Bike Trip, Lockwood Gardens Block Party, and Oakland A's/Coliseum trip
- National Night Out
- Bulky Waste Block Party

11. Reports of Commission Committees

None to report

12. Announcements by Commissioners

Commissioner Mayes reported back conference highlights and his experience at the NAHRO Summer Symposium

13. Adjournment to Public Session 7:34pm

Commissioner Tortorich motioned to adjourn, which was seconded by Commissioners Mayes and Commissioner Montgomery. The item passed unanimously by the following vote:

Ayes 7 – Griffith, Hartwig, Castillo, Montgomery, Jung-Lee, Tortorich, and Mayes



Oakland Housing Authority

SUBJECT: Draft Minutes for Special Board of Commissioners Meeting - Board Retreat, held on July 8, 2023.

DATE: August 28, 2023

Type: Action

2023-789

Attachments:

[Draft 07 - July 08 2023 BOC Special Meeting Minutes](#)

**HOUSING AUTHORITY
OF THE CITY OF OAKLAND, CALIFORNIA**

Special Meeting Minutes

**Saturday, July 8, 2023, at 9:00 AM
Richard C. Trudeau Training Center
11500 Skyline Blvd
Oakland, CA 94619**

1. Pledge of Allegiance

2. Roll Call

***Present 6** – Anne Griffith (Chair), Janny Castillo, Barbara Montgomery, Lynette Jung-Lee, Mark Tortorich and William J. Mayes.*

***Excused Tardy 1** - Gregory Hartwig (Vice Chair)*

Commissioner Tortorich motioned, which was seconded by Commissioner Castillo. The motion passed by the following vote:

***Ayes 6** – Griffith, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes*

3. Recognition of people wishing to address the Commission

None

4. Modifications to the Agenda

None

5. New Business

5.1 Board Retreat Orientation

Lisa Walker, CEO of the Housing Development Law Institute and Retreat Facilitator, presented the retreat goals and schedule.

Commissioners engaged in a team building activity to become more familiar with each other.

There were no further questions from the Board of Commissioners.

5.2 Presentation and Discussion on Roles, Responsibilities, and Ethics of OHA Board of Commissioners

Lisa Walker, CEO of the Housing Development Law Institute and Jhaila, Brown, Oakland Housing Authority (OHA) General Counsel, briefed Board

of Commissioners on Ethics and Conflicts of Interest.

Discussion included various topics including the roles and responsibilities of Board of Commissioners and Housing Authority/Staff.

There were no further questions from the Board of Commissioners.

5.3 Update on Agency Strategic Planning and current "State of OHA"

Staff presented information to the Board of Commissioners on the Authority's Multi-Year Strategic Goals and the Strategic Framework. Including Housing Vouchers, Development, Moving to Work (MTW) Funding, and the mission of the Oakland Housing Authority.

Discussion amongst the staff and commissioners included a variety of topics including affiliates, program opportunities and third-party developments.

There were no further questions from the Board of Commissioners.

6. Executive Director's Report Regarding Matters of Special Interest to the Commission

6.1 Executive Director's Retreat Reflections.

Executive Director Wells presented the mission and vision of OHA, highlighting the status of the strategic goals of the organization.

There were no further questions from the Board of Commissioners.

7. Announcements by Commissioners

7.1 Retreat Reflections

Board of Commissioners along with retreat facilitators discussed the events of the day and take-aways from the meeting.

There were no further comments from the Board of Commissioners.

8. Adjournment of Public Session


Having no further business to discuss, Commissioner Tortorich motioned to adjourn, which was seconded by Commissioner Mayes. The vote passed unanimously as follows and the meeting adjourned at 3:36pm

Ayes 7 – Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director  ^{DS}

Subject: Presentation of the unaudited Financial Status Report for the twelve month's period ending June 30, 2023

Date: August 28, 2023

This presentation provides supplemental information to the Fiscal Year (FY) 2023 Financial Report, July 1, 2022, through June 30, 2023.

Financial Highlights are as follows.

Statement of Activities: FY-23 Actuals vs Budget

Operating Revenue:

- Public Housing Operating Subsidy is calculated and approved by HUD annually and reconciled quarterly based on actual occupancy per HUD proration calculation.
- The Housing Choice Voucher subsidy received was higher than budgeted due to the regulatory requirement by HUD to reconcile the annual budget authority against annual prorated disbursements to Oakland Housing Authority (OHA). HUD determines the funds needed for disbursement based on the PHA reported HAP expenses on the most recent validated data plus 2% margin. This resulted in an additional disbursement to Oakland Housing Authority (OHA) of \$ 25M.
- Central Office Cost Center (COCC) revenue from affiliates was lower due to the timing of reimbursement settlement from affiliates. The reimbursements will be adjusted for the final close of the fiscal year.

Operating Expenses:

- Actual HAP Expenses paid to landlords slightly lower than budget due lower utilization of vouchers as compared to the total vouchers allocated to OHA. The partnership with the City of Oakland for the Sponsor Based Program remains strong with a goal of maintaining increased enrollments. However, the city had delays in billing due to staffing challenges.

Year End Financial Status Report
Page 2 of 2

- Administrative expenses were down due to 66 staff vacancies and lower operating expenses during the period, which in turn significantly reduced allocated overhead expenses.
- Tenant Services program has large variance on their program services and to better understand the challenges the FCP Dept is conducting site-wide resident surveys to address program challenges as of the end of fiscal year 2023.
- Maintenance and Operations experiencing some challenges in filling vacant positions and purchasing vehicles for staff use.as of year end.
- Utilities usage trending closely with budget
- General expenses closely trend with budget.
- Generally, all other operating expenses were lower than expected due to lower costs resulting from vacant positions.

Overall results show the Authority's operating income (before non-operating expenses) in the 4th quarter with a surplus.

Non-operating (Revenue) Expenses

- Other Postemployment Benefits (OPEB) and employee pension benefits were funded as planned.
- Capital items: (includes development and operating activities)
 - Operating activities are public housing, COCC and administrative building costs and development projects trending below budget due to project schedule delays with vendors.

Attachment: Fiscal Year 2023 4th Quarter Financial Report



Oakland Housing
Authority

Oakland Housing Authority Quarterly Financial Reports

Board of Commissioners Meeting
August xx, 2023



WORKING TOGETHER TO CREATE HEALTHY COMMUNITIES



Oakland Housing Authority

4th Quarter FY 2023

Financial Statements



Statement of Revenues, Expenses, and Changes in Net Position

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)



	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,314	14,491,176	(5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068
INTEREST INCOME AND OTHER					
Miscellaneous Income	2,547,601	5,135,433	(2,587,832)	-50%	2,433,870
Interest Income	4,122,531	91,468	4,031,063	4407%	1,511,398
Total Interest Income and Other	\$ 6,670,132	\$ 5,226,901	\$ 1,443,231	28%	\$ 3,945,268
TOTAL REVENUE	\$ 406,205,966	\$ 369,406,407	\$ 36,799,559	10%	\$ 332,098,336
OPERATING EXPENSES					
Housing Assistance Payments	259,819,829	269,684,535	(9,864,706)	-4%	243,505,098
Administrative	38,596,696	58,547,786	(19,951,090)	-34%	53,106,187
Tenant Services	810,151	3,250,799	(2,440,648)	-75%	935,213
Utilities	1,904,067	2,193,508	(289,441)	-13%	1,742,862
Maintenance and Operations	10,913,463	13,717,508	(2,804,046)	-20%	10,218,800
General Expenses	5,612,667	6,217,798	(605,131)	-10%	5,293,439
Protective Service Expenses	6,450,582	7,931,021	(1,480,439)	-19%	7,493,453
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	(14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	(2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	-	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position Tenant Income & Ops Subsidy-PH

Tenant Income

Operating Subsidy-PH



OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCOC Affiliates Reimbursement	8,868,314	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue					
INTEREST INCOME AND OTHER					
Miscellaneous Income					
Interest Income					
Total Interest Income and Other					
TOTAL REVENUE					
OPERATING EXPENSES					
Housing Assistance Payments					
Administrative					
Tenant Services					
Utilities					
Maintenance and Operations					
General Expenses					
Protective Service Expenses					
TOTAL OPERATING EXPENSES					
NET OPERATING REVENUES (EXP					
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519
Tenant Income & Operating Subsidy					
OHA Managed	\$3,650,532	\$3,330,076	\$3,052,156		
Contract Managed	\$1,492,352	\$1,494,877	\$1,463,841		
Tenant Income	\$5,142,884	\$4,824,953	\$4,515,997		
OHA Managed	\$5,619,305	\$5,292,456	\$6,127,387		
Contract Managed	\$2,507,109	\$2,306,192	\$2,307,501		
Other Mixed Finance Public Housing	\$2,955,406	\$2,642,735	\$3,370,047		
Operating Subsidy-Public Housing	\$11,081,819	\$10,241,383	\$11,804,936		

Statement of Revenues, Expenses, and Changes in Net Position HAP Revenue & HAP Payments

HAP Revenue HAP Payments



OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,314	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068
INTEREST INCOME AND OTHER					
Miscellaneous Income	2,547,601	5,135,433	\$ (2,587,832)	-50%	2,433,870
Interest Income	4,122,531	91,468	\$ 4,031,063	4407%	1,511,398
Total Interest Income and Other	\$ 6,670,132	\$ 5,226,901	\$ 1,443,231	28%	\$ 3,945,268
TOTAL REVENUE	\$ 406,205,966	\$ 369,406,407	\$ 36,799,559	10%	\$ 332,098,336
OPERATING EXPENSES					
Housing Assistance Payments	259,819,829	269,684,535	\$ (9,864,706)	-4%	243,505,098
Administrative	38,596,696	58,547,786	\$ (19,951,090)	-34%	53,106,187
Tenant Services	810,151	3,250,799	\$ (2,440,648)	-75%	935,213
Utilities	1,904,067	2,193,508	\$ (289,441)	-13%	1,742,862
Maintenance and Operations	10,913,463	13,717,508	\$ (2,804,046)	-20%	10,218,800
General Expenses	5,612,667	6,217,798	\$ (605,131)	-10%	5,293,439
Protective Service Expenses	6,450,582	7,931,021	\$ (1,480,439)	-19%	7,493,453
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Leased Housing

Oakland Housing Authority Sources and Uses Report As of June 30, 2023					
<u>REVENUE</u>	<u>FY23 YTD Actual</u>	<u>FY23 YTD Budget</u>	<u>% Change</u>	<u>Last Year YTD Actual</u>	
HAP Subsidy					
MTW Vouchers	315,940,146	277,686,595	14%	260,253,513	
VASH Vouchers	4,774,345	4,659,771	2%	4,554,064	
Sub-Total	320,714,491	282,346,366	14%	264,807,577	
EHV	8,058,578	4,507,992	79%	2,129,450	
SPV-Mainstream	3,944,283	3,168,000	25%	3,085,201	
SPV-Mod Rehab	791,108	891,120	-11%	1,145,056	
SP-PRA/SRA/TRAW	4,953,300	6,047,988	-18%	4,806,492	
Port In HAP	790,831	600,000	32%	819,708	
Sub-Total	18,538,100	15,215,100	22%	11,985,907	
Total HAP Subsidy	339,252,591	297,561,466	14%	276,793,484	
<u>EXPENSES</u>					
HAP (MTW) Expense					
HCV-Oak	242,193,306	246,236,713	-2%	232,328,631	
HCV-Ports	1,484,441	3,841,362	-61%	2,861,557	
FSS	328,901	375,930	-13%	241,726	
MTW Local Programs	4,234,228	9,756,501	-57%	5,466,067	
Owner Incentives	1,113,496	2,516,000	-56%	912,167	
EHV	10,465,458	6,958,029	50%	1,694,950	
Total HAP Expenses	259,819,829	269,684,535	-4%	243,505,098	
Excess Subsidy over HAP Expenses (Surplus/(Deficit))	79,432,762	27,876,931	185%	33,288,386	
Admin Fee Revenue					
HCV Admin Fees	22,811,034	23,280,296	-2%	25,020,148	
EHV Admin Fees	1,585,523	3,040,606	-48%	(252,093)	
Port In Admin Fees	41,451	27,000	54%	42,370	
Total Admin Fee Revenue	24,438,009	26,347,902	-7%	24,810,425	
Net Surplus/(Deficit)	103,870,771	54,224,833	92%	58,098,811	
Total HAP Revenue	363,690,600	323,909,368	12%	301,603,909	

Statement of Revenues, Expenses, and Changes in Net Position Other Operating Grants

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,374	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068
INTEREST INCOME AND OTHER					
Miscellaneous Income					
Interest Income					
Total Interest Income and Other					
TOTAL REVENUE					
OPERATING EXPENSES					
Housing Assistance Payments					
Administrative					
Tenant Services					
Utilities					
Maintenance and Operations					
General Expenses					
Protective Service Expenses					
TOTAL OPERATING EXPENSES					
NET OPERATING REVENUES (EXPENSES)					
	6,450,582	7,931,021	\$ (1,480,439)	-19%	7,493,453
\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051	
\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285	
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Other Operating Grants:

PH-Capital Fund

Other Grants:

Ross Grant

Family Self Sufficiency Program

MIT Program

	FY23 YTD Actual	FY23 YTD Budget	Last Year YTD Actual
Other Operating Grants:			
PH-Capital Fund			
Other Grants:			
Ross Grant	\$73,300	\$163,900	\$72,272
Family Self Sufficiency Program	\$390,575	\$260,383	\$282,270
MIT Program	\$0	\$0	\$49,050
	\$10,752,218	\$10,712,626	\$9,824,634

Statement of Revenues, Expenses, and Changes in Net Position

Miscellaneous & Other Revenue

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,314	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068
INTEREST INCOME AND OTHER					
Miscellaneous Income	2,547,601	5,135,433	\$ (2,587,832)	-50%	2,433,870
Interest Income	4,122,531	91,468	\$ 4,031,063	4407%	1,511,398
Total Interest Income and Other	\$ 6,670,132	\$ 5,226,901	\$ 1,443,231	28%	\$ 3,945,268
TOTAL REVENUE	\$ 406,205,966	\$ 369,406,407	\$ 36,799,559	10%	\$ 332,098,336
OPERATING EXPENSES					
Housing Assistance Payments					
Administrative					
Tenant Services					
Utilities					
Maintenance and Operations					
General Expenses					
Protective Service Expenses					
TOTAL OPERATING EXPENSES					
NET OPERATING REVENUES (EXPENSES)					
Miscellaneous Income					
Fraud Recovery					
Excess Salary Reimbursements Revenue					
Developer fee/Ground Lease/Admin Fee					
Security, Parking, Signage & Misc Fee					
Miscellaneous Income	\$ 263,966	\$ 80,000	\$ 183,966		\$ 91,047
	\$ 380,498	\$ 911,390	\$ (530,892)		\$ 620,729
	\$ 655,933	\$ 3,533,077	\$ (2,877,144)		\$ 9,972
	\$ 1,247,203	\$ 610,966	\$ 636,237		\$ 1,712,123
Miscellaneous Income	\$ 2,547,601	\$ 5,135,433	\$ (2,587,832)		\$ 2,433,870
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position

Administrative Expenses

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCOA Affiliates Reimbursement					
Total Operating Revenue					
INTEREST INCOME AND OTHER					
Miscellaneous Income					
Interest Income					
Total Interest Income and Other					
TOTAL REVENUE					
OPERATING EXPENSES					
Housing Assistance Payments	259,819,829	269,684,535	\$ (9,864,706)	-4%	243,505,098
Administrative	38,596,696	58,547,786	\$ (19,951,090)	-34%	53,106,187
Tenant Services	810,151	3,250,799	\$ (2,440,648)	-75%	935,213
Utilities	1,904,067	2,193,508	\$ (289,441)	-13%	1,742,862
Maintenance and Operations	10,913,463	13,717,508	\$ (2,804,046)	-20%	10,218,800
General Expenses	5,612,667	6,217,798	\$ (605,131)	-10%	5,293,439
Protective Service Expenses	6,450,582	7,931,021	\$ (1,480,439)	-19%	7,493,453
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position

Tenant Services

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Tenant Services:					
Family Comm.					
Partnership					
Public Housing					
Properties					
Salaries & Benefits	\$ 8,847	\$ 170,146	\$ 178,994		\$ 487,349
Operating Expenses	\$ 35,760	\$ 1,932	\$ 37,693		\$ 136,500
Resident Service Expenses	\$ 5,148	\$ 30,004	\$ 35,152		\$ 257,370
Program Services	\$ 367,428	\$ 190,884	\$ 558,312		\$ 2,369,580
	\$ 417,184	\$ 392,967	\$ 810,151		\$ 3,250,799
	\$ 259,819,829	\$ 269,684,535	\$ (9,864,706)	-4%	\$ 243,505,098
Housing Assistance Payments	38,596,696	58,547,786	(19,951,090)	-34%	53,106,187
Administrative	810,151	3,250,799	(2,440,648)	-75%	935,213
Tenant Services	1,904,067	2,193,508	(289,441)	-13%	1,742,862
Utilities	10,913,463	13,717,508	(2,804,046)	-20%	10,218,800
Maintenance and Operations	5,612,667	6,217,798	(605,131)	-10%	5,293,439
General Expenses	6,450,582	7,931,021	(1,480,439)	-19%	7,493,453
Protective Service Expenses	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051
TOTAL OPERATING EXPENSES	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285
NET OPERATING REVENUES (EXPENSES)					
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	(14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	(2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	-	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position Maintenance & Ops | Utilities

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23		FY23		FY23 YTD		% Change		Last Year	
	YTD Actual	YTD Budget	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget		YTD Actual	YTD Actual
Maintenance & Operations:										
Salaries & Benefits	\$ 2,403,758	\$ 3,440,131	\$ 472,562	\$ 7,760,164	\$ 6,316,451	\$ 6,104,715	\$ 6,104,715		\$ 6,104,715	\$ 6,104,715
Operating Exp	\$ 82,964	\$ 28,036	\$ 434	\$ 166,300	\$ 111,434	\$ 137,733	\$ 137,733		\$ 137,733	\$ 137,733
Material Exp	\$ 54,293	\$ 410,510	\$ 76,188	\$ 940,400	\$ 540,992	\$ 568,033	\$ 568,033		\$ 568,033	\$ 568,033
Contract Exp.	\$ 1,086,177	\$ 1,856,153	\$ 1,002,257	\$ 4,850,644	\$ 3,944,586	\$ 3,408,320	\$ 3,408,320		\$ 3,408,320	\$ 3,408,320
Utilities Expense	\$ 3,627,193	\$ 5,734,829	\$ 1,551,441	\$ 13,717,508	\$ 10,913,463	\$ 10,218,800	\$ 10,218,800		\$ 10,218,800	\$ 10,218,800
	\$ 365,909	\$ 957,444	\$ 580,713	\$ 2,193,508	\$ 1,904,067	\$ 1,742,862	\$ 1,742,862		\$ 1,742,862	\$ 1,742,862
OPERATING EXPENSES										
Housing Assistance Payments	259,819,829	269,684,535	\$ (9,864,706)						243,505,098	
Administrative	38,596,696	58,547,786	(19,951,090)						53,106,187	
Tenant Services	810,151	3,250,799	(2,440,648)						935,213	
Utilities	1,904,067	2,193,508	(289,441)						1,742,862	
Maintenance and Operations	10,913,463	13,717,508	(2,804,046)						10,218,800	
General Expenses	5,612,667	6,217,798	(605,131)						5,293,439	
Protective Service Expenses	6,450,582	7,931,021	(1,480,439)						7,493,453	
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)						\$ 322,295,051	
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061						\$ 9,803,285	
NONOPERATING (REVENUES) EXPENSES										
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075						2,585,010	
Capital Outlay	9,200,975	23,447,635	(14,246,660)						3,535,176	
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	(2,598,243)						3,138,032	
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)						\$ 9,258,218	
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888						545,067	
Net Position, Beginning of Period	514,195,519	514,195,519	-						513,650,452	
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888						\$ 514,195,519	

Statement of Revenues, Expenses, and Changes in Net Position

General Expenses

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants					
COCC Affiliates Reimbursement					
Total Operating Revenue					
		FY23	FY23		Last Year
		YTD Actual	YTD Budget		YTD Actual
INTEREST INCOME AND OTHER					
Miscellaneous Income		\$ 925,955	\$ 842,448		\$ 673,246
Interest Income		\$ 1,534,833	\$ 2,066,810		\$ 1,489,205
Total Interest Income and Other		\$ 452,453	\$ 800,539		\$ 602,510
TOTAL REVENUE		\$ 2,699,426	\$ 2,508,000		\$ 2,528,478
		\$ 5,612,667	\$ 6,217,798		\$ 5,293,439
OPERATING EXPENSES					
Housing Assistance Payments	259,819,829	269,684,535	\$ (9,864,706)	-4%	243,505,098
Administrative	38,596,696	58,547,786	\$ (19,951,090)	-34%	53,106,187
Tenant Services	810,151	3,250,799	\$ (2,440,648)	-75%	935,213
Utilities	1,904,067	2,193,508	\$ (289,441)	-13%	1,742,862
Maintenance and Operations	10,913,463	13,717,508	\$ (2,804,046)	-20%	10,218,800
General Expenses	5,612,667	6,217,798	\$ (605,131)	-10%	5,293,439
Protective Service Expenses	6,450,582	7,931,021	\$ (1,480,439)	-19%	7,493,453
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position

Protective Services

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,314	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068
Protective Services		FY23	FY23		Last Year
Salaries & Benefits	\$ 6,017,686	\$ 7,341,621	\$ 6,983,108		6,983,108
Operating Expenses	\$ 432,897	\$ 589,400	\$ 510,345		510,345
	\$ 6,450,582	\$ 7,931,021	\$ 7,493,453		7,493,453
Tenant Services	810,151	3,250,799	\$ (2,440,648)	-75%	935,213
Utilities	1,904,067	2,193,508	\$ (289,441)	-13%	1,742,862
Maintenance and Operations	10,913,463	13,717,508	\$ (2,804,046)	-20%	10,218,800
General Expenses	5,612,667	6,217,798	\$ (605,131)	-10%	5,293,439
Protective Service Expenses	6,450,582	7,931,021	\$ (1,480,439)	-19%	7,493,453
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position

Capital Outlay

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,314	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068

INTEREST INCOME AND OTHER

	FY23		FY23 YTD Variance	% Change	Last Year YTD Actual
	YTD Actual	YTD Budget			
Capital Outlay:					
ORED	\$ 3,371,271	\$ 9,502,015	\$ -		-
Operations(IT/Fin/CCGS/PD/FCP)	\$ 1,644,109	\$ 3,756,719	\$ -		1,449,313
Public Housing	\$ 3,986,604	\$ 7,872,557	\$ -		1,449,395
CID/Facilities	\$ 198,991	\$ 2,316,344	\$ -		636,468
	\$ 9,200,975	\$ 23,447,635	\$ -		3,535,176

NONOPERATING (REVENUES) EXPENSES

Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)	-49%	3,138,032
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -	0%	513,650,452
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position Non-Operating (Revenues)/Expenses

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,314	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068

INTEREST INCOME AND OTHER

	FY23 YTD Actual	FY23 YTD Budget	Last Year YTD Actual
Other Nonoperating expenses			
Pension & Other Postemployment Benefit	\$ 2,443,700	\$ 4,948,439	\$ 3,138,032
Other Non-operating Expenses	\$ 231,978	\$ 325,481	\$ -
	\$ 2,675,677	\$ 5,273,920	\$ 3,138,032
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ 322,295,051
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 9,803,285
NONOPERATING (REVENUES) EXPENSES			
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)
Other Nonoperating (Revenues) Expenses	2,675,677	5,273,920	\$ (2,598,243)
TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888
Net Position, Beginning of Period	514,195,519	514,195,519	\$ -
Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888
			18%
			\$ 514,195,519

Statement of Revenues, Expenses, and Changes in Net Position

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position
For the 12 Months Ended June 30, 2023
(Unaudited)

	FY23 YTD Actual	FY23 YTD Budget	FY23 YTD Variance	% Change	Last Year YTD Actual
OPERATING REVENUE					
Tenant Income	5,142,884	4,824,953	\$ 317,931	7%	4,515,997
Operating Subsidy-Public Housing	11,081,819	10,241,383	\$ 840,436	8%	11,804,936
Housing Assistance Payment Revenues	363,690,600	323,909,368	\$ 39,781,232	12%	301,603,909
Other Operating Grants	10,752,218	10,712,626	\$ 39,592	0%	10,228,226
COCC Affiliates Reimbursement	8,868,314	14,491,176	\$ (5,622,862)	-39%	-
Total Operating Revenue	\$ 399,535,834	\$ 364,179,506	\$ 35,356,329	10%	\$ 328,153,068
INTEREST INCOME AND OTHER					
Miscellaneous Income	2,547,601	5,135,433	\$ (2,587,832)	-50%	2,433,870
Interest Income	4,122,531	91,468	\$ 4,031,063	4407%	1,511,398
Total Interest Income and Other	\$ 6,670,132	\$ 5,226,901	\$ 1,443,231	28%	\$ 3,945,268
TOTAL REVENUE	\$ 406,205,966	\$ 369,406,407	\$ 36,799,559	10%	\$ 332,098,336
OPERATING EXPENSES					
Housing Assistance Payments	259,819,829	269,684,535	\$ (9,864,706)	-4%	243,505,098
Administrative	38,596,696	58,547,786	\$ (19,951,090)	-34%	53,106,187
Tenant Services	810,151	3,250,799	\$ (2,440,648)	-75%	935,213
Utilities	1,904,067	2,193,508	\$ (289,441)	-13%	1,742,862
Maintenance and Operations	10,913,463	13,717,508	\$ (2,804,046)	-20%	10,218,800
General Expenses	5,612,667	6,217,798	\$ (605,131)	-10%	5,293,439
Protective Service Expenses	6,450,582	7,931,021	\$ (1,480,439)	-19%	7,493,453
TOTAL OPERATING EXPENSES	\$ 324,107,454	\$ 361,542,955	\$ (37,435,502)	-10%	\$ 322,295,051
NET OPERATING REVENUES (EXPENSES)	\$ 82,098,513	\$ 7,863,451	\$ 74,235,061	944%	\$ 9,803,285
NONOPERATING (REVENUES) EXPENSES					
Depreciation and Amortization	2,645,541	1,936,466	\$ 709,075	37%	2,585,010
Capital Outlay	9,200,975	23,447,635	\$ (14,246,660)	-61%	3,535,176
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TOTAL NONOPERATING (REVENUES) EXPENSES	\$ 14,522,193	\$ 30,658,021	\$ (16,135,827)	-53%	\$ 9,258,218
Change in Net Position	67,576,319	(22,794,569)	\$ 90,370,888	-396%	545,067
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Net Position, End of Period	\$ 581,771,838	\$ 491,400,950	\$ 90,370,888	18%	\$ 514,195,519



Oakland Housing
Authority

Thank you for your attention.



Family and Community Partnerships FY 2023 Q4 Financial Review

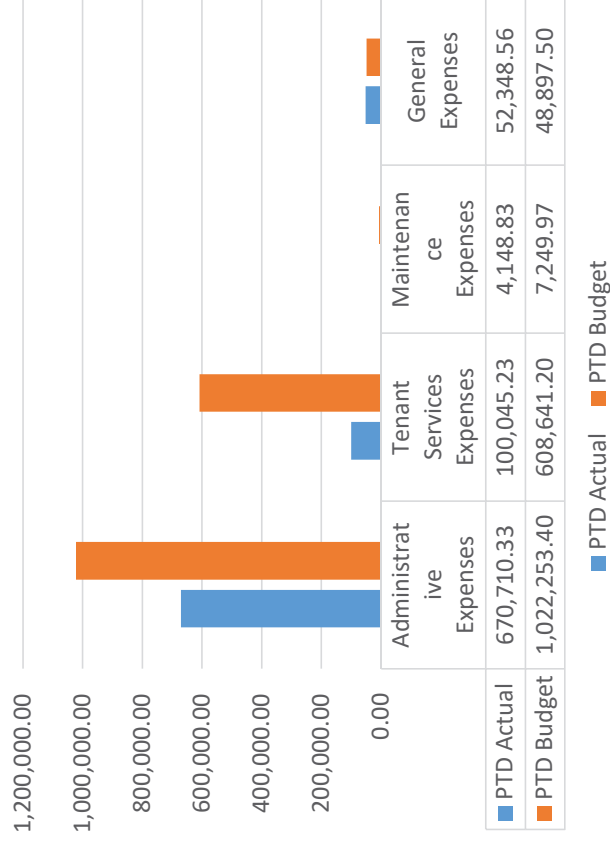
Oakland Housing Authority



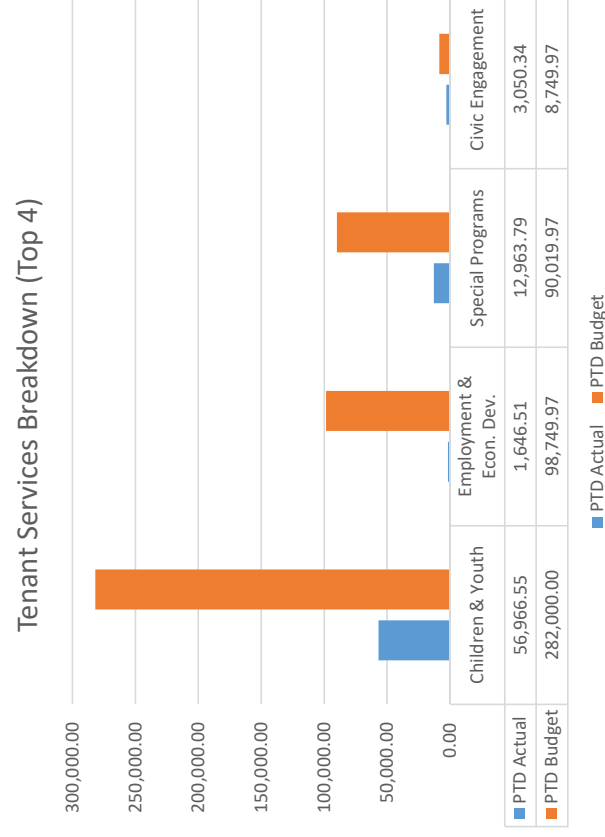
Departmental Level

Overview

FCP Budget Comparison



Tenant Services Breakdown (Top 4)



Narrative

Successes

- 1. On-site events:** Calendared employment readiness workshops and weekly employment recruitment; STEM Sports event at Lockwood Gardens; hosted 31 Promise Plus students at Pump It Up to celebrate perfect attendance; hosted 26 OHA youth at Camp Mendocino; supported Family Literacy Night at Prescott Elementary School; resumed senior on-site Bingo, Art, and Walking Club; began Life Enrichment at Peralta and Lockwood; hosted the Lockwood Gardens block party with 256 in attendance.
- 2. Grants:** Submitted Jobs Plus final work plan and Year 1 budget for Lockwood Gardens; enrolled 36 FSS participants during this period.
- 3. Services:** Continued calendared employment readiness workshops and weekly employment recruitment; continued monthly food pantries; 1 participant became a homeowner (YTD -2); RAB members assembled resident emergency kits for distribution.

Narrative

Challenges

1. Short-staffed – 1 AD, 2 RCSCs and 3 Resident interns
2. RFPs on hold for Children and Youth, Employment, and Mental Health until Resident Assessment surveys are completed in August
3. Light attendance on-site participation continues due to fear of COVID

Look ahead

1. Developing FY24 spending plan per program area
2. Creating program-specific goals and objectives
3. Expanding on-site resident services at Peralta and Lockwood; calendar programming
4. Jobs Plus program start date is 8/1, kick-off event scheduled for 8/31; Resident Assessments scheduled to be completed in August

Executive Summary

4th Quarter Financial Results

During the 4th quarter of FY 2023, FCP continued to expand on-site programming for OHA residents. FCP currently has the following six (6) vacant positions: one (1) Assistant Director, two (2) Resident Community Services Coordinators, and three (3) Resident Interns; all positions were posted for recruitment during this period. Once filled, these six (6) positions will directly affect administrative and tenant services spending. All four (4) Education Ambassador positions were filled this quarter in preparation for the summer lunch program at Peralta and Lockwood. FCP continued the 6-month ramp-up period (February through August 2023) for the Jobs Plus grant and submitted the final work plan and Year 1 budget to HUD. FCP enrolled 36 FSS participants during this period through outreach and regularly scheduled orientations.

Uses of Funds

For Q4 2023, FCP is trending under budget in administrative and tenant services expenses.

Actions to be Taken

FCP will continue to work on financial planning, analysis, and spending for the upcoming fiscal year (2023-2024).

Leased Housing

The Leased Housing Department's goal for Fiscal Year 2023 was to fully maximize its voucher allocation across all voucher programs and MTW local subsidy programs and fully staff all vacant positions.


4th Quarter Financial Results

4th Quarter Financials

Expenses trending
under budget:

- Salaries & Benefits
- Staff Training
- MTW Local Programs
- Incentives

Leased Housing Expenses



Expenses	Variance	Reason
Salaries & Benefits	17%	16 vacant positions
Staff Training	88%	Low use
MTW Local Programs – Sponsor-based & Building Bridges	51%	City staffing challenges
Incentives- Re Rent & Apartment Repair	72%	Limited Marketing

Executive Summary

Staffing Issues

- **Challenge-** Staff vacancies – 16 positions and low staff training
- **Action to be taken-**Complete recruitments, fill vacancies, and launch staff training activities
- **Look ahead-** Filling vacancies will support the work of all traditional and non-traditional program operations administered by Leased Housing. Launching staff training, promoting work-life balance supports, and dashboarding metrics for leadership and staff to review will help track and ultimately increase productivity.

Voucher Utilization

- **Challenge** – Low utilization for VASH and lower than optimal utilization for MTW vouchers
- **Action to be taken** –Reallocate VASH vouchers to regional partners, open HCV waitlist in 2024, identify and use tools from Finance to track voucher program performance
- **Look ahead** – Reach 90.5% utilization for our MTW voucher program by utilizing incentives, like security deposits, and fostering greater partnerships with FCP and OPO.

Outreach Strategies

- **Challenges** – A low percentage of our current Owners and Participants are aware of the great incentives offered.
- **Action to be taken**- Implement marketing and outreach strategies in FY 2024 to increase Owners’ and Participants’ use of incentives. This will align with hiring our vacant positions.
- **Look ahead** – Ensure the incentive/outreach material is always updated and advertised on our website, OHA portals, and in every operations office. Send out quarterly newsletters and host informational sessions for our Owners and Participants.

Procurement

- **Challenges** – Delays in publication of solicitations and inconsistencies in contracts for vendor and consultant services.
- **Action to be taken** – Required procurement training for Leased Housing leadership team members. Issue solicitations for local program activities after completion of the program evaluation to ensure the scope of work aligns with recommended best practices.
- **Look ahead**- Ensure procurement is in alignment with HUD regulations. Publish solicitations for program vendors in winter 2023-2024.

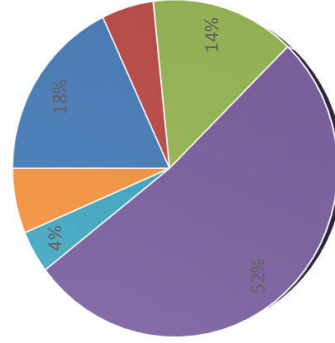
Executive Summary

Adel Court

	ph_3ac			ph_ac			ph_3ac^ph_ac		
	PTD Actual	PTD Budget	PTD Last Year	PTD Actual	PTD Budget	PTD Last Year	PTD Actual	PTD Budget	PTD Last Year
Total Rental Income									
Total Rental Income	130,573	128,154	125,174	-	-	-	130,573	128,154	125,174
Total Other Tenant Income	3,387	2,384	2,868	-	-	-	3,387	2,384	2,868
NET TENANT INCOME	133,960	130,538	128,042	-	-	-	133,960	130,538	128,042
TOTAL GRANT INCOME	-	-	-	607,690	593,097	-	607,690	593,097	-
TOTAL OTHER INCOME	-	-	-	-	-	-	-	-	-
TOTAL INCOME	133,960	130,538	128,042	607,690	593,097	-	741,650	723,635	128,042

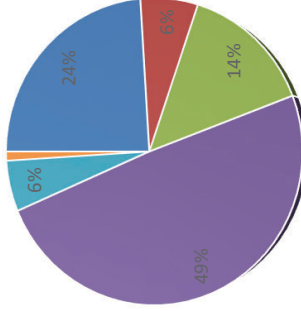
TOTAL ADMINISTRATIVE EXPENSES	28,310	41,994	31,459	26,852	30,636	21,465	55,162	72,630	52,924
TOTAL TENANT SERVICES EXPENSES	15,881	18,845	10,470	-	-	-	15,881	18,845	10,470
TOTAL UTILITY EXPENSES	43,066	42,381	42,996	-	-	-	43,066	42,381	42,996
TOTAL MAINTENANCE EXPENSES	153,547	145,153	130,591	3,907	3,564	3,330	157,454	148,717	133,921
TOTAL GENERAL EXPENSES	3,098	7,997	6,998	9,530	8,728	8,393	12,628	16,725	15,391
TOTAL PROTECTIVE SERVICES EXPENSES	19,591	3,000	2,345	-	-	-	19,591	3,000	2,345
TOTAL OPERATING EXPENSES	263,493	259,370	224,859	40,289	42,928	33,188	303,782	302,298	258,047
NET OPERATING INCOME	(129,533)	(128,832)	(96,817)	567,401	550,169	(33,188)	437,868	421,337	(130,005)
TOTAL NON-OPERATING ITEMS	7,602	-	7,953	559,055	711,879	(198,017)	566,657	711,879	(190,064)
NET INCOME	(137,134)	(128,832)	(104,769)	8,346	(161,710)	164,830	(128,788)	(290,542)	60,061

FY2023 Actual Expenses

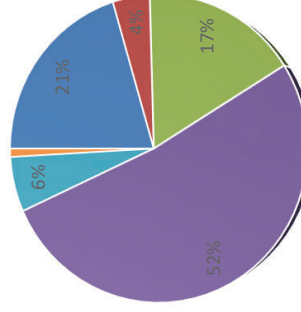


- ADMINISTRATIVE
- UTILITY
- GENERAL
- TENANT SERVICES
- MAINTENANCE
- PROTECTIVE SERVICES

FY2023 Budgeted Expenses



FY2022 Actual Expenses



- ADMINISTRATIVE
- UTILITY
- GENERAL
- TENANT SERVICES
- MAINTENANCE
- PROTECTIVE SERVICES

	Actual	Budget	Last Year
Total Operating Expenses PUPM	\$ 3,375	\$ 3,359	\$ 2,867
Total Expenses PUPM	\$ 9,672	\$ 11,269	\$ 755
Total Operating Expenses PUPY	\$ 40,504	\$ 40,306	\$ 34,406
Total Expenses PUPY	\$ 116,058	\$ 135,224	\$ 9,064

Campbell Village

	ph_3cv		
	PTD Actual	PTD Budget	PTD Last Year
Total Rental Income			
Total Rental Income	637,637	637,000	569,175
Total Other Tenant Income	3,829	1,200	1,435
NET TENANT INCOME	641,466	638,200	570,610
TOTAL GRANT INCOME	-	-	-
TOTAL OTHER INCOME	98,253	130,000	89,649
TOTAL INCOME	739,718	768,200	660,259

	ph_cv		
	PTD Actual	PTD Budget	PTD Last Year
	-	-	-
	-	-	-
	1,718,361	1,635,359	-
	-	-	15,170
TOTAL	1,718,361	1,635,359	15,170

	ph_3cv^ph_cv		
	PTD Actual	PTD Budget	PTD Last Year
	637,637	637,000	569,175
	3,829	1,200	1,435
	641,466	638,200	570,610
	1,718,361	1,635,359	-
	98,253	130,000	104,819
TOTAL	2,458,079	2,403,559	675,429

TOTAL ADMINISTRATIVE EXPENSES	309,401	322,611	298,280
TOTAL TENANT SERVICES EXPENSES	118,804	214,684	100,483
TOTAL UTILITY EXPENSES	153,888	209,440	173,422
TOTAL MAINTENANCE EXPENSES	602,951	526,769	500,817
TOTAL GENERAL EXPENSES	37,321	57,574	44,941
TOTAL OPERATING EXPENSES	1,222,365	1,331,078	1,117,943

	120,825	125,180	(10,371)
	-	-	-
	-	-	-
	36,075	18,295	17,094
	45,357	184,322	64,065
TOTAL	202,257	327,797	70,788

	430,226	447,791	287,909
	118,804	214,684	100,483
	153,888	209,440	173,422
	639,026	545,064	517,911
	82,678	241,896	109,006
TOTAL	1,424,622	1,658,875	1,188,731

NET OPERATING INCOME	(482,647)	(562,878)	(457,684)
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	1,516,104	1,307,562	(55,618)
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	1,033,457	744,684	(513,302)
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TOTAL NON-OPERATING ITEMS	24,615	-	21,901
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	1,214,260	1,512,285	(1,357,030)
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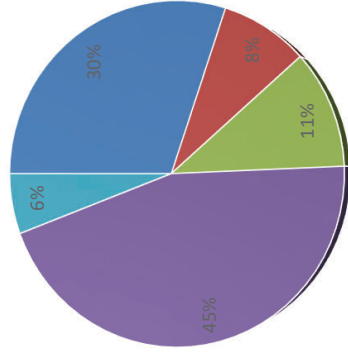
	1,238,875	1,512,285	(1,335,129)
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NET INCOME	(507,260)	(562,878)	(479,584)
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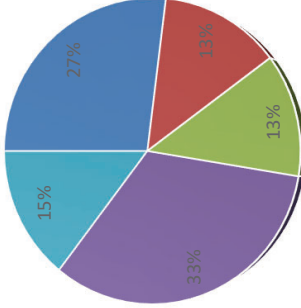
	301,844	(204,724)	1,301,411
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	(205,416)	(767,602)	821,827
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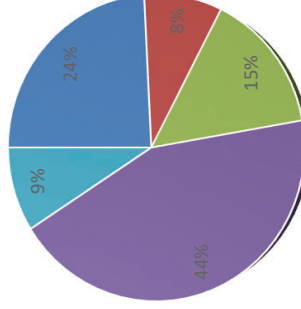
FY2023 Actual Expenses



FY2023 Budgeted Expenses



FY2022 Actual Expenses



- ADMINISTRATIVE
- MAINTENANCE
- TENANT SERVICES
- UTILITY
- GENERAL

	Actual	Budget	Last Year
Total Operating Expenses PUPM	\$ 3,084	\$ 3,591	\$ 2,573
Total Expenses PUPM	\$ 5,765	\$ 6,864	\$ (317)
Total Operating Expenses PUPY	\$ 37,003	\$ 43,088	\$ 30,876
Total Expenses PUPY	\$ 69,182	\$ 82,368	\$ (3,803)

Harrison Towers

	ph_3ht			ph_ht			ph_3ht^ph_ht		
	PTD Actual	Budget	PTD Last Year	PTD Actual	Budget	PTD Last Year	PTD Actual	Budget	PTD Last Year
Total Rental Income	315,805	335,744	381,682	-	-	-	315,805	335,744	381,682
Total Rental Income	3,484	2,665	3,058	-	-	-	3,484	2,665	3,058
NET TENANT INCOME	319,289	338,409	384,740	-	-	-	319,289	338,409	384,740
TOTAL GRANT INCOME	-	-	-	843,834	787,215	-	843,834	787,215	-
TOTAL OTHER INCOME	-	-	-	-	-	-	-	-	-
TOTAL INCOME	319,289	338,409	384,740	843,834	787,215	-	1,163,123	1,125,624	384,740

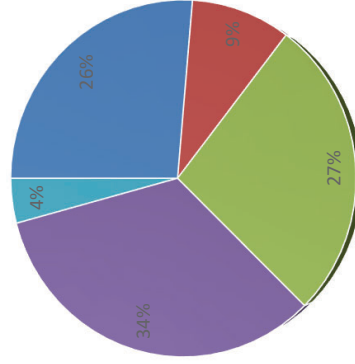
TOTAL ADMINISTRATIVE EXPENSES	187,374	249,699	238,860	80,394	81,810	1,544	267,768	331,509	240,404
TOTAL TENANT SERVICES EXPENSES	93,435	90,242	81,446	-	-	-	93,435	90,242	81,446
TOTAL UTILITY EXPENSES	270,598	180,200	223,173	-	-	-	270,598	180,200	223,173
TOTAL MAINTENANCE EXPENSES	329,097	335,201	220,721	11,706	11,999	11,211	340,803	347,200	231,932
TOTAL GENERAL EXPENSES	14,367	30,608	28,709	28,241	12,882	17,035	42,608	43,490	45,744
TOTAL OPERATING EXPENSES	894,871	885,950	792,909	120,341	106,691	29,790	1,015,212	992,641	822,699

NET OPERATING INCOME	(575,582)	(547,541)	(408,169)	723,493	680,524	(29,790)	147,911	132,983	(437,959)
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TOTAL NON-OPERATING ITEMS	3,648	-	1,377	947,666	886,096	(853,836)	951,314	886,096	(852,459)
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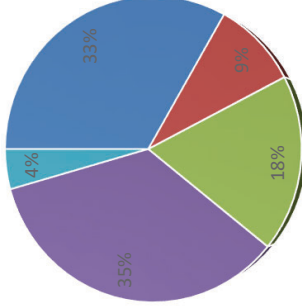
NET INCOME	(579,229)	(547,541)	(409,545)	(224,173)	(205,572)	824,047	(803,402)	(753,113)	414,502
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FY2023 Actual Expenses

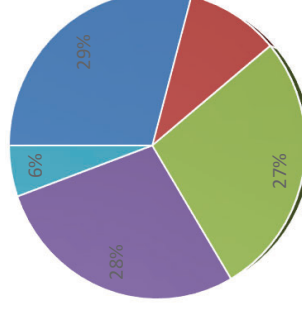


- ADMINISTRATIVE
- MAINTENANCE
- TENANT SERVICES
- GENERAL
- UTILITY

FY2023 Budgeted Expenses



FY2022 Actual Expenses



	Actual	Budget	Last Year
Total Operating Expenses PUPM	\$ 3,384	\$ 3,309	\$ 2,742
Total Expenses PUPM	\$ 6,555	\$ 6,262	\$ (99)
Total Operating Expenses PUPY	\$ 40,608	\$ 39,706	\$ 32,908
Total Expenses PUPY	\$ 78,661	\$ 75,149	\$ (1,190)

Palo Vista Gardens

	ph_3pvg			PTD Last Year
	Actual	Budget	PTD	
Total Rental Income				
Total Rental Income	396,013	385,676		379,899
Total Other Tenant Income	1,625	2,054		550
NET TENANT INCOME	397,638	387,730		380,449
TOTAL GRANT INCOME	-	-	-	-
TOTAL OTHER INCOME	-	-	-	-
TOTAL INCOME	397,638	387,730		380,449

	ph_pvg			PTD Last Year
	Actual	Budget	PTD	
82,200	92,088	36,454		
10,690	11,880	11,570		
19,295	26,719	19,198		
-	-	-		
112,185	130,687	67,222		
780,066	714,862	(67,222)		
1,027,068	1,056,134	(843,021)		
(247,002)	(341,272)	775,799		

	ph_3pvg^ph_pvg			PTD Last Year
	Actual	Budget	PTD	
294,050	322,202	261,982		
72,226	108,425	72,382		
112,967	102,250	101,055		
412,231	425,941	344,624		
32,067	67,289	49,216		
564	3,000	1,218		
924,105	1,029,107	830,477		
365,784	204,172	(450,028)		
1,033,561	1,056,134	(836,979)		
(667,777)	(851,962)	386,951		

TOTAL ADMINISTRATIVE EXPENSES	211,850	230,114	225,528
TOTAL TENANT SERVICES EXPENSES	72,226	108,425	72,382
TOTAL UTILITY EXPENSES	112,967	102,250	101,055
TOTAL MAINTENANCE EXPENSES	401,541	414,061	333,054
TOTAL GENERAL EXPENSES	12,772	40,570	30,018
TOTAL PROTECTIVE SERVICES EXPENSES	564	3,000	1,218
TOTAL OPERATING EXPENSES	811,920	898,420	763,255

NET OPERATING INCOME	(414,282)	(510,690)	(382,806)
TOTAL NON-OPERATING ITEMS	6,493	-	6,042
NET INCOME	(420,775)	(510,690)	(388,848)

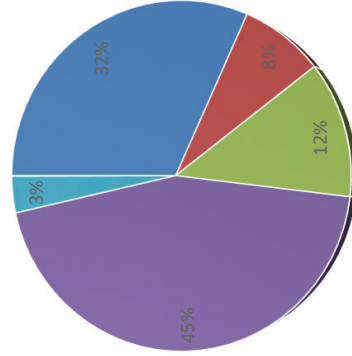
TOTAL ADMINISTRATIVE EXPENSES	82,200	92,088	36,454
TOTAL TENANT SERVICES EXPENSES	-	-	-
TOTAL UTILITY EXPENSES	-	-	-
TOTAL MAINTENANCE EXPENSES	10,690	11,880	11,570
TOTAL GENERAL EXPENSES	19,295	26,719	19,198
TOTAL PROTECTIVE SERVICES EXPENSES	-	-	-
112,185	130,687	67,222	

NET OPERATING INCOME	714,862	(67,222)
TOTAL NON-OPERATING ITEMS	1,056,134	(843,021)
NET INCOME	(341,272)	775,799

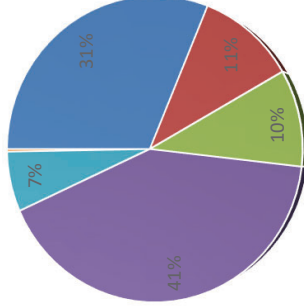
TOTAL ADMINISTRATIVE EXPENSES	294,050	322,202	261,982
TOTAL TENANT SERVICES EXPENSES	72,226	108,425	72,382
TOTAL UTILITY EXPENSES	112,967	102,250	101,055
TOTAL MAINTENANCE EXPENSES	412,231	425,941	344,624
TOTAL GENERAL EXPENSES	32,067	67,289	49,216
TOTAL PROTECTIVE SERVICES EXPENSES	564	3,000	1,218
924,105	1,029,107	830,477	

NET OPERATING INCOME	204,172	(450,028)
TOTAL NON-OPERATING ITEMS	1,056,134	(836,979)
NET INCOME	(851,962)	386,951

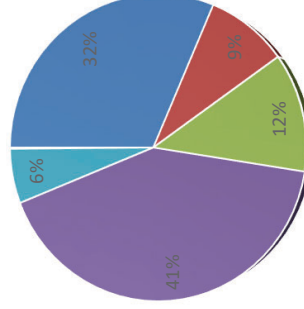
FY2023 Actual Expenses



FY2023 Budgeted Expenses



FY2022 Actual Expenses



- ADMINISTRATIVE
- MAINTENANCE
- TENANT SERVICES
- UTILITY
- GENERAL

	Actual	Budget	Last Year
Total Operating Expenses PUPM	\$ 3,050	\$ 3,396	\$ 2,741
Total Expenses PUPM	\$ 6,461	\$ 6,882	\$ (21)
Total Operating Expenses PUPY	\$ 36,598	\$ 40,757	\$ 32,890
Total Expenses PUPY	\$ 77,531	\$ 82,584	\$ (258)



Oakland Housing Authority

TO: Board of Commissioners

FROM: Patricia Wells, Executive Director 

SUBJECT: Adopt a resolution authorizing the Oakland Housing Authority Police Department Communications Center to seek and obtain certification from the State of California’s Commission on Peace Officers Standards and Training (POST).

DATE: August 28, 2023

Type: Action

2023-607

RECOMMENDATION

Authorizing the Oakland Housing Authority Police Department Communications Center to seek and obtain certification from the State of California’s Commission on Peace Officers Standards and Training (POST).

FISCAL IMPACTS/CONSIDERATION

POST certification allows the certified agency to seek reimbursement in multiple areas such as backfill, subsistence, travel, and tuition through the State of California for approved training.

BACKGROUND

The Oakland Housing Authority Police Department Communications Unit was established in January 2000, staffed with three dispatchers. Since then, the Communications Center has continued to take on responsibilities and provide higher service levels to the Authority.

Annually, the Communication Center handles approximately 23,700 incidents, and 14,600 phone calls for the Oakland Housing Authority. The Communications Center also acts as the central location for the Property Management Camera System, allowing for virtual checks of the public areas of many Authority-owned properties.

The Oakland Housing Authority Police Department Communications Center received accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA) in 2017 and received reaccreditation in 2021. The Public Safety Communications Accreditation Program provides a process to review and internally assess its operations and procedures systemically. A CALEA Assessor verifies the review process to ensure compliance and add transparency. Accreditation requires the organization to collect and analyze important

data to make sound operational and administrative business decisions and create leadership and practitioner accountability.

CALEA Accreditation focuses on quality assurance, interoperability, emerging technologies, risk analysis, asset security, resources access, contemporary training, and other operational functions. Of the 608 communications centers in California, only four are currently CALEA Accredited.

ANALYSIS

In addition to CALEA Accreditation, the Oakland Housing Authority Police Department Communications Unit seeks certification from the State of California Peace Officers Standards and Training (POST). The Oakland Housing Authority Police Department (OHAPD) has been POST Certified since 1998.

In 1959, the State of California legislature established POST to set minimum selection and training standards for California Law Enforcement. The POST organization functions under the direction of an Executive Director appointed by the Commission. Participation is voluntary, and there is no cost to join. Participating agencies agree to comply with and adhere to minimum selection and training standards and all Commission Regulations.

POST benefits include, but are not limited to, job-related assessment tools, development of new training courses, availability of guidelines and publications, litigation assistance, an assigned Regional Consultant, and eligibility to attend POST-offered training.

POST Certification is required for Oakland Housing Authority Police Department Communications Center to seek and receive aid through the Commission. The assistance comes in the form of reimbursement for training. POST Certification requires the agency to establish and adhere to minimum standards related to the recruitment and training of dispatchers. The Commission requires 24 hours of Continued Professional Training every two years. POST certification also allows Dispatchers to obtain Basic, Intermediate, and Advanced Certificates based on experience and relevant training.

The recruitment/background standards are adopted by the Commission and audited annually. It is and has been the practice of the Oakland Housing Authority Police Department Communications Unit to adhere to the POST standards for recruitment/backgrounds.

APPLICABLE CALIFORNIA LAW

1. California Penal Code 13522
2. California Penal Code 13510(c)
3. California Peace Officer Standards and Training Commission Regulation 1005 (d)(1)

ACTION REQUESTED

Staff recommends that the Board of Commissioners adopt a resolution authorizing the Oakland Housing Authority Police Department Communications Center to seek and obtain certification from the State of California's Commission on Peace Officers Standards and Training (POST).

Attachments:

POST Certification for Communications

Resolution for OHAPD Communications Unit to obtain POST Certification



Oakland Housing Authority Police Department Communications Unit



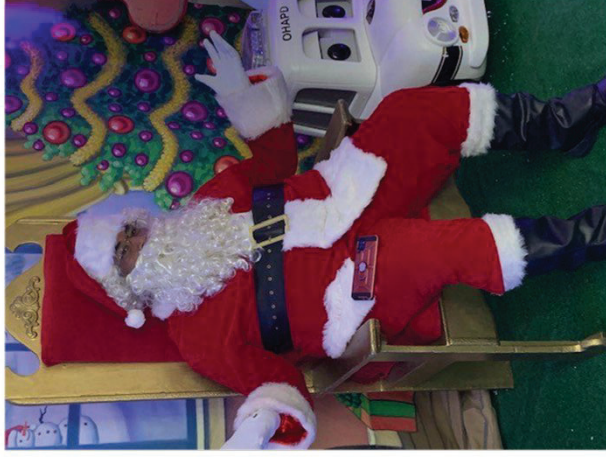
Staff



Coffee with a Cop



East Egg Hunt



Winter Wonderland



C A L E A

PURPOSE

Oakland Housing Authority Police Department Communications Center is seeking authorization to see and obtain certification from the State of California’s Commission on Peace Officers Standards and Training (POST).



BACKGROUND

- Communications Unit was established in 2000 – three (3) Dispatchers
- Handles approximately 23,700 Incidents and 14,600 telephone calls
- Receives calls from service by telephone, radio, Tip411, Shotspotter activations, and outside agency referrals (OPD).
- CALEA Accredited since 2017
 - 1 of 608 Communications Centers accredited in the State of California
- Current Staffing (FY 2024)
 - 1 Communications Manager
 - 1 Dispatch Supervisor
 - 2 Police Service Aide Leads
 - 7 Police Service Aides



POST Certification

- POST was established in 1959 to set minimum selection and training standards.
- POST agencies agree to adhere to standards and regulations
 - Training
 - Selection and Hiring (background)
- Minimum of 24 Hours of Continued Professional Training every two years



POST CERTIFICATION

- Access to:
 - Job-Related Assessment Tools
 - Training Courses (online and in person)
 - Published Guidelines
 - Litigation Assistance
 - Regional Consultant
 - Financial Reimbursement opportunities



ACTION ITEM

Staff recommends that the Board of Commissioners adopt a resolution authorizing the Oakland Housing Authority Police Department Communications Center to seek and obtain certification from the State of California's Commission on Peace Officers Standards and Training (POST).



Questions?



**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner

Seconded by Commissioner

And approved by the following vote:

AYES:

NAYS

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE OAKLAND HOUSING AUTHORITY POLICE
DEPARTMENT COMMUNICATIONS CENTER TO SEEK AND OBTAIN
CERTIFICATION FROM THE STATE OF CALIFORNIA'S COMMISSION ON PEACE
OFFICERS STANDARDS AND TRAINING (POST).**

WHEREAS, the Oakland Housing Authority Police Department Communications Unit seeks certification by the California Peace Officers Standards and Training.

WHEREAS, the Oakland Housing Authority Police Department Communications Unit is the primary Communications and Dispatch Center for the Oakland Housing Authority Police Department; and

WHEREAS, the Oakland Housing Authority Police Department Communications Unit serves the residents and staff of the City of Oakland Housing Authority; and

WHEREAS, the Oakland Housing Authority Police Department Communications Unit is accredited through the Commission on Law Enforcement Accreditation; and

WHEREAS, the Oakland Housing Authority Police Department Communications Unit declares that it desires to qualify to receive aid from the State of California under the provisions of Section 13522, Chapter 1 of Title 4, Part 4 of the California Penal Code; and

WHEREAS, the Oakland Housing Authority Police Department Communications Unit declares that it accepts the requirements of Section 13510 (c), Chapter 1, of Title 4, Part 4 of the California Penal Code; and

WHEREAS the Oakland Housing Authority Police Department Communications Unit will adhere to the standards for recruitment and training established by the Commission on Peace Officer Standards and Training (POST) for Public Safety Dispatchers; and

WHEREAS, the Oakland Housing Authority Police Department Communications Unit will adhere to the requirements of Section 13512, Chapter 1 of Title 4, Part 4; and

WHEREAS the Oakland Housing Authority Police Department Communications Unit recognizes the Commission and its representatives may make such inquiries as deemed appropriate by the Commission to ascertain that the Oakland Housing Authority Communications Unit public safety dispatcher personnel adhere to the standards for selection and training established by the Commission on Peace Officer Standards and Training; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners authorizes the Oakland Housing Authority Police Department Communications Center to seek and obtain certification from the State of California's Commission on Police Officers Standards and Training; and

THAT, the Executive Director is authorized to take all steps necessary to implement this resolution.

I certify that the foregoing resolution is a full, true, and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 29, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

TO: Board of Commissioners

FROM: Patricia Wells ^{DS} PW

SUBJECT: Adopt a resolution authorizing the Executive Director to reallocate 16 Veterans Affairs Supportive Housing vouchers to the Housing Authority of the City of Alameda

DATE: August 28, 2023

Type: Action

2023-657

RECOMMENDATION

Staff recommends adoption of a resolution authorizing the Executive Director to reallocate 16 Veteran Affairs Supportive Housing (VASH) vouchers to the Housing Authority of the City of Alameda, CA-062 (AHA) and to take all steps necessary to implement this action.

FISCAL IMPACTS/CONSIDERATION

VASH grant income is recorded in budget line item 3410-01-000, HCV Subsidy. The value of 16 VASH vouchers and administrative fee is equivalent to approximately \$365,000 per year in funding. However, since the Authority did not lease the vouchers it never received these funds. This action would reduce the Authority's VASH budget authority by the equivalent of 16 vouchers.

BACKGROUND

The Veterans Affairs Supportive Housing (VASH) program is a special purpose component of the Housing Choice Voucher Program managed by the Department of Housing and Urban Development (Department). VASH vouchers are not included in the Authority's Moving to Work allocation. In partnership with the Department of Veterans Affairs (VA), who provides clinical services and case management to veterans at the VA medical center (VAMC), the Authority uses VASH funding to issue and administer housing assistance to eligible veterans. The VA refers applicants who must participate in case management services provided by the VA staff and contractors. The Authority subsequently performs eligibility, supports housing search, conducts inspections, and provides monthly rent subsidy to the property owners on behalf of the veterans.

On April 10, 2023, the Department published Notice PIH 2023-09 2023 Mid-Year Registration of Interest for HUD-VASH Vouchers. The Authority did not submit an interest letter for this

round of VASH vouchers since staff continues work to lease the unleased vouchers from previous allocations. However, the Housing Authority of the City of Alameda (AHA) did submit a response to the notice to register interest, but the Department declined to fund their request citing the number of vouchers that remain unleased in jurisdictions throughout Alameda County. Oakland is one of those jurisdictions.

ANALYSIS

Historically the Authority's leasing and committed rate for VASH vouchers has hovered at or below 300 and never reached the full 100 percent utilization level. Currently, the Authority has a 526 voucher VASH allocation. Of the total number of VASH vouchers allocated to the Authority, only 264 vouchers were leased as of July 2023 and 45 were awarded to three different project-based voucher (PBV) projects that are in the development pipeline. Because the program relies on referrals from the San Francisco VA, utilization levels largely hinge on 1) the VA having adequate staffing levels to make referrals and support the veterans during and after their housing searches and 2) the availability of eligible veterans who want to lease apartments in Oakland.

Status	Number of Vouchers
Leased	264
Unleased and PBV Awarded/Committed	45
Unleased	217
Total Allocation (Vouchers Leased and Unleased)	526
Proposed Reallocation to AHA	16
Grand Total	510

To counter this challenge and given the VAMC's and the Authority's commitment to ending veteran homelessness in Alameda County, staff from the VA recently approached the Authority with a request to reallocate 16 vouchers to AHA. Based on reports from the VAMC, veteran referrals regularly prioritize living in the City of Alameda over other parts of Alameda County, including Oakland. AHA's VASH leasing exceeds 100 percent, AHA has projects in the pipeline awaiting PBV allocations, and there are tenant-based voucher referrals in line to move to that jurisdiction.

While returning vouchers is an unconventional solution, the Department does have a process for the Authority to permanently move all or a portion of its allocation to another housing authority in order to support leasing. Last year, the Department published Notice PIH 2022-25, which explains the voluntary reallocation or recapture of VASH vouchers. In compliance with the notice, the Authority must have a common VAMC with the housing authority to wish it wishes to reallocate VASH vouchers. In this case, AHA shares the same VAMC and supports reallocation of the 16 vouchers to its jurisdiction. The Authority also must submit the request before October 1 for an effective date of January 1, 2024. Upon approval, the Authority would relinquish the vouchers to AHA and will need to register its interest with the Department for any new voucher allocations to bring the total back to 526 or higher.

ACTION REQUESTED

Adopt a resolution authorizing the Executive Director to reallocate 16 Veterans Affairs Supportive Housing vouchers to the Housing Authority of the City of Alameda (CA-062).

Attachments:

[Resolution VASH Voucher Reallocation to AHA](#)

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner

Seconded by Commissioner

And approved by the following vote:

AYES:

NAYS

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REALLOCATE
VETERANS AFFAIRS SUPPORTIVE HOUSING VOUCHERS TO THE HOUSING
AUTHORITY OF THE CITY OF ALAMEDA**

WHEREAS, the Veterans Affairs Supportive Housing (VASH) program is a special purpose component of the Housing Choice Voucher Program managed by the Department of Housing and Urban Development (Department); and

WHEREAS, the Authority has a 526 voucher VASH allocation; and

WHEREAS, of the total number of VASH vouchers allocated to the Authority, only 263 vouchers were leased as of June 2023 and 45 were awarded to three different project-based voucher (PBV) projects that are in the development pipeline; and

WHEREAS, staff from the San Francisco Veterans Administration recently approached the Authority with a request to reallocate 16 vouchers to the Housing Authority of the City of Alameda (AHA); and

WHEREAS, AHA's administers a VASH program whose leasing exceeds 100 percent, AHA has projects in the pipeline awaiting PBV allocations, and there are tenant-based voucher referrals in line to move to that jurisdiction; and

WHEREAS, Notice PIH 2022-25, explains the voluntary reallocation or recapture of VASH vouchers; and

WHEREAS, in compliance with the notice, the Authority must have a common VAMC with the housing authority to wish it wishes to reallocate VASH vouchers; and

WHEREAS, AHA shares the same VA medical center and supports reallocation of the 16 vouchers to its jurisdiction; and

WHEREAS, the Authority also must submit the request before October 1 for an effective date of January 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorizes the Executive Director to reallocate 16 Veterans Affairs Supportive Housing vouchers to the Housing Authority of the City of Alameda; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on August 28, 2023.

Patricia Wells, Executive Director/Secretary

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUBJECT: Adopt a resolution Authorizing a Commitment of \$10,000,000 in Moving to Work (MTW) Funds for Predevelopment and/or Construction and Permanent Financing to Eden Housing Inc. and the Black Cultural Zone Community Development Corporation, or a to be formed partnership, to Finance a Portion of the Development Costs for the 77th & Bancroft project to be located at 2500 76th Avenue, Subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) Approval

DATE: August 28, 2023

Type: Action

2023-845

RECOMMENDATION

This action makes a conditional commitment of \$10,000,000 of MTW funds to provide predevelopment and/or construction and permanent financing to Eden Housing Inc. and Black Cultural Zone Community Development Corporation, or a to be formed partnership, to finance a portion of the development costs for the proposed 77th & Bancroft project to be located at 2500 76th Avenue.

FISCAL IMPACTS/CONSIDERATION

The Fiscal Year (“FY”) 2023-2024 approved CAHI budget includes \$1,500,000 in budget line-item number 5510-00-000 Capital Outlay. It is not anticipated that the full \$10,000,000 loan amount will be funded during FY 2023-2024. It is anticipated that additional allocations will be included in the OHA budget in future years.

BACKGROUND

California Affordable Housing Initiatives, Inc. (“CAHI”), is a nonprofit affiliate of the Oakland Housing Authority (“Authority”). CAHI owns the vacant 0.66-acre parcel located on Bancroft Avenue between 76th Avenue and 77th Avenue in East Oakland, also known as Assessor’s Parcel No. 40-3339-6-2 (77th & Bancroft). The 77th & Bancroft site was formerly the site of the “Greenside” Public Housing development and owned by the Authority. The Authority transferred the 77th & Bancroft site to CAHI on 3-29-2013 and the apartment buildings on the site were demolished in 2013.

CAHI issued a Request for Proposals (RFP) for Affordable Housing Developer for 77th and Bancroft, Oakland (RFP #22-021) in 2022 and selected the development team of Eden Housing, Inc., and the Black Cultural Zone Community Development Corporation (“Black Cultural Zone”) to pursue redevelopment of the 77th & Bancroft site. CAHI is currently working

with the development team to redevelop the site with a new, approximately 90-unit affordable housing building to be rented to and occupied by seniors. CAHI anticipates conveying leasehold interest pursuant to a long-term ground lease of the site to Eden Housing, Inc., and the Black Cultural Zone, or a to be developed partnership, upon commencement of construction.

Eden's proposal in response to the RFP included a financing plan that identified a financing gap in the amount of \$10,000,000. The estimated total project budget is \$82,500,000, with proposed funding coming primarily from tax-exempt bonds and federal 4% tax credits.

Eden approached the Authority with a request to provide a soft loan for the project in the amount of \$10,000,000. As an MTW public housing authority the Authority has MTW funding flexibilities to provide loans to fund affordable housing development within the City of Oakland, such as MTW Activity No. 08-01 and 06-02. In accordance with the Authority's MTW Plan and funding flexibilities, staff recommends committing \$10,000,000 in MTW funds to the 77th & Bancroft project, which commitment will be subject to the satisfaction of the following conditions: (i) completing all environmental reviews, including, but limited to compliance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA); (ii) completing all other due diligence customary in affordable housing projects; and (iii) negotiating and executing the following Authority approved documents, (1) loan agreement identifying the scope of work, developers' roles, responsibilities and obligations, (2) a promissory note with a minimum 55 year term memorializing the loan amount, in favor of the Authority, (3) a deed of trust securing the loan; (4) long-term regulatory agreement to be recorded against the site, (5) option agreement and/or right of first refusal in favor of the Authority, and (6) any other document the Authority and/or the Authority's General Counsel deems necessary to secure the Authority's investment in the project and ensure the long-term affordability of the project.

The conditional commitment of MTW funds in the amount of \$10,000,000 to Eden Housing Inc. and Black Cultural Zone Community Development Corporation, or a to be formed partnership, to finance a portion of the development costs for the proposed 77th & Bancroft project, can be leveraged by the developer when applying for additional funding, such as tax-exempt bonds and federal 4% tax credits.

The City of Oakland is suffering from an unprecedented affordable housing and homelessness crisis. This conditional commitment presented to the Board for approval will contribute to the increase of the affordable housing supply in the Oakland for our senior community.

ACTION REQUESTED

Adopt a resolution Authorizing a Commitment of \$10,000,000 in Moving to Work (MTW) Funds for Predevelopment and/or Construction and Permanent Financing to Eden Housing Inc. and the Black Cultural Zone Community Development Corporation, or a to be formed partnership, to Finance a Portion of the Development Costs for the 77th & Bancroft project to be located at 2500 76th Avenue, Subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) Approval.

Attachments:

[Reso - OHA Commitment of Funds to 77th Bancroft](#)

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

RESOLUTION AUTHORIZING A CONDITIONAL COMMITMENT OF \$10,000,000 IN MOVING TO WORK (MTW) FUNDS FOR PREDEVELOPMENT AND/OR CONSTRUCTION AND PERMANENT FINANCING TO EDEN HOUSING INC. AND THE BLACK CULTURAL ZONE COMMUNITY DEVELOPMENT CORPORATION, OR A TO BE FORMED PARTNERSHIP, TO FINANCE A PORTION OF THE DEVELOPMENT COSTS FOR THE 77TH & BANCROFT PROJECT TO BE LOCATED AT 2500 76TH AVENUE, SUBJECT TO NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) APPROVAL

WHEREAS, California Affordable Housing Initiatives, Inc. ("CAHI"), is a nonprofit affiliate of the Oakland Housing Authority ("Authority");

WHEREAS, CAHI owns that certain vacant 0.66-acre parcel located on Bancroft Avenue between 76th Avenue and 77th Avenue in East Oakland, also known as Assessor's Parcel No. 40-3339-6-2 (77th & Bancroft);

WHEREAS, the 77th & Bancroft site was formerly the site of the "Greenside" Public Housing development and owned by the Authority. The Authority transferred the 77th & Bancroft site to CAHI on 3-29-2013 and the apartment buildings on the site were demolished in 2013;

WHEREAS, CAHI issued a Request for Proposals (RFP) for Affordable Housing Developer for 77th and Bancroft, Oakland (RFP #22-021) in 2022 and selected the development team of Eden Housing, Inc., and the Black Cultural Zone Community Development Corporation ("Black Cultural Zone") to pursue redevelopment of the 77th & Bancroft site.

WHEREAS, CAHI is currently working with the development team to redevelop the site with a new, approximately 90-unit affordable housing building to be rented to and occupied by seniors. CAHI anticipates conveying a leasehold interest pursuant to a long-term ground lease of the site to Eden Housing, Inc., and the Black Cultural Zone, or a to be developed partnership, upon commencement of construction;

WHEREAS, Eden's proposal in response to the RFP included a financing plan that identified a financing gap in the amount of \$10,000,000. The estimated total project budget is \$82,500,000;

WHEREAS, Eden approached the Authority with a request to provide a soft loan for the project in the amount of \$10,000,000;

WHEREAS, as a Moving to Work (MTW) public housing authority the Authority has MTW funding flexibilities to provide loans to fund affordable housing development within the City of Oakland, such as MTW Activity No.08-01 and 06-02;

WHEREAS, in accordance with the Authority's MTW Plan and funding flexibilities, the Board of Commissioners desires to commit \$10,000,000 in MTW funds to the 77th & Bancroft project, which commitment will be subject to the satisfaction of the following conditions: (i) completing all environmental reviews, including, but limited to compliance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA); (ii) completing all other due diligence customary in affordable housing projects; and (iii) negotiating and executing the following Authority approved documents, (1) loan agreement identifying the scope of work, developers' roles, responsibilities and obligations, (2) a promissory note with a minimum 55 year term memorializing the loan amount, in favor of the Authority, (3) a deed of trust securing the loan; (4) long-term regulatory agreement to be recorded against the site, (5) option agreement and/or right of first refusal in favor of the Authority, and (6) any other document the Authority and/or the Authority's General Counsel deems necessary to secure the Authority's investment in the project and ensure the long-term affordability of the project;

WHEREAS, the commitment of funds authorized by this Resolution shall be subject to, and does not constitute approval of any project, under the California Environmental Quality Act (CEQA) or National Environmental Protection Act (NEPA).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the above referenced recitals are true and correct and incorporated herein by reference.

THAT, the Board of Commissioners, hereby authorizes and approves a commitment of \$10,000,000 in Moving to Work (MTW) funds for predevelopment and/or construction and permanent financing to Eden Housing Inc. and the Black Cultural Zone Community Development Corporation, or a to be formed partnership, to finance a portion of the development costs for the 77th & Bancroft project to be located at 2500 76th Avenue,

subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) approval.

THAT, an enforceable commitment of funds for the project shall not be made unless the project has obtained clearance under NEPA and, with the advice of counsel, all necessary agreements for the project are in place.

THAT, the Board of Commissioners authorizes the Executive Director to negotiate and execute, subject to NEPA and CEQA approval, Development and Loan Agreement, or an equivalent agreement, that includes, but is not limited to and not inconsistent with, the following provisions:

1. Completing all other due diligence customary in affordable housing projects;
2. Negotiating and executing a loan agreement identifying the scope of work, developers' roles, responsibilities and obligations;
3. Negotiating and executing a promissory note with a minimum 55-year term memorializing the loan amount, in favor of the Authority;
4. Negotiating and executing a deed of trust securing the loan;
5. Negotiating and executing a long-term regulatory agreement to be recorded against the site;
6. Negotiating and executing an option agreement and/or right of first refusal in favor of the Authority;
7. Negotiating and executing any other document the Authority and/or the Authority's General Counsel deems necessary to secure the Authority's investment in the project and ensure the long-term affordability of the project.

THAT, notwithstanding that not all proposed terms for the commitment are specifically expressed above, the Executive Director is authorized to negotiate for and require in connection with the commitment, the Development and Loan Agreement (or an equivalent agreement) and any other project documents, such terms as she deems advisable, achievable, or desirable, to serve the best interests of the Authority, whether or not expressed in this Resolution, but not inconsistent with this Resolution.

THAT, the Executive Director is authorized to negotiate and execute additional documents, with the advice of counsel, and to take all actions necessary and appropriate to implement the foregoing Resolution and participation in the 77th & Bancroft project in accordance with the terms established herein.

THAT, if any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any remaining provisions hereof.

THAT, this Resolution shall take effect from and after its adoption.

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on August 28, 2023.*

Patricia Wells, Executive Director/Secretary

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUBJECT: Adopt a resolution Authorizing a Commitment of \$10,000,000 in Moving to Work (MTW) Funds for predevelopment, construction and permanent Financing to a to-be-selected developer, or a to be formed limited partnership, to finance a portion of the rehabilitation costs for the Harrison Tower project located at 1621 Harrison Street, subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) approval.

DATE: August 28, 2023

Type: Action

2023-846

RECOMMENDATION

This action makes a conditional commitment of \$10,000,000 of MTW funds to provide predevelopment, construction and permanent financing to the to-be-selected developer, or a to be formed limited partnership, to finance a portion of the development costs for the Harrison Street project located at 1621 Harrison Street.

FISCAL IMPACTS/CONSIDERATION

The Fiscal Year (“FY”) 2023-2024 approved budget includes \$2,100,000 in budget line-item number 5510-00-000 Capital Outlay and contemplates a total contribution by the Oakland Housing Authority of \$10,000,000. It is anticipated that the full \$10,000,000 loan amount will be funded during FY 2024-2025.

BACKGROUND

On October 12, 2017, the Oakland Housing Authority (Authority) submitted a disposition application under Section 18 of the US Housing Act of 1937 and the implementing regulations 24 CFR part 970 to the U.S. Department of Housing and Urban Development (HUD) for 253 units in three (3) senior public housing properties: Oak Grove North located at 620 17th Street, Oak Grove South located at 570 16th Street and Harrison Tower located at 1621 Harrison Street. The Authority received approval of its Section 18 application from HUD for the three properties on July 5, 2018.

The Authority first pursued the refinancing and rehabilitation of Oak Grove North and Oak Grove South and closed all financing in December 2019. Construction commenced on the Oak Grove North and Oak Grove South projects in January 2020 and was completed on both sites in the Summer of 2022. Construction financing was converted to permanent financing on March 16, 2023.

Starting in 2019, the Authority staff initiated predevelopment activities for the substantial rehabilitation and seismic upgrades of Harrison Tower, which includes 101 units (including the manager's unit) of affordable housing for very low Income seniors.

Staff have worked to advance the Harrison Tower project achieving the following notable milestones: procured and retained the development team including the architect, civil engineer, geotechnical engineer, financial consultant, general contractor, relocation consultant, and environmental consultants; conducted whole building inspections and evaluations; prepared 100% Design Development plans; conducted a structural peer review and as a result, made strategic changes to the structural engineering team; prepared the Relocation Plan and secured Board of Commissioners approval for the Plan on January 23, 2023; successfully relocated eleven (11) residents with an additional seven (7) residents pending final Section 8 approval for their moves; completed the Phase I and Phase II environmental assessments as well as drafts of the applicable California Environmental Quality Act (CEQA) and Federal National Environmental Policy Act (NEPA) reports; and ongoing efforts to prepare for the relocation of employees located at 1619 Harrison including evaluating the potential acquisition of 1600 Harrison Street, renovating 1801 and 1805 Harrison Street, and working with a broker to identify and evaluate leasing opportunities. In addition, staff are finalizing a Request for Qualifications for a joint venture development partner and anticipate publishing the solicitation in September, 2023.

The rehabilitation scope includes significant voluntary seismic upgrades, the replacement of all major building systems, upgrading and refreshing unit interiors, upgrading the building exterior, and reconfiguring and upgrading the residential common areas. The proposed financing plan to support the rehabilitation work includes 100 Section 8 Project-Based Vouchers, tax-exempt bonds, 4% Low Income Housing Tax Credits (LIHTC), and Federal Moving to Work Reserve funds.

The estimated total project budget is \$56,000,000, with proposed funding coming primarily from California Debt Limit Allocation Committee (CDLAC) award of tax-exempt bonds coupled with federal 4% tax-credits awarded by California Tax Credit Allocation Committee (TCAC). Based upon OHA staff and OHA consultants analysis in review of the development sources and uses, it is anticipated the to-be-selected developer will approach the Authority with a request to provide a soft loan for the project in the amount of \$10,000,000. As an MTW public housing authority, the Authority has MTW funding flexibilities to provide loans to fund affordable housing development within the City of Oakland, such as MTW Activity No. 08-01 and 06-02. In accordance with the Authority's MTW Plan and funding flexibilities, staff recommends committing \$10,000,000 in MTW funds to the Harrison Tower project, which commitment will be subject to the satisfaction of the following conditions: (i) completing all environmental reviews, including, but not limited to compliance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA); (ii) completing all other due diligence customary in affordable housing projects; and (iii) negotiating and executing the following Authority approved documents, (1) loan agreement identifying the scope of work, developers' roles, responsibilities and obligations, (2) a promissory note with a minimum 55 year term memorializing the loan amount, in favor of the Authority, (3) a deed of trust securing the loan; (4) long-term regulatory agreement to be recorded against the site, (5) option agreement and/or right of first refusal in favor of the Authority, (6) a long term ground lease, and (7) any other document the Authority and/or the Authority's General Counsel deems necessary to secure the Authority's investment in the project and ensure the long-term affordability of the project.

The conditional commitment of MTW funds in the amount of \$10,000,000 to the to-be-selected developer, or a to be formed limited partnership, to finance a portion of the rehabilitation costs for the project, can be leveraged by the developer when applying for additional funding, such as the tax-exempt bonds and federal 4% tax credits.

The City of Oakland is suffering from an unprecedented affordable housing and homelessness crisis. This conditional commitment presented to the Board for approval will contribute to the preservation of the affordable housing supply in Oakland for our senior community.

ACTION REQUESTED

Adopt a resolution authorizing a commitment of \$10,000,000 in Moving to Work (MTW) Funds for predevelopment, construction and permanent financing to the to-be-selected developer, or a to be formed limited partnership, to finance a portion of the rehabilitation costs for the Harrison Tower project located at 1621 Harrison Street, subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) approval.

Attachments:

[RESO - Harrison Tower](#)

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

RESOLUTION AUTHORIZING A COMMITMENT OF \$10,000,000 IN MOVING TO WORK (MTW) FUNDS FOR PREDEVELOPMENT, CONSTRUCTION AND PERMANENT FINANCING TO A TO BE SELECTED DEVELOPER, OR A TO BE FORMED LIMITED PARTNERSHIP, TO FINANCE A PORTION OF THE REHABILITATION COSTS FOR THE HARRISON TOWER PROJECT LOCATED AT 1621 HARRISON STREET, SUBJECT TO NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) APPROVAL

WHEREAS, on October 12, 2017, the Oakland Housing Authority (Authority) submitted a disposition application under Section 18 of the US Housing Act of 1937 and the implementing regulations 24 CFR part 970 to the US Department of Housing and Urban Development (“HUD”) for 253 units in three (3) senior public housing properties: Oak Grove North located at 620 17TH Street, Oak Grove South located at 570 16th Street and Harrison Tower located at 1621 Harrison Street (“Harrison Tower”);

WHEREAS, on July 5, 2018, the Authority received approval from HUD of its Section 218 application for the three properties;

WHEREAS, the Harrison Tower site and the Oakland Housing Authority offices located at 1621 and 1619 Harrison Street respectively, are currently owned by the Authority;

WHEREAS, Authority staff are working to pursue the refinancing, substantial rehabilitation, and seismic upgrade of Harrison Tower, which includes 101 units (including the property

manager's unit) of affordable housing for very low-income seniors;

WHEREAS, the rehabilitation scope includes significant voluntary seismic upgrades, replacing all major building systems, upgrading, and refreshing unit interiors, upgrading the building exterior, and reconfiguring and upgrading the residential common areas;

WHEREAS, the estimated total project budget is \$56,000,000. The proposed financing plan to support the rehabilitation work includes 100 Section 8 Project-Based Vouchers, tax-exempt bonds, 4% Low Income Housing Tax Credits (LIHTC), and Federal Moving to Work Reserve funds;

WHEREAS, as an MTW public housing authority the Authority has MTW funding flexibilities to provide loans to fund affordable housing development within the City of Oakland, such as MTW Activity No. 08-01 and 06-02.

WHEREAS, in accordance with the Authority's MTW Plan and funding flexibilities, staff recommends committing \$10,000,000 in MTW funds to the Harrison Tower project, which commitment will be subject to the satisfaction of the following conditions: (i) completing all environmental reviews, including, but limited to compliance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA); (ii) completing all other due diligence customary in affordable housing projects; and (iii) negotiating and executing the following Authority approved documents, (1) loan agreement identifying the scope of work, developers' roles, responsibilities and obligations, (2) a promissory note with a minimum 55year term memorializing the loan amount, in favor of the Authority, (3) a deed of trust securing the loan; (4) long-term regulatory agreement to be recorded against the site, (5) option agreement and/or right of first refusal in favor of the Authority, (6) long term ground lease, and (6) any other document the Authority and/or the Authority's General Counsel deems necessary to secure the Authority's investment in the project and ensure the long-term affordability of the project;

WHEREAS, the commitment of MTW funds in the amount of \$10,000,000 to a to be selected developer, or a to be formed limited partnership, to finance a portion of the rehabilitation costs for the project, can be leveraged by the developer when applying for additional funding, such as tax-exempt bonds and federal 4% tax credits;

WHEREAS, the commitment of funds authorized by this Resolution shall be subject to, and does not constitute approval of any project, under the California Environmental Quality Act (CEQA) or National Environmental Protection Act (NEPA).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the above referenced recitals are true and correct and incorporated herein by reference.

THAT, the Board of Commissioners, hereby authorizes and approves a commitment of \$10,000,000 in Moving to Work (MTW) funds for predevelopment , construction and permanent financing to a to be selected developer , or a to be formed limited partnership, to finance a portion of the rehabilitation costs for the Harrison Tower project located at 1621 Harrison Street, subject to National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) approval.

THAT, an enforceable commitment of funds for the project shall not be made unless the project has obtained clearance under NEPA and, with the advice of counsel, all necessary agreements for the project are in place.

THAT, the Board of Commissioners authorizes the Executive Director to negotiate and execute, subject to NEPA and CEQA approval, a Development and Loan Agreement, or an equivalent agreement, that includes, but is not limited to and not inconsistent with, the following provisions:

1. Completing all other due diligence customary in affordable housing projects;
2. Negotiating and executing a loan agreement identifying the scope of work, developers' roles, responsibilities and obligations;
3. Negotiating and executing a promissory note with a minimum 55-year term memorializing the loan amount, in favor of the Authority;
4. Negotiating and executing a deed of trust securing the loan;
5. Negotiating and executing a long-term regulatory agreement to be recorded against the site;
6. Negotiating and executing an option agreement and/or right of first refusal in favor of the Authority;
7. Negotiating and executing a long-term ground lease;
8. Negotiating and executing any other document the Authority and/or the Authority's General Counsel deems necessary to secure the Authority's investment in the project and ensure the long-term affordability of the project.

THAT, notwithstanding that not all proposed terms for the commitment are specifically expressed above, the Executive Director is authorized to negotiate for and require in connection with the commitment, the Development and Loan Agreement (or an equivalent

agreement) and any other project documents, such terms as she deems advisable, achievable, or desirable, to serve the best interests of the Authority, whether or not expressed in this Resolution, but not inconsistent with this Resolution.

THAT, the Executive Director is authorized to negotiate and execute additional documents, with the advice of counsel, and to take all actions necessary and appropriate to implement the foregoing Resolution and participation in the Harrison Tower project in accordance with the terms established herein.

THAT, if any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any remaining provisions hereof; and

THAT, this Resolution shall take effect from and after its adoption.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Executive Director / Secretary

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

TO: Board of Commissioners

FROM: Patricia Wells, Executive Director DS
PW

SUBJECT: Staff presentation on RFP #22-035 As-Needed Environmental Consulting Services.

DATE: August 28, 2023

Type: Informational 2023-826

RECOMMENDATION

The presentation by Staff will provide the procurement background for Agenda items 7.7 through 7.14 and thereafter yield consideration for efficient Board Action on the Agenda Items 7.7 through 7.14.

BACKGROUND

Environmental consulting services are typically part of capital projects. Capital projects are budgeted in account 5510-00-000, Capital Outlay. Funding for environmental consulting services is also available in the approved Fiscal Year 2023-2024 ORED property budget in line item 4182-00-000, Consultants.

The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2022. The purpose of the solicitation was to qualify on-call consultants to contract with OHA to provide consulting/advisory services to OHA at a fixed hourly rate in one or more specialty areas including:

- Specialty Area One - CEQA and NEPA Review
- Specialty Area Two - Phase I Environmental Assessments
- Specialty Area Three - Phase II Environmental Assessments and Coordination of Regulatory Activities
- Specialty Area Four - Peer Review and Regulatory Advising.

ANALYSIS

A total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane. The RFP was also publicly posted on the Oakland Housing Authority's website on October 27, 2022. Thirteen companies responded by the deadline, Monday, December 12, 2022. Many companies submitted proposals for multiple

specialties. A total of twenty-six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Oakland Housing Authority and an outside panelist.

When a task arises, OHA will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each specialty, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

Attachments:

[Environmental On-Call Final List of Approved Firms](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director

ds
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with David J. Powers & Associates, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

eRSyB August 28, 2023

SQVNB Action

2023-659

EypUCyI eRSFUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with David J. Powers & Associates, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

JFpRL fCPRpST/pUI Tfe yERSFUI

Environmental consulting services are typically part of capital projects. Capital projects are budgeted in account 5510-00-000, Capital Outlay. Funding for environmental consulting services is also available in the approved Fiscal Year 2023-2024 ORED property budget in line item 4182-00-000, Consultants.

DRpKGEU: I e

The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2022. The purpose of this solicitation is to qualify on call consultants to contract with OHA to provide consulting/advisory services to OHA at a fixed hourly rate in one or more of the following Specialty Areas: Specialty Area One, CEQA and

NEPA Review; Specialty Area Two, Phase I Environmental Assessments; Specialty Area Three, Phase II Environmental Assessments and Coordination of Regulatory Activities; and Specialty Area Four, Peer Review and Regulatory Advising. The services will be provided on an as-needed basis pursuant to the issuance of task orders during the term of the contract.

A total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane. The RFP was also publicly posted on the Oakland Housing Authority's website on October 27, 2022. Thirteen companies responded by the deadline, Monday, December 12, 2022. Many companies submitted proposals for multiple specialties. A total of twenty-six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Oakland Housing Authority and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four Specialty Areas. The Evaluation Committee recommended awarding contracts to the firms who scored 80 points or more in each Specialty Area.

When a task arises, OHA will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each specialty, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

RpSFUI EyQ: yTSye

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with David J. Powers & Associates, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

RttachmNntsB

[Board Slide - Environmental On-Call Final List of Approved Firms](#)

[Resolution - ORED Enviro On-Call - David J. Powers](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH DAVID J. POWERS & ASSOCIATES, INC. FOR ENVIRONMENTAL
CONSULTING SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF
\$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and

recommended that OHA award a contract to David J. Powers & Associates, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with David J. Powers & Associates, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, funds will be utilized as needed across all four Specialty Areas; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director DS
PW

T: DAypSB Adopt a resolution authorizing the Executive Director execute a contract for as-needed environmental consulting services with FCS International, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

eRSyB August 28, 2023

SCVNB Action

2023-660

EypUCCyI eRSFUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with FCS International, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

JFpRL fCPRpST/pUI Tfe yERSFUI

Environmental consulting services are typically part of capital projects. Capital projects are budgeted in account 5510-00-000, Capital Outlay. Funding for environmental consulting services is also available in the approved Fiscal Year 2023-2024 ORED property budget in line item 4182-00-000, Consultants.

DRpKGEU: I e

The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2022. The purpose of this solicitation is to qualify on call consultants to contract with OHA to provide consulting/advisory services to OHA at a fixed hourly rate in one or more of the following Specialty Areas: Specialty Area One, CEQA and

NEPA Review; Specialty Area Two, Phase I Environmental Assessments; Specialty Area Three, Phase II Environmental Assessments and Coordination of Regulatory Activities; and Specialty Area Four, Peer Review and Regulatory Advising. The services will be provided on an as-needed basis pursuant to the issuance of task orders during the term of the contract.

A total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane. The RFP was also publicly posted on the Oakland Housing Authority's website on October 27, 2022. Thirteen companies responded by the deadline, Monday, December 12, 2022. Many companies submitted proposals for multiple specialties. A total of twenty-six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Oakland Housing Authority and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four Specialty Areas. The Evaluation Committee recommended awarding contracts to the firms who scored 80 points or more in each Specialty Area.

When a task arises, OHA will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each specialty, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

RpSFUI EyQ: yTSye

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with FCS International, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

RttachmNntsB

[Board Slide - Environmental On-Call Final List of Approved Firms](#)
[Resolution - ORED Enviro On-Call - FirstCarbon](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH FCS INTERNATIONAL, INC. FOR ENVIRONMENTAL
CONSULTING SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF
\$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and

recommended that OHA award a contract to FCS International, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with FCS International, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, funds will be utilized as needed across all four Specialty Areas; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director

DS
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract with Ninyo & Moore Geotechnical & Environmental Sciences Consultants, Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

eRSyB August 28, 2023

SCMNB Action

2023-661

EypUCCyl eRSFUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with Ninyo & Moore Geotechnical & Environmental Sciences Consultants, Inc. for Specialty Area Two (Phase I Environmental Assessments) and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

JFpRL fCPRpST/pUI Tfe yERSFUI

Environmental consulting services are typically part of capital projects. Capital projects are budgeted in account 5510-00-000, Capital Outlay. Funding for environmental consulting services is also available in the approved Fiscal Year 2023-2024 ORED property budget in line item 4182-00-000, Consultants.

DRpKGEU: I e

The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2022. The purpose of this solicitation is to qualify on call consultants to contract with OHA to provide consulting/advisory services to OHA at a fixed hourly rate in one or more of the following Specialty Areas: Specialty Area One, CEQA and NEPA Review; Specialty Area Two, Phase I Environmental Assessments; Specialty Area Three, Phase II Environmental Assessments and Coordination of Regulatory Activities; and Specialty Area Four, Peer Review and Regulatory Advising. The services will be provided on an as-needed basis pursuant to the issuance of task orders during the term of the contract.

A total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane. The RFP was also publicly posted on the Oakland Housing Authority's website on October 27, 2022. Thirteen companies responded by the deadline, Monday, December 12, 2022. Many companies submitted proposals for multiple specialties. A total of twenty-six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Oakland Housing Authority and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four Specialty Areas. The Evaluation Committee recommended awarding contracts to the firms who scored 80 points or more in each Specialty Area.

When a task arises, OHA will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each specialty, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

RpSFUI EyQ: yTSye

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with Ninyo & Moore Geotechnical & Environmental Sciences Consultants, Inc. for Specialty Area Two (Phase I Environmental Assessments) and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

RttachmNntsB

[Board Slide - Environmental On-Call Final List of Approved Firms](#)

[Resolution - ORED Enviro On-Call - Ninyo & Moore](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL
SCIENCES CONSULTANTS, INC. FOR ENVIRONMENTAL CONSULTING
SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF \$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and

recommended that OHA award a contract to Ninyo & Moore Geotechnical & Environmental Sciences Consultants, Inc. for Specialty Area Two (Phase I Environmental Assessments) and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with Ninyo & Moore Geotechnical & Environmental Sciences Consultants, Inc. for Specialty Area Two (Phase I Environmental Assessments) and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, funds will be utilized as needed across all two Specialty Areas; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners
JEUCB Patricia Wells, Executive Director DS
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract - ith wincon Consultants, FncSfor environmental consulting services - ith a total not to exceed amount of I . ,yyy,yyyS

eRSyB August Q , OyQQ

SCMNB Action OyQQNRC

EypUCCyl eRSUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as needed environmental consulting services - ith wincon Consultants, FncSfor) pecialT Area \$ ne 4CE0 A and 2 EPA wevie- 1,) pecialT Area 8- o 4Phase F Environmental Assessments1, and) pecialT Area 8hree 4Phase F Environmental Assessments and Coordination of wegulatorT Activities1 - ith a notN exceed amount of I 3yy,yyy for a t- oN ear initial term and I Oy,yyy per Tear for three, oneN ear option terms, for a total not to exceed amount of I . ,yyy,yyyS

JFPRL RPRpST/pUI TFe yERSUI

Environmental consulting services are tTpicallT part of capital proeectsSCapital proeects are j udged in account bb. yNyNy, Capital \$ utlaTS 5unding for environmental consulting services is also availaj le in the approved 5iscal Year OyQQOyO8 \$ weD proertT j dget in line item 3. (OyNy, ConsultantsS

DRpKGEU: I e

8he AuthoritT issued w5P #OQyQ in accordance - ith the \$ akland Housing AuthoritT's Procurement PolicT on \$ ctobj er 07, OyOOS8he purpose of this solicitation is to qualifT on call consultants to contract - ith \$ HA to provide consulting/advisorT services to \$ HA at a fixed hourIT rate in one or more of the follo- ing) pecialT Areas:) pecialT Area \$ ne, CE0 A and 2 EPA wevie- ;) pecialT Area 8- o, Phase F Environmental Assessments;) pecialT Area 8hree, Phase F Environmental Assessments and Coordination of wegulatorT Activities; and) pecialT Area 5our, Peer wevie- and wegulatorT AdvisingS8he services - ill j e provided on an asN eeded j asis pursuant to the issuance of task orders during the term of the contracts

A total of . . 9 vendors received notification of issuance of the w5P through the agentT's

including systems, Economic Engine and Financial Services - as also published on the Oakland Housing Authority's website on October 7, 2008. Thirteen companies responded by the deadline, Monday, December 1, 2008. Sixteen companies submitted proposals for multiple specialties. A total of twenty-six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Oakland Housing Authority and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four special areas. The Evaluation Committee recommended awarding contracts to the firms who scored (5 points or more in each) special area.

When a task arises, the HA will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that are awarded in each special area, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to the HAS.

Resolution: Yes

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as needed environmental consulting services with Wincon Consultants, Inc. for special area 4 CEQA and 2 EPA review, special area 8 - 0 Phase F Environmental Assessments, and special area 8 three Phase F Environmental Assessments and Coordination of Regulator Activities with a not to exceed amount of \$ 3,000,000 for a one year initial term and \$ 1,000,000 per year for three, one year option terms, for a total not to exceed amount of \$ 6,000,000.

Attachments

- Board Order Environmental \$ Call Final List of Approved Firms
- Resolution \$ WED Enviro \$ Call Wincon



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH RINCON CONSULTANTS, INC. FOR ENVIRONMENTAL
CONSULTING SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF
\$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and

recommended that OHA award a contract to Rincon Consultants, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with Rincon Consultants, Inc. for Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, funds will be utilized as needed across all three Specialty Areas; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director DS
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract - ith wCA Environmental, FncSfor environmental consulting services - ith a total not to exceed amount of I . ,yyy,yyyS

eRSyB August Q , OyQQ

SCMNB Action

OyQQNRRC

EypUCCyI eRSUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as needed environmental consulting services - ith wCA Environmental, FncSfor wpecialt) Area T- o \$Phase FEnvironmental Assessments4, wpecialt) Area Three \$Phase FEnvironmental Assessments and Coordination of 0egulator) Activities4, and wpecialt) Area 2our \$Peer 0evie- and 0egulator) Advising4 - ith a notNo exceed amount of I 1yy,yyy for a t- oNear initial term and I Oy,yyy per)ear for three, one()ear option terms, for a total not to exceed amount of I . ,yyy,yyyS

JFPRL RPRpST/pUI TFe yERSUI

Environmental consulting services are t)picall) part of capital pro&ectsSCapital pro&ects are 3udgeted in account 66. yNyNy, Capital j utla)S2unding for environmental consulting services is also availa3le in the approved 2iscal bear OyQQOyO1 j 0ED propt) 3udget in line item 1. (OyyNy, ConsultantsS

DRpKGEU: I e

The Authorit) issued 02P 500yQ6 in accordance - ith the j aYland #ousing Authorit) k Procurement Polic) on j ct)3er CH, OyOOSThe purpose of this solicitation is to ' ualif) on call consultants to contract - ith j #A to provide consulting7advisor) services to j #A at a fixed hourl) rate in one or more of the follo- ing wpecialt) Areasqwpecialt) Area j ne, CE/ A and : EPA 0evie- ; wpecialt) Area T- o, Phase FEnvironmental Assessments; wpecialt) Area Three, Phase FEnvironmental Assessments and Coordination of 0egulator) Activities; and wpecialt) Area 2our, Peer 0evie- and 0egulator) AdvisingSThe services - ill 3e provided on an asNeeded 3asis pursuant to the issuance of tasY orders during the term of the contracts

A total of . . 9 vendors received notification of issuance of the 02P through the agenc) k

3idding s) stems, Economic Engine and FrfolaneSThe 02P - as also pu3licl) posted on the j aYland #ousing Authorit) k - e3site on j cto3er CH, QyCOOSThirteen companies responded 3) the deadline, Monda), Decem3er . Q, QyCOOSMan) companies su3mitted proposals for multiple specialtiesSA total of t- ent) Nix responsive proposals from thirteen firms - ere evaluated 3) an Evaluation Committee comprised of t- o emplo)ees of the j aYland #ousing Authorit) and an outside panelistS

All panelist scores - ere averaged, resulting in one final score for each compan) - ithin each of the four wpecialt) AreasSThe Evaluation Committee recommended a- arding contracts to the firms - ho scored (y points or more in each wpecialt) AreaS

When a tasY arises, j #A - ill outline the scope of - orY, prepare the tasY order, and - ill include the re' uired completion dateSThis information - ill 3e sent to all vendors that - ere a- arded in each wpecialt), and vendors - ill su3mit a proposal for completing the tasY orderS The tasY order - ill 3e assigned to the vendor - hose proposal is determined to provide the 3est value to j #AS

RpSFUI EyQ: yTSye

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for asNneeded environmental consulting services - ith wCA Environmental, FrcSfor wpecialt) Area T- o \$Phase FEnvironmental Assessments4, wpecialt) Area Three \$Phase FEnvironmental Assessments and Coordination of 0egulator) Activities4, and wpecialt) Area 2our \$Peer 0evie- and 0egulator) Advising4 - ith a notNol exceed amount of 11yy,yyy for a t- oN)ear initial term and 1 Qyy,yyy per)ear for three, oneN)ear option terms, for a total not to exceed amount of 1 . ,yyy,yyyS

RttachmNntsB

[Board wide NEnvironmental j nNCall 2inal List of Approved 2irms](#)
[0esolution Nj 0ED Enviro j nNCall NwCA](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH SCA ENVIRONMENTAL, INC. FOR ENVIRONMENTAL
CONSULTING SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF
\$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and

recommended that OHA award a contract to SCA Environmental, Inc. for Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with SCA Environmental, Inc. for Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, funds will be utilized as needed across all three Specialty Areas; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director

^{DS}
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract - ith verraphase Engineering FncSfor environmental consulting services - ith a total not to exceed amount of I . ,yyy,yyyS

eRSyB August Q , OyQQ

SCMNB Action

OyQQRR)

EypUCCyI eRSUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for asNeeded environmental consulting services - ith verraphase Engineering FncSfor Tpecialt\$ Area 4our CPeer 2evie- and 2egulator\$ Advising1 - ith a notNo exceed amount of I)yy,yyy for a t- on\$ear initial term and I Oy,yyy per \$ear for three, one\$ear option terms, for a total not to exceed amount of I . ,yyy,yyyS

JFpRL CPRpST/pUI TFe yERSUI

Environmental consulting services are t\$picall\$ part of capital pro&ctsSCapital pro&cts are 3udgeted in account 66. yNyNy, Capital j utla\$S4unding for environmental consulting services is also availa3le in the approved 4iscal bear OyQQO) j 2 ED propert\$ 3udget in line item) . (OyNy, ConsultantsS

DRpKGEU: I e

whne Authorit\$ issued 24P 500Y06 in accordance - ith the j aYland #ousing Authorit\$ Procurement Polic\$ on j cto3er CH, Oy00Swhne purpose of this solicitation is to ' ualif\$ on call consultants to contract - ith j #A to provide consulting7advisor\$ services to j #A at a fixed hourl\$ rate in one or more of the follo- ing Tpecialt\$ AreasqTpecialt\$ Area j ne, CE/ A and : EPA 2evie- ; Tpecialt\$ Area w- o, Phase F Environmental Assessments; Tpecialt\$ Area whree, Phase FF Environmental Assessments and Coordination of 2egulator\$ Activities; and Tpecialt\$ Area 4our, Peer 2evie- and 2egulator\$ AdvisingSwhe services - ill 3e provided on an asNeeded 3asis pursuant to the issuance of tasY orders during the term of the contractS

A total of . . 9 vendors received notification of issuance of the 24P through the agenc\$6 3idding s\$stems, Economic Engine and FfolaneSwhe 24P - as also pu3licl\$ posted on the j aYland #ousing Authorit\$6 - e3site on j cto3er CH, Oy00Swhirteen companies responded 3\$

the deadline, Monday, December 3, 2008. Six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Jersey and #ousing Authority and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four Special Areas. The Evaluation Committee recommended awarding contracts to the firms who scored 90 points or more in each Special Area.

When a task arises, Jersey will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each special, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to Jersey.

A total of 19 vendors received notification of issuance of the 24P through the agency's bidding systems, Economic Engine and InfoLane. The 24P was also publicly posted on the Jersey and #ousing Authority website on January 3, 2008. Fifteen companies responded by the deadline, Monday, December 3, 2008. Six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Jersey and #ousing Authority and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four Special Areas. The Evaluation Committee recommended awarding contracts to the firms who scored 90 points or more in each Special Area.

When a task arises, Jersey will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each special, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to Jersey.

Resolution: Attachment

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as needed environmental consulting services with Werraphase Engineering Inc. for Special Area 4 - Phase F Environmental Assessments, Special Area 3 - Phase F Environmental Assessments and Coordination of Regulatory Activities, and Special Area 4 - Peer Review and Regulatory Advising. The total cost shall not exceed an amount of \$1,000,000 for a one-year initial term and \$1,000,000 per year for three, one-year option terms, for a total not to exceed amount of \$4,000,000.

Attachments

- [Board of Environmental Justice Final List of Approved Firms](#)
- [Resolution of the Board of Environmental Justice for Werraphase](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH TERRAPHASE ENGINEERING INC. FOR ENVIRONMENTAL
CONSULTING SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF
\$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and recommended that OHA award a contract to Terraphase Engineering Inc. for Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:**

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with Terraphase Engineering Inc. for Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, funds will be utilized as needed across all three Specialty Areas; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director DS
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract - ith wmpact Fciences, wmcSfor environmental consulting services - ith a total not to exceed amount of I . ,yyy,yyyS

eRSyB August Q , OyQQ

SCVNB Action

OyQQNT

EypUCCyI eRSFUI

wis recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for asNeeded environmental consulting services - ith wmpact Fciences, wmcSfor Fpecialt\$ Area 4 ne CE2 A and 1 EPA 8evie- 3- ith a notNoN exceed amount of I Tyy,yyy for a t- on\$ear initial term and I Oy,yyy per \$ear for three, one\$ear option terms, for a total not to exceed amount of I . ,yyy,yyyS

JFpRL fCPRpST/pUI Tfe yERSFUI

Environmental consulting services are t\$picall\$ part of capital proect\$SCapital proect\$ are judgedet in account bb. yNyNy, Capital 4 utla\$S 5unding for environmental consulting services is also availaj le in the approved 5iscal Year OyQQOyOT 4 8 ED propert\$ j dget in line item T. (OyNy, ConsultantsS

DRpKGEU: I e

#he Authorit\$ issued 85P kOONyQb in accordance - ith the 4 aHand ' ousing Authorit\$ Procurement Polic\$ on 4 ctj er Oq, OyOOS#he purpose of this solicitation is to / ualif\$ on call consultants to contract - ith 4 ' A to provide consulting:advisor\$ services to 4 ' A at a fixed hourl\$ rate in one or more of the follo- ing Fpecialt\$ Areas; Fpecialt\$ Area 4 ne, CE2 A and 1 EPA 8evie- 9 Fpecialt\$ Area #- o, Phase wEnvironmental Assessments9 Fpecialt\$ Area #hree, Phase wEnvironmental Assessments and Coordination of 8 egulator\$ Activities9 and Fpecialt\$ Area 5our, Peer 8evie- and 8 egulator\$ AdvisingS#he services - ill j e provided on an asNeeded j asis pursuant to the issuance of tasHorders during the term of the contractS

A total of . .) vendors received notification of issuance of the 85P through the agenc\$ j idding s\$stems, Economic Engine and wfolaneS#he 85P - as also puj lcl\$ posted on the 4 aHand ' ousing Authorit\$S - ej site on 4 ctj er Oq, OyOOS#hirteen companies responded j \$

the deadline, Monday, December 10, 2008. Many companies submitted proposals for multiple specialties. A total of twenty-six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Washington State Department of Ecology and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four Specialty Areas. The Evaluation Committee recommended awarding contracts to the firms who scored 75 points or more in each Specialty Area.

When a task arises, the Administrator will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each specialty, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to the State.

Resolution 08-01: Environmental

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for needed environmental consulting services with Impact Sciences, Inc. for Specialty Area 4 and 5. The total amount of the contract shall not exceed \$1,000,000 for a one-year initial term and \$1,000,000 per year for three, one-year option terms, for a total not to exceed \$4,000,000.

Attachments

- [Board File Environmental 4 and 5 Final List of Approved Firms](#)
- [Resolution 08-01 ED Environmental Call Impact Sciences](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH IMPACT SCIENCES, INC. FOR ENVIRONMENTAL CONSULTING
SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF \$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and

recommended that OHA award a contract to Impact Sciences, Inc. for Specialty Area One (CEQA and NEPA Review); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with Impact Sciences, Inc. for Specialty Area One (CEQA and NEPA Review) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director DS
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract - ith wrion Environmental FrncSfor environmental consulting services - ith a total not to exceed amount of I . ,yyy,yyyS

eRSyB August Q , OyQQ

SCMNB Action OyQQR) R

EypUCCyI eRSUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for asNeeded environmental consulting services - ith wrion Environmental FrncSfor Tpecialt\$ Area 4- o OPhase FEnvironmental Assessments2 and Tpecialt\$ Area 4hree OPhase F Environmental Assessments and Coordination of 1 egulator\$ Activities2- ith a not to exceed amount of I 8yy,yyy for a t- on\$ear initial term and I Oy,yyy per \$ear for three, one\$ear option terms, for a total not to exceed amount of I . ,yyy,yyyS

JFPRL RPRpST/pUI TFe yERSUI

Environmental consulting services are t\$picall\$ part of capital pro3ectsSCapital pro3ects are 6udgeted in account jj . yNyNy, Capital wutla\$\$ bunding for environmental consulting services is also availa6le in the approved biscal 5ear OyQQOyO8 w1 ED propert\$ 6udget in line item 8. (OyNy, ConsultantsS

DRpKGEU: I e

4he Authorit\$ issued 1 bP YOQyQ in accordance - ith the wa#and kousing Authorit\$ Procurement Polic\$ on wcto6er O , OyOOS4he purpose of this solicitation is to 7ualif\$ on call consultants to contract - ith wk A to provide consultingo\$visor\$ services to wk A at a fixed hourl\$ rate in one or more of the follo- ing Tpecialt\$ Areas/ Tpecialt\$ Area wne, CE: A and ; EPA 1 evie- 9 Tpecialt\$ Area 4- o, Phase F Environmental Assessments9 Tpecialt\$ Area 4hree, Phase F Environmental Assessments and Coordination of 1 egulator\$ Activities9 and Tpecialt\$ Area bour, Peer 1 evie- and 1 egulator\$ AdvisingS4he services - ill 6e provided on an asNeeded 6asis pursuant to the issuance of tas# orders during the term of the contractS

A total of . .) vendors received notification of issuance of the 1 bP through the agenc\$S

bidding systems, Economic Engine and FrfolaneS4he 1 bP - as also publicl\$ posted on the wa#and k ousing Authorit\$ - e6site on wcto6er O , OyOOS4hirteen companies responded 6\$ the deadline, Monda\$, Decem6er . O, OyOOSMan\$ companies su6mitted proposals for multiple specialtiesSA total of t- ent\$Nix responsive proposals from thirteen firms - ere evaluated 6\$ an Evaluation Committee comprised of t- o emplo\$ees of the wa#and k ousing Authorit\$ and an outside panelistS

All panelist scores - ere averaged, resulting in one final score for each compan\$ - ithin each of the four Tpecialt\$ AreasS4he Evaluation Committee recommended a- arding contracts to the firms - ho scored (y points or more in each Tpecialt\$ AreaS

When a tas# arises, wk A - ill outline the scope of - or#, prepare the tas# order, and - ill include the re7uired completion dateS4his information - ill 6e sent to all vendors that - ere a- arded in each specialt\$, and vendors - ill su6mit a proposal for completing the tas# orderS 4he tas# order - ill 6e assigned to the vendor - hose proposal is determined to provide the best value to wk AS

RpSFUI EyQ: yTSye

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for asNneeded environmental consulting services - ith wrion Environmental IncSfor Tpecialt\$ Area 4- o OPhase FEnvironmental Assessments2 and Tpecialt\$ Area 4hree OPhase FF Environmental Assessments and Coordination of 1egulator\$ Activities2- ith a notNto exceed amount of 1 8yy,yyy for a t- on\$ear initial term and 1 Oyy,yyy per \$ear for three, one\$ear option terms, for a total not to exceed amount of 1 . ,yyy,yyyS

RttachmNntsB

[Board Tlide NEnvironmental wnNCall binal List of Approved birms](#)
[1 esolution Nw1 ED Enviro wnNCall Nwrion](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH ORION ENVIRONMENTAL INC. FOR ENVIRONMENTAL
CONSULTING SERVICES WITH A TOTAL NOT-TO-EXCEED AMOUNT OF
\$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and

recommended that OHA award a contract to Orion Environmental Inc. for Specialty Area Two (Phase I Environmental Assessments), and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with Orion Environmental Inc. for Specialty Area Two (Phase I Environmental Assessments), and Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, funds will be utilized as needed across both Specialty Areas; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director

^{DS}
PW

T: DAypSB Adopt a resolution authorizing the Executive Director to execute a contract with Raney Planning & Management, Inc. for environmental consulting services with a total not to exceed amount of \$1,000,000.

eRSyB August 28, 2023

SCMNB Action

2023-697

EypUCCyI eRSFUI

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with Raney Planning & Management, Inc. for Specialty Area One (CEQA and NEPA Review) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

JFpRL fCPRpST/pUI Tfe yERSFUI

Environmental consulting services are typically part of capital projects. Capital projects are budgeted in account 5510-00-000, Capital Outlay. Funding for environmental consulting services is also available in the approved Fiscal Year 2023-2024 ORED property budget in line item 4182-00-000, Consultants.

DRpKGEU: I e

The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2022. The purpose of this solicitation is to qualify on call consultants to contract with OHA to provide consulting/advisory services to OHA at a fixed hourly rate in one or more of the following Specialty Areas: Specialty Area One, CEQA and NEPA Review; Specialty Area Two, Phase I Environmental Assessments; Specialty Area Three, Phase II Environmental Assessments and Coordination of Regulatory Activities; and Specialty Area Four, Peer Review and Regulatory Advising. The services will be provided on an as-needed basis pursuant to the issuance of task orders during the term of the contract.

A total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane. The RFP was also publicly posted on the Oakland Housing Authority's website on October 27, 2022. Thirteen companies responded by

the deadline, Monday, December 12, 2022. Many companies submitted proposals for multiple specialties. A total of twenty-six responsive proposals from thirteen firms were evaluated by an Evaluation Committee comprised of two employees of the Oakland Housing Authority and an outside panelist.

All panelist scores were averaged, resulting in one final score for each company within each of the four Specialty Areas. The Evaluation Committee recommended awarding contracts to the firms who scored 80 points or more in each Specialty Area.

When a task arises, OHA will outline the scope of work, prepare the task order, and will include the required completion date. This information will be sent to all vendors that were awarded in each specialty, and vendors will submit a proposal for completing the task order. The task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

RpSFUI EyQ: yTSye

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract for as-needed environmental consulting services with Raney Planning & Management, Inc. for Specialty Area One (CEQA and NEPA Review) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000.

RttachmNntsB

[Board Slide - Environmental On-Call Final List of Approved Firms](#)

[Resolution ORED Enviro On-Call - Raney](#)



Recommended Firms for On-Call Environmental Consulting

Area 1 - CEQA and NEPA Review	Area 2 - Phase I Environmental Assessments	Area 3 - Phase II Environmental Assessments and Coordination	Area 4 - Peer Review and Regulatory Advising
David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.	David J. Powers & Associates, Inc.
FCS International, Inc.	FCS International, Inc.	FCS International, Inc.	FCS International, Inc.
Rincon Consultants, Inc.	Rincon Consultants, Inc.	Rincon Consultants, Inc.	SCA Environmental, Inc.
Raney Planning & Management, Inc.	SCA Environmental, Inc.	SCA Environmental, Inc.	Terraphase Engineering, Inc.
Impact Sciences, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	Ninyo & Moore Geo & Envir. Sciences Consultants, Inc.	
	Orion Environmental Inc.	Orion Environmental Inc.	
	Terraphase Engineering, Inc.	Terraphase Engineering, Inc.	

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
CONTRACT WITH RANEY PLANNING & MANAGEMENT, INC. FOR
ENVIRONMENTAL CONSULTING SERVICES WITH A TOTAL NOT-TO-EXCEED
AMOUNT OF \$1,000,000.**

WHEREAS, the Oakland Housing Authority has a need for Professional Environmental Consulting Services in the following Specialty Areas: Specialty Area One (CEQA and NEPA Review), Specialty Area Two (Phase I Environmental Assessments), Specialty Area Three (Phase II Environmental Assessments and Coordination of Regulatory Activities), and Specialty Area Four (Peer Review and Regulatory Advising); and

WHEREAS, The Authority issued RFP #22-035 in accordance with the Oakland Housing Authority's Procurement Policy on October 27, 2023; and

WHEREAS, a total of 119 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane and was also publicly posted on the Oakland Housing Authority's website on October 27, 2023; and

WHEREAS, the RFP encouraged firms to submit proposals for any of the specialty areas in which they have expertise; and

WHEREAS, a total of twenty-six responsive proposals from thirteen firms across the four specialty areas were submitted by the deadline of Monday, December 12, 2022; and

WHEREAS, Staff completed evaluations of all submitted qualified proposals, and recommended that OHA award a contract to Raney Planning & Management, Inc. for Specialty Area One (CEQA and NEPA Review); and

WHEREAS, Work will be awarded on a task order basis and when a task arises, the task order will be assigned to the vendor whose proposal is determined to provide the best value to OHA.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract for as-needed environmental consulting services with Raney Planning & Management, Inc. for Specialty Area One (CEQA and NEPA Review) with a not-to-exceed amount of \$400,000 for a two-year initial term and \$200,000 per year for three, one-year option terms, for a total not to exceed amount of \$1,000,000; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director

^{DS}
PW

T: DAypSB Adopt a resolution (i) authorizing the Executive Director to execute an amendment to the Services Contract between the Housing Authority of the City of Oakland and HERC Rentals, Inc. increasing the maximum contract amount for the initial term from \$300,000 to \$400,000 and increasing the maximum contract amount for each option term from \$150,000 to \$200,000, increasing the maximum total Contract amount from \$750,000 to \$1,000,000 and (ii) ratifying and approving a payment in the amount of \$29,834.30 during the initial term for equipment rental and related products and services.

eRSyB August 28, 2023

SCVNB Action

2023-666

EypUCyI eRSFUI

This action will authorize the Executive Director to execute an amendment to the Services Contract (Contract) between the Housing Authority of the City of Oakland and HERC Rentals, Inc. increasing the maximum contract amount for the initial term from \$300,000 to \$400,000 and increasing the maximum contract amount for each option term from \$150,000 to \$200,000, increasing the maximum total Contract amount from \$750,000 to \$1,000,000 and (ii) ratifying and approving a payment in the amount of \$29,834.30 during the initial term for equipment rental and related products and services.

JFpRL fCPRpST/pUI Tfe yERSFUI

Funding for the initial year is included in the Fiscal Year (FY) 2024 annual operating budget in line item 4430-15-000 Contract Equipment Rental. Funding for each subsequent year or option term will be included in the corresponding year's operating budget in the account 4430-15-000 Contract Equipment Rental.

DRpKGEU: I e

The Oakland Housing Authority (Authority) Board of Commissioners Adopted Resolution Number 4991 on August 23, 2021, authorizing a contract with HERC Rentals, Inc. (HERC) utilizing the OMNIA Partners cooperative agreement for equipment rental and related products and services, in an amount not to exceed \$300,000 for the initial two-year term and \$150,000 per year for three one-year option terms in an amount not to exceed \$750,000.

The Initial Term of Contract C-21030-PB004JS-SER started on December 1, 2021 and will end on October 31, 2023. The Authority is currently in the first option term of the contract with HERC.

The services under this contract are for full range of equipment rental and related products and services at Authority owned and managed properties to include, but not limited to, providing equipment necessary to abate safety issues and beautification commitments to the properties.

To date, the Authority has expended \$329,834.30 in payments to HERC for equipment rental and related products and services at Authority owned and managed properties in the initial term of the contract. With the ongoing capital projects at the properties, additional funds are needed to cover costs for equipment rental and related products and services for renovation projects at the properties, which exceeded board authorization for the initial term.

The Authority has paid the invoices related to services stemming from budgeted needs to address capital project and improvement needs at the properties, additional funds are needed to ensure Authority staff can continue to abate safety issues and beautification commitments to the properties and is requesting ratification of the payment made to HERC Rentals, Inc. for equipment rental and related products and services provided at Authority owned and managed properties and to increase the board authorization for the initial term by \$29,834.30.

The proposed resolution would authorize the Executive Director to amend the contract with HERC Rentals, Inc. to provide equipment rental and related products and services at Authority owned and managed properties, in an amended not to exceed amount of \$400,000 for the initial term and \$200,000 per year for each additional option term for a total contract not to exceed amount to \$1,000,000.

RpSFUI EyQ: yTSye

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute an amendment to the Services Contract (Contract) between the Housing Authority of the City of Oakland and HERC Rentals, Inc. increasing the maximum contract amount for the initial term from \$300,000 to \$400,000, and increasing the maximum contract amount for each option term from \$150,000 to \$200,000, increasing the maximum total Contract amount from \$750,000 to \$1,000,000 and (ii) ratifying and approving a payment in the amount of \$29,834.30; during the initial term for equipment rental and related products and services.

RttachmNntsB

[Reso 4991 Herc Rentals Inc Contract Approval 08.23.2021](#)
[Resolution HERC Contract Increase](#)

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner: Mark Tortorich

Seconded by Commissioner: Anne Griffith

And approved by the following vote:

AYES: Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

NAYS: 0

ABSTAIN: 0

EXCUSED: 0

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 4991

**AUTHORIZATION TO EXECUTE A TWO-YEAR CONTRACT WITH THREE ONE-YEAR
OPTION TERMS WITH HERC RENTALS, INC. FOR EQUIPMENT RENTAL AND
RELATED PRODUCTS AND SERVICES IN AN AMOUNT NOT-TO-EXCEED \$300,000,
FOR THE INITIAL TERM AND \$150,000 FOR EACH OPTION TERM FOR A TOTAL
NOT-TO-EXCEED AMOUNT OF \$750,000**

WHEREAS, the Oakland Housing Authority has a current need for renting and purchasing equipment for various construction projects; and

WHEREAS, without this service, staff will be unable to mobilize to locations to perform specific tasks; and

WHEREAS, OMNIA Partners helps public agencies and non-profits reap the benefits of national leveraged pricing, with no cost to the OMNIA Partners members; and

WHEREAS, OMNIA Partners competitively solicits proposals and awards contracts for commonly purchased products and services, providing governmental and public entities opportunities for greater efficiency and economy in procuring goods and services; and

WHEREAS, the contract Herc Rentals, Inc. has with the City of Charlotte in North Carolina through OMNIA Partners offers equipment rentals, which includes the services and materials needed by OHA including equipment sales; and

WHEREAS, according to 2 CFR 200, "All procurement transactions will be conducted in a manner providing full and open competition" and in order to ensure competition, the City of Charlotte posted RFP #269-2018-047 on May 22, 2018 to establish a National Cooperative Contract for equipment rental and related products; and

WHEREAS, a notice of the solicitation was sent to potential vendors, as well as advertised in the *Charlotte Observer* newspaper, posted the solicitation on the NC Interactive Purchasing System (NCIPS) website, the City of Charlotte website, and the U.S. Communities website; and

WHEREAS, the solicitation was posted for approximately five (5) weeks from May 22, 2018 to June 26, 2018 allowing for three (3) companies to respond including Herc Rentals; and

WHEREAS, after evaluations were completed, Herc rentals and Big Truck Rentals were awarded a five-year contract for the term beginning November 1, 2018 and ending on October 31, 2023 with two (2) additional two-year option terms, through October 31, 2027; and

WHEREAS, the Authority's Contracts, Compliance and General Services department has reviewed the procurement and has found that the contract is valid and meets 2 CFR Part 200 and OHA's Procurement Policy, allowing the Authority to utilize this Contract; and

WHEREAS, Herc Rentals, Inc. will provide equipment rentals and sales in an amount not-to-exceed \$300,000 for the initial term of two-years and \$150,000 for each option term.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to execute a contract with Herc Rentals, Inc. for equipment rental and related products and services in an amount not to exceed \$300,000 for the initial term and \$150,000 for each one- year option term for a total not-to-exceed amount of \$750,000; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on August 23, 2021.



Secretary / Executive Director

ADOPTED: August 23, 2021

RESOLUTION NO. 4991

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE SERVICES CONTRACT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF OAKLAND AND HERC RENTALS, INC. INCREASING THE MAXIMUM CONTRACT AMOUNT FOR THE INITIAL TERM \$300,000 TO \$400,000, AND INCREASING THE MAXIMUM CONTRACT AMOUNT FOR EACH OPTION TERM FROM \$150,000 TO \$200,000, INCREASING THE MAXIMUM TOTAL CONTRACT AMOUNT FROM \$750,000 TO \$1,000,000 AND (II) RATIFYING AND APPROVING A PAYMENT IN THE AMOUNT OF \$29,834.30 DURING THE INITIAL TERM FOR EQUIPMENT RENTAL AND RELATED PRODUCTS AND SERVICES.

WHEREAS, the Oakland Housing Authority (Authority) requires the services of a vendor that can provide equipment rental and related products and services on an as needed basis for the Authority's owned and managed properties; and

WHEREAS, the Board of Commissioners Adopted Resolution Number 4991 on August 23, 2021, authorizing a contract with HERC Rentals, Inc. (HERC) to provide equipment rental and related products and services for Authority owned and managed properties; and

WHEREAS, Contract C-21030-PB004JS-SER started on December 1, 2021 in an amount not-to-exceed \$300,000 for the initial term and up to \$150,000 for each additional option term for a total not-to-exceed amount of \$750,000; and

WHEREAS, With the abatement of safety issues and beautification commitments to the properties, additional funds are needed to cover costs for equipment rental and related products and services, which exceeded board authorization for the initial term; and

WHEREAS, the Authority has expended \$329,834.30 in payments to HERC Rentals, Inc. for equipment rental and related products and services at Authority owned and managed properties in the initial term of the contract; and

WHEREAS, the Authority has paid the invoices related to the recent storms and is requesting the Board of Commissioners to ratify and approve the payment made to HERC Rentals, Inc. for equipment rental and related products and services provided at Authority owned and managed properties in the amount of \$29,834.30; and

WHEREAS, to address capital project and improvement needs at the properties, additional funds are needed to ensure Authority staff can continue to abate safety issues and beautification commitments to the properties; and

WHEREAS, HERC Rentals, Inc. has demonstrated the capability to meet the Authority's needs to provide equipment rental and related products and services at Authority owned and managed properties; and

WHEREAS, staff is seeking authorization for the Executive Director to amend the contract with HERC Rentals, Inc. to provide equipment rental and related products and services at Authority owned and managed properties, in an amended not to exceed amount of \$400,000 for the initial term and \$200,000 per year for each additional option term for a total contract not to exceed amount to \$1,000,000.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to execute an amendment to the Services Contract between the Housing Authority of the City of Oakland and HERC Rentals, Inc. increasing the maximum contract amount for the initial term from \$300,000 to \$400,000, and increasing the maximum contract amount for each option term from \$150,000 to \$200,000, increasing the maximum total Contract amount from \$750,000 to \$1,000,000; and

THAT, the Board of Commissioners ratify and approve the \$29,834.30 payment made to HERC Rentals, Inc. for equipment rental and related products and services provided at Authority owned and managed properties; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



Oakland Housing Authority

TO: Board of Commissioners

FROM: Patricia Wells, Executive Director DS
PW

SUBJECT: Adopt a resolution authorizing and approving the Housing Authority of the City of Oakland to provide a loan to Oakland Housing Initiatives, Inc., in the amount of \$1,500,000 to pay for predevelopment costs related to the rehabilitation of Foothill Family Apartments located at 2812 69th Avenue, 6886-6946 Foothill Boulevard, 6968-6982 Foothill Boulevard, and 7011-7015 MacArthur Boulevard, Oakland, CA; and authorizing and approving the Executive Director to execute a loan agreement and related documents with Oakland Housing Initiatives, Inc., memorializing the terms.

DATE: August 28, 2023

Type: Action 2023-668

RECOMMENDATION

This action authorizes the Executive Director to execute agreements to provide a loan in an amount not to exceed \$1,500,000 to Oakland Housing Initiatives, Inc., to finance the predevelopment expenses of the rehabilitation of Foothill Family Apartments.

FISCAL IMPACTS/CONSIDERATION

The Fiscal Year (“FY”) 2023-2024 approved Authority budget includes \$3,000,000 in budget line-item number 5510-00-000 Capital Outlay for a loan to OHI toward the Foothill Family Apartments preconstruction, refinancing, and rehab costs.

BACKGROUND

Foothill Family Apartments (“Foothill”) is a 65-unit property located at 2812 69th Avenue, 6886-6946 Foothill Boulevard, 6968-6982 Foothill Boulevard, and 7011-7015 MacArthur Boulevard in the Eastmont neighborhood of East Oakland. Foothill is a “Mixed Finance” property that was acquired by the Oakland Housing Authority (“the Authority”) to be an offsite component of the Coliseum Gardens/Lion Creek Crossings HOPE VI redevelopment project.

There are 21 Public Housing units, 11 Section 8 Project-Based Voucher units, and 33 “tax credit only” units in Foothill. Foothill is owned by a limited partnership, Foothill Family Apartments, L.P. (“the Partnership”), which presently has Oakland Housing Initiatives, Inc. (“OHI”) as its general partner and the Authority as its limited partner. The Partnership

contracts with the John Stewart Company (“JSCo”) for property management services.

An outside developer, CVE Development, Inc., built Foothill as a Low-Income Housing Tax Credit affordable housing project. Construction was completed in 2003. In 2005, the Authority acquired the project site from the developer. As part of the financing for the initial acquisition, OHA provided a \$2.4 million soft loan of HOPE VI funds to the project. OHI, a nonprofit organization affiliated with the Authority, became the general partner of the Partnership at that time. The Authority provides staff and administrative services on OHI’s behalf, but OHI has a Board of Directors that is independent of the control of the Authority.

Following the end of the project’s tax credit compliance period, the Authority acquired the tax credit investor’s limited partner interest in the partnership in 2017. The Authority is now the limited partner, with a 99.9 percent ownership stake.

Property Assessment & Rehabilitation Needs

As a 20-year-old property that has not undergone a comprehensive rehabilitation, Foothill has accumulated deferred maintenance and capital needs. OHI, consultants, and OHA staff have been planning a refinancing and rehabilitation of Foothill over the past two years. Funding for the rehabilitation is a component of the Fiscal Year 2023-24 MTW Annual Plan.

At the April 24, 2023, Board of Commissioners meeting, staff presented a refinancing and rehabilitation plan with an estimated cost of approximately \$13.3 million. Under this plan, the property’s mortgage from Hanmi Bank would be repaid and rehabilitation work with an estimated budget of \$11.9 million, including soft costs and contingencies, would be completed.

Neither the Partnership nor OHI have the resources available to finance these costs. Instead, it was proposed that OHA would provide a new loan to the Partnership to finance the loan repayment and rehabilitation work. The Commission adopted Resolution No. 5163 authorizing the Executive Director to negotiate and execute, subject to HUD and other required approvals, a Loan Agreement and other documents needed to provide a loan in an amount not to exceed \$15 million to the Partnership to finance this project.

HUD Approval Requirements

Since the April Commission meeting, staff and legal counsel have conducted additional analysis to determine the best approach for structuring the loans for the Foothill refinancing and rehabilitation. As explained in more detail below, it will be advantageous to provide a loan to finance predevelopment costs to OHI instead of to the Partnership. Approval from the U.S. Department of Housing and Urban Development (HUD) will be required before new loans can be made to the Partnership that would encumber the Foothill property or place a claim on the cash flow from Foothill. However, unsecured loans that do not affect the use of Foothill cash flow can be made to OHI (rather than the Partnership) without obtaining prior HUD approval.

Foothill was approved through the HUD Public Housing Mixed Finance Program because it includes 21 units that receive funding through the HUD Public Housing program. As a Public Housing Mixed Finance project, the project has a Declaration of Trust of Restrictive Covenants (“DORC”) between HUD, OHA, and the Partnership. There is also a Regulatory and Operating (“R&O”) Agreement between OHA and the Partnership. Under these agreements HUD approval is required for any new mortgage, encumbrance, or change in the financing and debt service for Foothill.

OHA and OHI intend to request and obtain the required HUD approvals to obtain a new loan from OHA to the Partnership. We may obtain those approvals through a new Mixed Finance application, or we may obtain those approvals through the conversion of the Public Housing subsidy to Project-Based Vouchers or Project-Based Rental Assistance through the Rental Assistance Demonstration (“RAD”) Program. Staff and consultants are currently evaluating the tradeoffs of moving forward under a Mixed Finance application or a RAD application. We believe it is highly likely that HUD will approve a new loan to the Partnership through one of these approaches, but the application and approval process will take several months to complete.

Preconstruction Loan to OHI

OHI is assembling a team to design and plan the Foothill rehab. OHI procured and approved contracts with an architecture and engineering team, a general contractor, and a relocation consultant. We can advance the completion of the rehabilitation by doing planning and design work at the same time as we seek HUD approval for a new loan to the Partnership.

OHA could finance the preconstruction planning and design work by providing an unsecured predevelopment loan to OHI instead of providing a loan directly to the Partnership. Under the proposed Resolution, OHA would be authorized to provide an unsecured predevelopment loan in an amount up to \$1,500,000 to OHI. This loan would be repaid from the \$15,000,000 approved pursuant to Resolution No. 5163.

This request for a \$1,500,000 predevelopment loan stems not from an increase in Project costs, but rather from a need for access to funds quickly to advance the rehabilitation of Foothill without waiting for HUD approval for a loan to the Partnership. The total rehabilitation cost remains \$15,000,000.

There is a risk that OHI would be unable to repay the predevelopment loan in the event that OHA and OHI are unable to obtain HUD approval of the loan to the Partnership. It is anticipated that the loan would be drawn as costs are incurred, meaning that the full amount of the loan is unlikely to be drawn until near the end of the predevelopment period. OHI would stop work and it may not need to draw the full loan amount if it becomes clear that HUD approval for the rehab loan cannot be obtained.

OHI currently holds approximately \$600,000 in cash and it receives approximately \$20,000 per year in partnership and incentive management fees from Foothill and Harrison Street Senior Housing. OHI does not have other assets of significant value. If OHI defaults on the predevelopment loan, OHA could choose to forgive a portion of the loan and/or extend the repayment period over time to be repaid with OHI’s future fee income.

ACTION REQUESTED

This action authorizes the Executive Director to execute agreements to provide a loan in an amount not to exceed \$1,500,000 to Oakland Housing Initiatives, Inc., to finance the predevelopment expenses of the rehabilitation of Foothill Family Apartments.

Attachments:

[Board Memo for Reso 5163 Foothill Family Apartments Rehab 04.24.23](#)

[Reso 5163 Foothill Family Apartments Rehab 04.24.23](#)

Resolution - Foothill Predev Loan to OHI
Board Slide - Predev Loan to OHI



Oakland Housing Authority

SUB Board of Commissioners

JEUCB Patricia Wells, Executive Director DS
PW

T: DAypSB Adopt a resolution authorizing the Executive Director, subject to National Environmental Policy Act approval, to execute agreements to provide a loan to Foothill Family Apartments, LP, to finance the rehabilitation of Foothill Family Apartments and to repay the Hanmi Bank mortgage on the property in an amount not to exceed \$15,000,000.

eRSyB April 24, 2023

SOMNB Action

2023-57

EypUC Cyl eRSFUI

This action authorizes the Executive Director, subject to National Environmental Policy Act (NEPA) approval, to execute agreements to provide a loan in an amount not to exceed \$15,000,000 to Foothill Family Apartments, LP, to finance the rehabilitation of Foothill Family Apartments and to repay the Hanmi Bank mortgage on the property.

JFPRL PCPRpST/pUI TFe yERSFUI

The Fiscal Year (FY) 2022-2023 approved Authority budget included \$500,000 in budget line item number 5510-00-000 Capital Outlay for work toward determining the rehab scope and financing for Foothill Family Apartments. If the proposed loan is approved, the FY 2023-2024 Authority budget will request an allocation of \$15,000,000 in this line item to fully fund the loan.

DRpKGEU: I e

Foothill Family Apartments (“Foothill”) is a 65-unit property located at Foothill Boulevard, MacArthur Boulevard, and 69th Avenue in the Eastmont neighborhood of East Oakland. Foothill is a “Mixed Finance” property that was initially acquired by the Oakland Housing Authority (“the Authority”) in 2005 to be an offsite component of the Coliseum Gardens/Lion Creek Crossings HOPE VI redevelopment project. There are 21 Public Housing units, 11 Section 8 Project-Based Voucher units, and 33 “tax credit only” units in Foothill. Foothill is owned by a limited partnership, Foothill Family Apartments LP. Foothill contracts with the John Stewart Company (“JSCo”) for property management services.

As shown in the attached map, Foothill is spread over three separate parcels of land, referred

to as Sites A, B and C.

An outside developer, CVE Development, Inc., built Foothill as a Low-Income Housing Tax Credit affordable housing project. Construction was completed in 2003. In 2005, the Authority acquired the project site from the developer. As part of the financing for the initial acquisition, OHA provided a \$2.4 million soft loan of HOPE VI funds to the project. As of December 31, 2022, there was \$2,400,000 in unpaid principal and approximately \$1.9 million in accrued, unpaid interest. It is currently projected that the HOPE VI loan will be fully repaid in 2034, assuming the Hanmi Bank mortgage is paid off in 2023 (see “Hanmi Bank Mortgage Repayment” discussion below).

A nonprofit organization affiliated with the Authority, Oakland Housing Initiatives, Inc. (“OHI”) became the general partner of Foothill Family Apartments LP at that time. The Authority provides staff and administrative services on OHI’s behalf, but OHI has a Board of Directors that is independent of the control of the Authority.

Following the end of the project’s tax credit compliance period, the Authority acquired the tax credit investor’s limited partner interest in the partnership in 2017. The Authority is now the limited partner, with a 99.9 percent ownership stake.

Property Assessment & Rehabilitation Needs

As a 20-year old property that has not undergone a comprehensive rehabilitation, Foothill has deferred maintenance and capital needs. In 2021, OHI and consultants including Helen Dunlap Consultants, Urban Focus, and Pyatok Architects completed a feasibility study of development opportunities at Foothill and at sites owned by the Authority and its affiliates in the Eastmont neighborhood. This study recommended a rehab of Foothill Family Apartments. OHI, Authority staff, and consultants, have been working to evaluate options for the future of the property and develop a plan to finance and complete a rehab of the property.

OHI commissioned JSCo’s Construction and Maintenance Services Division to complete a Property Assessment for Foothill in 2022. As part of the Property Assessment, JSCo inspected the grounds, building exteriors, and the interiors of all of the units at Foothill. The Property Assessment sought to identify all repairs and capital improvements needed to address immediate needs and replace items with less than five years of estimated remaining useful life. Some of the replacement needs identified in the Property Assessment include:

- Dry rot repairs
- Patio and deck waterproofing
- Parking lot sealing and restriping
- Exterior repainting
- Roof replacement
- Window replacement
- Energy efficiency lighting upgrades
- Accessibility upgrades
- Unit heater and water heater replacement.

The Property Assessment estimated that addressing all of the identified capital needs would require a \$12.3 million construction budget.

In addition to evaluating rehab needs, the feasibility study assessed opportunities for

redevelopment of the Foothill property. The feasibility study determined that redevelopment at a higher density would be most appropriate for Site C because this parcel is directly between Foothill Boulevard and MacArthur Boulevard, and not adjacent to any single family homes. As a result, OHI and the Authority will continue studying the viability of redeveloping Site C, and may redevelop the site in the next five to ten years. Because the Site C property may not need to be preserved for as long a time horizon as Site A and B, a reduced rehab scope for Site C is assumed. This reduces the total estimated construction budget from \$12.3 million to \$9.7 million.

In addition to hard construction costs, a rehab of this scale requires soft costs such as architecture and engineering, permit fees, temporary resident relocation, and legal costs. The full rehab project budget including soft costs and contingencies is currently estimated at \$11.9 million, or \$183,000 per unit. This includes an 8 percent hard cost and soft cost contingency.

There are many uncertainties inherent in property rehabilitation. For Foothill Family Apartments, uncertainties include things such as the extent of dry rot repair needed, the methods and design of patio and deck waterproofing improvements, and the duration of time that tenants will need to be relocated. In addition, the JSCo Property Assessment estimated costs based on recent experience with other rehab projects and general knowledge of construction costs. The costs will be estimated with much more precision as an architect and engineering (A&E) team and general contractor (GC) assess the project in greater detail.

Hanmi Bank Mortgage Repayment

In addition to completing a rehab of Foothill, this is an opportune time to pay off the property's existing mortgage from Hanmi Bank. The Hanmi Bank mortgage is a 30-year loan with approximately 12 years of payments remaining. The loan carries a 7.5 percent interest rate and the remaining principal balance is approximately \$1,200,000. Annual payments are approximately \$148,500. The mortgage has a prepayment penalty which fluctuates with current interest rates. When interest rates are higher, the prepayment penalty goes down. With the increase in interest rates over the past year, the prepayment penalty has gone from approximately \$485,000 to \$185,000. The total cost to retire this loan would be approximately \$1,393,000. The relatively high interest rate on the Hanmi Bank mortgage and the large reduction in the prepayment penalty over the past year make it attractive to pay off the Hanmi Bank mortgage.

Paying off this loan will increase Foothill's cash flow by \$148,500 per year. OHI and OHA share Foothill's surplus cash. OHA will receive the vast majority of any increases in Foothill's cash flow in the form increased of repayments of the Authority's HOPE VI loan and increased limited partner cash distributions.

Financing Options

The total estimated cost of the rehab project and the Hanmi Bank loan repayment is approximately \$13.3 million (the \$11.9 million rehab budget plus the \$1.4 million Hanmi Bank repayment). Neither Foothill Family Apartments LP nor OHI have the resources available to finance these costs.

Property owners often try to leverage outside financing for rehab projects. Typical sources include refinancing mortgages to bring in more debt and/or obtaining Low-Income Housing Tax Credits. Staff and consultants evaluated both of these options and determined that they are not feasible at this time. The cash flow generated by Foothill cannot support a mortgage to

finance this level of rehab costs. The State of California is currently allocating only a very small amount of tax credits for rehab projects. As a result, staff, consultants, and the OHI Board of Directors recommended requesting that the Authority provide financing for the rehab of Foothill through a new “soft” loan of Moving to Work (“MTW”) funds.

Next Steps

The JSCo Property Assessment provides a starting place for identifying items that need to be addressed in a rehab of Foothill and estimating the cost of the rehab. OHI has begun to take the next steps toward the rehabilitation. OHI has issued requests for proposals (RFPs) from A&E teams, GCs, and relocation consultants to work on the Foothill rehab.

These professionals will work together to continue planning the rehab and complete the project. The A&E team will build on the JSCo Property Assessment to determine the exact scope of the rehab, create construction drawings and specifications, and obtain building permits. The GC will provide cost estimates and provide input on value engineering options at key points during the design process. When the construction drawings are complete, the GC will bid the work out to subcontractors, provide a final guaranteed maximum price, and oversee the rehabilitation project. The relocation consultant will coordinate with the A&E team and GC to determine how to phase the construction to minimize temporary relocation of Foothill residents while also providing an efficient and safe construction process. This consultant will make sure that all statutory relocation requirements are followed, and they will ensure that the relocation process is sensitive to resident needs and concerns.

Evaluation committees are currently reviewing these proposals. They are likely to complete the selection process by late April or early May. At that point, staff will request approval from the OHI Board of Directors to execute contracts with the A&E team, GC, and relocation consultant. Before the OHI Board approves these contracts, it would like an indication that the Authority is willing to provide financing for the project.

This proposed resolution would authorize the Executive Director to provide a loan of up to \$15 million to finance repayment of the Hanmi Bank loan, and to finance hard and soft costs related to the rehabilitation of Foothill. While the current estimated rehab and loan repayment cost is \$13.3 million, it is possible that construction and relocation costs will increase as planning for the rehab is completed in greater detail. Approving a loan of up to \$15 million provides a \$1.7 million budget cushion. Staff and contractors will work diligently to contain the project costs while also addressing the rehab needs of the property. At the discretion of the Executive Director, the loan could be structured in two or more phases to finance loan repayment, predevelopment soft costs, and rehabilitation construction costs, and to release loan funds as the costs for each phase are determined with more precision.

It is proposed that the loan would have a 55 year term and a 3.0 percent interest rate. Principal and interest on the loan would be repaid from Foothill’s residual receipts.

Projects that involve the repair or minor alteration of existing structures without increasing the floor area are categorically exempt from review under the California Environmental Quality Act (CEAQ). However, National Environmental Policy Act (NEPA) clearance would be required before MTW funds could be used for construction costs. Using MTW funds for loan repayment or predevelopment costs such as architecture and engineering fees would not require NEPA clearance. Staff would work with legal counsel and an environmental consultant to ensure that all required clearances and approvals are obtained for the use of Authority MTW funds in the

project. In addition, under the Foothill Regulatory and Operating Agreement, approval from HUD is required before a new mortgage or other encumbrance is placed on the property. Staff would work with HUD to obtain any required HUD approvals before issuing a new loan to Foothill.

RpSFUI EyQ: yTSye

Adopt a resolution authorizing the Executive Director, subject to National Environmental Policy Act approval, to execute agreements to provide a loan to Foothill Family Apartments, LP, to finance the rehabilitation of Foothill Family Apartments and to repay the Hanmi Bank mortgage on the property in an amount not to exceed \$15,000,000

RttachmNntsB

[Foothill Family Apartments Rehab and Refi Loan 4-12-23](#)

[Foothill Family Apartments - Site Map](#)

[Resolution Foothill Family Apartments Loan](#)

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner: Janny Castillo

Seconded by Commissioner: Lynette Jung-Lee

and approved by the following vote:

AYES: Griffith, Hartwig, Castillo, Montgomery, Jung-Lee, Tortorich, Mayes

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: 0

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 5163

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, SUBJECT TO
NATIONAL ENVIRONMENTAL POLICY ACT APPROVAL, TO EXECUTE
AGREEMENTS TO PROVIDE A LOAN IN AN AMOUNT NOT TO EXCEED
\$15,000,000 TO FOOTHILL FAMILY APARTMENTS, LP, TO FINANCE THE
REHABILITATION OF FOOTHILL FAMILY APARTMENTS AND TO REPAY THE
HANMI BANK MORTGAGE ON THE PROPERTY**

WHEREAS, Foothill Family Apartments (“Foothill”) is a 65-unit property located at Foothill Boulevard, MacArthur Boulevard, and 69th Avenue in the Eastmont neighborhood of East Oakland; and

WHEREAS, Foothill is owned by a limited partnership, Foothill Family Apartments LP; and

WHEREAS, a nonprofit organization affiliated with the Oakland Housing Authority (“Authority”), Oakland Housing Initiatives, Inc. (“OHI”) is the general partner of Foothill Family Apartments LP; and

WHEREAS, the Authority acquired the original tax credit investor’s limited partner interest in Foothill Family Apartments LP in 2017 and the Authority is now the limited partner, with a 99.9 percent ownership stake in Foothill Family Apartments LP; and

WHEREAS, the Authority made a 55-year loan of \$2,400,000 in HOPE VI funds to Foothill Family Apartments LP on July 5, 2005; and

WHEREAS, there is currently \$2,400,000 in unpaid principal and approximately \$1,900,000 in accrued interest on the Authority HOPE VI loan; and

WHEREAS, as a 20 year old property that has not undergone a comprehensive rehabilitation, Foothill has deferred maintenance and capital needs; and

WHEREAS, a Property Assessment of Foothill conducted in 2022 sought to identify all repairs and capital improvements needed to address immediate needs and replace items with less than five years of estimated remaining useful life; and

WHEREAS, the estimated hard construction cost of the rehab needed at Foothill is \$9.7 million; and

WHEREAS, the full rehab project budget including soft costs and contingencies is currently estimated at \$11.9 million; and

WHEREAS, this is an opportune time to pay off the property's existing mortgage from Hanmi Bank; and

WHEREAS, the remaining principal balance on the Hanmi Bank mortgage is approximately \$1,200,000 and the Hanmi Bank mortgage has a prepayment penalty which is currently approximately \$185,000; and

WHEREAS, the total estimated cost of the rehab project and the Hanmi Bank loan repayment is approximately \$13.3 million; and

WHEREAS, neither Foothill Family Apartments LP nor OHI have the resources available to finance these costs; and

WHEREAS, Authority intends that Foothill will be operated, repaired, and maintained in its current use consistent with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorizes the Executive Director to negotiate and execute, subject to NEPA approval, a Loan Agreement, Amended and Restated Limited Partnership Agreement, any required approvals from HUD, and any other agreements or documents needed to provide a loan in an amount not to exceed \$15,000,000 to Foothill Family Apartments, LP, to finance the rehabilitation of Foothill Family Apartments and to repay the Hanmi Bank mortgage on the property; and

THAT, at the discretion of the Executive Director, the loan could be structured in two or more phases to finance loan repayment, predevelopment soft costs, and rehabilitation construction costs, and to release loan funds as the costs for each phase are determined with more precision; and

THAT, the loan agreement shall include terms including but not limited to a 55 year term and 3.0 percent annual interest rate; and

THAT, the rehabilitation of Foothill is categorically exempt under CEQA Guidelines Section 15301 as consisting of the operation, repair, and maintenance of an existing structure involving no expansion of use; and

THAT, pursuant to CEQA Guidelines Section 15062 the Executive Director is authorized to file a notice of exemption with the County Clerk; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on April 24, 2023.

DocuSigned by:

Patricia Wells

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Secretary

ADOPTED: April 24, 2023

RESOLUTION NO. 5163

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

RESOLUTION AUTHORIZING AND APPROVING THE HOUSING AUTHORITY OF THE CITY OF OAKLAND TO PROVIDE A LOAN TO OAKLAND HOUSING INITIATIVES, INC., IN THE AMOUNT OF \$1,500,000 TO PAY FOR PREDEVELOPMENT COSTS RELATED TO THE REHABILITATION OF FOOTHILL FAMILY APARTMENTS LOCATED AT 2811 AND 2812 69TH AVENUE, 6886-6946 FOOTHILL BOULEVARD, 6968-6982 FOOTHILL BOULEVARD, and 7011-7015 MACARTHUR BOULEVARD, OAKLAND, CA; AND AUTHORIZING AND APPROVING THE EXECUTIVE DIRECTOR TO EXECUTE A LOAN AGREEMENT AND RELATED DOCUMENTS WITH OAKLAND HOUSING INITIATIVES, INC., MEMORIALIZING THE LOAN TERMS

WHEREAS, the Housing Authority of the City of Oakland (“Authority”) is duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provision of the Housing Authorities Law which is Part 2 of Division 24 of the California Health and Safety Code commencing with Section 34200 et seq.;

WHEREAS, pursuant to the Housing Authorities Law, the Authority may make or undertake commitments to make construction loans and mortgage loans to finance the acquisition, construction, rehabilitation, refinancing, or development of multifamily rental housing;

WHEREAS, Foothill Family Apartments is a 65-unit property located at 2812 69th Avenue, 6886-6946 Foothill Boulevard, 6968-6982 Foothill Boulevard, and 7011-7015 MacArthur Boulevard in the Eastmont neighborhood of East Oakland; (“Foothill Property”);

WHEREAS, the Foothill Property is owned by Foothill Family Apartments, L.P. a California limited partnership (“Partnership”);

WHEREAS, an affiliate of the Authority, Oakland Housing Initiatives, Inc., a California nonprofit corporation (“OHI”), is the general partner of the Partnership;

WHEREAS, the Authority acquired the original tax credit investors limited partner’s interest in the Partnership in 2017 and the Authority is now the limited partner, with a 99.9 percent ownership stake in the Partnership;

WHEREAS, as a 20-year-old property that has not undergone a comprehensive rehabilitation, the Foothill Property has deferred maintenance and capital needs;

WHEREAS, a property assessment of the Foothill Property conducted in 2022 sought to identify all repairs and capital improvements needed to address immediate needs and replace items with less than five years of estimated remaining useful life;

WHEREAS, the estimated hard construction cost of the rehabilitation needed at the Foothill Property is \$9,700,000;

WHEREAS, the full rehabilitation project budget including soft costs and contingencies is currently estimated at \$11,900,000 (“Rehabilitation Costs”);

WHEREAS, the remaining principal balance on the Hanmi Bank mortgage is approximately \$1,200,000 and the Hanmi Bank mortgage has a prepayment penalty which is currently approximately \$190,000, for a total payoff amount of approximately \$1,400,000 (“Loan Payoff Amount”);

WHEREAS, the total estimated cost of the Rehabilitation Costs and Loan Payoff Amount is approximately \$13,300,000;

WHEREAS, neither the Partnership nor OHI have the resources available to finance these costs;

WHEREAS, on April 24, 2023, the Authority Board of Commissioners adopted Resolution No. 5163, authorizing the Executive Director to negotiate and, subject to HUD and other required approvals, execute a Loan Agreement and other documents needed to provide a loan in an amount not to exceed \$15,000,000 to the Partnership to be used to finance the Rehabilitation Costs and the Loan Payoff Amount;

WHEREAS, after adoption of Resolution No. 5163, it was discovered that the application and approval process required by HUD for a new loan to the Partnership will take several months to complete. Since OHI has procured and approved contracts with an architecture and engineering team, a general contractor, and a relocation consultant to design and plan the rehabilitation of the Foothill Property, the Authority has determined that OHI is better suited to advance the completion of the rehabilitation by doing planning

and design work at the same time the Authority seeks HUD approval for a new loan to the Partnership;

WHEREAS, to expedite the predevelopment of the Foothill Property, the Authority has the ability to provide a loan to OHI to pay preconstruction planning and design costs by providing an unsecured predevelopment loan to OHI;

WHEREAS, the Authority desires to make a loan in the amount of \$1,500,000 to OHI to pay for predevelopment costs related to the rehabilitation of the Foothill Property;

WHEREAS, the Board of Commissioners has duly considered all terms of the agenda report presented to it by staff and any testimony received at the public hearing, and believes that the making of the predevelopment loan to OHI for the Foothill Property is in the best interest of the City of Oakland, and the health, safety, morals and welfare of its residents; and

WHEREAS, the proposed project, the loan of \$1,500,000 to OHI to pay for predevelopment costs, is exempt under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities, since it includes the operation, repair and maintenance of an existing multi-family rental property, and no expansion of an existing use will occur.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the above referenced recitals are true and correct and incorporated herein by reference.

THAT, the Board of Commissioners, based upon a review of the evidence and information presented on the matter as it relates to the predevelopment loan, has determined that the predevelopment loan is categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities, since it includes the operation, repair and maintenance of an existing multi-family rental property, and no expansion of an existing use will occur.

THAT, pursuant to CEQA Guidelines Section 15062, the Executive Director is authorized to file a notice of exemption with the County of Alameda Clerk.

THAT, the Board of Commissioners authorizes and approves the making of loan in the amount of \$1,500,000 (“Predevelopment Loan”) to OHI to pay for predevelopment costs related to the rehabilitation of the Foothill Property located at 6886-6946 Foothill Boulevard, 6968-6982 Foothill Boulevard, and 7011-7015 MacArthur Boulevard, Oakland, CA.

THAT, the Executive Director is authorized to negotiate and execute a Predevelopment Loan Agreement, and any other agreements or documents needed, to provide a loan in

an amount not to exceed \$1,500,000 to OHI, to pay for predevelopment costs related to the rehabilitation of the Foothill Property.

THAT, the predevelopment loan agreement shall include terms including, but not limited to a two-year term, with no interest due, except upon Default as specified in the Predevelopment Loan Agreement. The Predevelopment Loan is expected to be repaid with funds from the Partnership's anticipated \$15,000,000 loan from OHA.

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

THAT, if any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any remaining provisions hereof.

THAT, this Resolution shall take effect from and after its adoption.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Secretary

ADOPTED:

RESOLUTION NO.

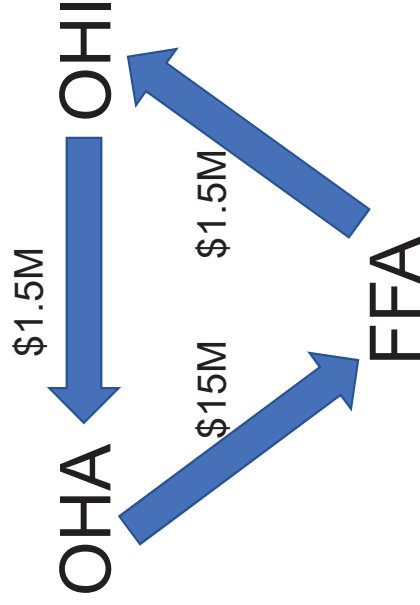


Foothill Family Apartments Rehab Cash Flow

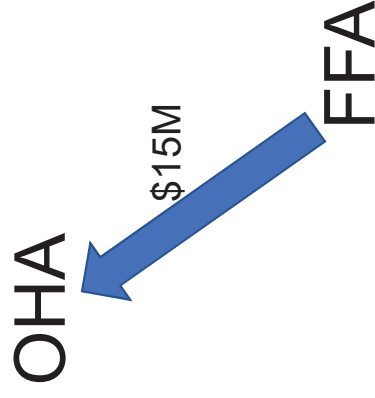
Preconstruction Loan
to OHI



Precon, Rehab &
Hanmi Payoff Loan to
FFA



Post-Rehab Loan
Repayment





Foothill Family Apartments Rehab Cash Flow

	Receivables/(Debt) Upon Each Event			Payment to Third-Parties	Impact to OHA Cash
	OHA	OHI	FFA		
Predevelopment					
OHA>OHI predev loan agreement execution	-1.5	+1.5			
Preconstruction completed		-1.5		+1.5	-1.5
HUD approves FFA loan					
OHA>FFA rehab loan execution	-15		+15		
Repayment of OHI loan (\$1.5M OHA -> FFA -> OHI - OHA)	+1.5		-1.5		
Rehabilitation Construction					
Hanmi Bank Loan Repayment			-1.5	+1.5	-1.5
Construction Completed			-12	+12	-12
Post-Rehab					
FFA Generates Residual Receipts over time			+15		
FFA Repays OHA over time*	+15		-15		+15
END BALANCE	0	0	0	15	0

*Repayment will occur over time vs. a single lump sum.



Oakland Housing Authority

SUBJECT: Adopt a resolution authorizing the Executive Director to amend the Memorandum of Understanding with Alameda Health Care Services Agency to administer State Housing and Disability Advocacy Program and Housing and Homelessness Incentive Program funding for the Local Housing Support Program and extend the contract term for an additional five years for a total contract term of October 01, 2023 through September 30,2028.

DATE: August 28, 2023

Type: Consent

2023-814

RECOMMENDATION

Staff recommends approval of an Amendment to the Memorandum of Understanding in partnership with Alameda County Health Care Services to administer State Housing and Disability Advocacy Program and Homelessness Incentive Program funding for the Local Housing Support Program and extend the contract term for an additional five years for a total contract term of October 01, 2023 through September 30, 2028

FISCAL IMPACTS/CONSIDERATION

This action extends the contract term of the Memorandum of Understanding (MOU) with Alameda County Health Care Services Agency (HCSA) for an additional five years for a total contract term of October 01, 2023 through September 30, 2028

BACKGROUND

Alameda County Health Care Services Agency received allocations of Housing and Disability Advocacy Program (HDAP) funds and Housing and Homelessness Incentive Program (HHIP) funding to provide housing support, disability benefits, application assistance, and advocacy for eligible individuals and families. On September 26, 2022, the Board of Commissioners adopted Resolution Number 5100, which authorized the Executive Director to execute a MOU with HCSA to administer approximately \$9,000,000 in HDAP funding, and authorized the Executive Director to take all actions necessary to implement to execution of the MOU. HCSA and the Authority subsequently executed a MOU on May 4, 2023 to administer the Local Housing Support Program (LHSP).

On May 22, 2023, the Board of Commissioners adopted Resolution 5168 which increased the total authorized contract amount from \$9,000,000 to \$16,000,000 to include HDAP funding as well as HHIP funds.

On June 26, 2023, the Board of Commissioners adopted Resolution 5185 which approved an amendment to the MOU and increased the total authorized contract amount from \$16,000,000 to \$24,480,649, based on clarification and additional funding received by the County. HCSA and the Authority subsequently executed an Amended and Restated MOU on June 27, 2023. The term of executed Amendment and Restated MOU is effective from October 1, 2022 through September 30, 2023,

Under the Amended and Restated MOU, the term of the contract will commence on October 01, 2023 and continue until September 30, 2023. HCSA will also request the Alameda County Board of Supervisors to authorize the amendment of the MOU to increase the contract term through September 30, 2028 at the Board of Supervisors September 19, 2023 Regular Meeting.

ACTION REQUESTED

Adopt a resolution authorizing the Executive Director to amend the Memorandum of Understanding with Alameda Health Care Services Agency to administer State Housing and Disability Advocacy Program and Housing and Homelessness Incentive Program funding for the Local Housing Support Program and extend the contract term for an additional five years for a total contract term of October 01, 2023 through September 30, 2028.

Attachments:

[RESO 5100 MOU Alameda County HDAP 09.26.22](#)

[RESO 5168 HDAP Funding 5.22.23](#)

[RESO 5185C HDAP and HHIP MOU 06.26.23](#)

[Resolution HDAP and HHIP MOU - Second Amendment](#)

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner: Gregory Hartwig

Seconded by Commissioner: Lynette Jung-Lee

and approved by the following vote:

AYES: Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: 0

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 5100

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING IN PARTNERSHIP WITH ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY TO ADMINISTER APPROXIMATELY \$9 MILLION IN STATE HOUSING AND DISABILITY ADVOCACY PROGRAM (HDAP) TO SUPPORT A LOCAL HOUSING PROGRAM INITIATIVE

WHEREAS, the Health Care Services Agency (HCSA) has received an influx of State Housing and Disability Advocacy Program (HDAP) one-time funds through the Alameda County Social Services Agency to provide housing support and related services to persons and families experiencing homelessness, specifically targeting those who are disabled and eligible for other public benefits; and

WHEREAS, the total amount of the funding is about \$17.4 million which includes \$9.4 million competitively allocated one-time funds. Alameda County anticipates receiving regular allocations of approximately \$6 million annually from future State budgets; and

WHEREAS, as a significant number of Alameda County residents who meet the HDAP criteria reside in Oakland, HCSA is proposing a partnership with the OHA to deploy approximately \$9 million of these funds to implement a tenant, and project-based housing subsidy assistance program. OHA would serve as the administrator of the funds allocated to housing placement contractors or projects selected through a competitive County process; and

WHEREAS, as future funding becomes available, the MOU could be amended to expand and/or continue services accordingly; and

WHEREAS, HDAP funds are allocated for the provision of housing supports, disability benefits application assistance and advocacy for people likely eligible for disability benefits. In compliance with all state-funded housing programs, the use of HDAP funding incorporates the core components of Housing First (in accordance with W&I code section 8255) and participation within the County's Coordinated Entry System (CES); and

WHEREAS, the County is leading a multi-agency stakeholder process to develop a unified Local Housing Program (LHP). The outcome of this process will be a framework of policies, and selection and monitoring procedures for the implementation of supportive housing funding in the County, including this proposed program. This design process is expected to conclude at the end of October 2022; and

WHEREAS, HDAP funds target individuals who are experiencing homelessness to apply for disability benefit programs, while also providing housing assistance and other services to stabilize clients. Utilizing the Coordinated Entry system housing crisis queue, HDAP funding priority is given to individuals (including individuals in families) experiencing chronic homelessness, or who are homeless and rely most heavily on government-funded services; and

WHEREAS, all four core HDAP components are offered concurrently: outreach, case management, disability benefits advocacy and housing assistance; HCSA's partnership with OHA will support housing assistance, while other components are overseen within HCSA-maintained service agreements; and

WHEREAS, the County intends to issue a Solicitation of Intent (SOI) for housing projects and providers to be selected in accordance with the criteria developed in the multi-agency LHP process. OHA would then execute agreements with the awardees; and

WHEREAS, HCSA provided briefing materials to the Alameda County Board of Supervisors (BOS) as part of the August 12th Board packet; and

WHEREAS, HCSA intends to return to the BOS in early October requesting a delegation of authority for the HCSA Director to enter into an MOU with OHA; and

WHEREAS, pending approval, staff from HCSA and OHA plan to execute the MOU by November 2022 after which OHA will begin administering the funds; and

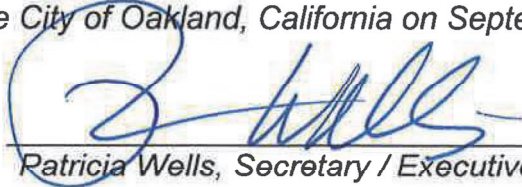
WHEREAS, the desired execution date of the MOU would allow HCSA to transfer the funds to OHA and begin the SOI process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:**

THAT, the Board of Commissioners authorizes the Executive Director to execute a Memorandum of Understanding with HCSA to administer approximately \$9 million in State HDAP funding; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on September 26, 2022.



Patricia Wells, Secretary / Executive Director

ADOPTED: September 26, 2022

RESOLUTION NO. 5100

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner: Mark Tortorich

Seconded by Commissioner: Lynette Jung- Lee

And approved by the following vote:

AYES: Castillo, Hartwig, Montgomery, Mayes, Tortorich, Jung-Lee

NAYS: 0

ABSTAIN: 0

EXCUSED: Chair Anne Griffith

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 5168

AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE MEMORANDUM OF UNDERSTANDING IN PARTNERSHIP WITH ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY TO ADMINISTER STATE HOUSING AND DISABILITY ADVOCACY PROGRAM AND HOUSING AND HOMELESSNESS INCENTIVE PROGRAM FUNDING FOR THE LOCAL HOUSING SUPPORT PROGRAM AND INCREASE THE TOTAL CONTRACT AMOUNT FROM \$9,000,000 TO AN AMOUNT NOT TO EXCEED \$16,000,000

WHEREAS, the State of California issued Alameda County an allocation of Housing and Disability Advocacy Program (HDAP) funds for the provision of housing supports, disability benefits, application assistance, and advocacy for people likely eligible for disability benefits; and

WHEREAS, HDAP funds target individuals who are experiencing homelessness to help them apply for disability benefit programs, while also providing housing assistance and other services to stabilize clients; and

WHEREAS, on September 26, 2022, the Board of Commissioners adopted Resolution Number 5100, which authorized the Executive Director to execute a MOU with Alameda County Health Care Services Agency (HCSA) to administer approximately \$9 million in HDAP funding; and

WHEREAS, HCSA and the Authority subsequently initiated Local Housing Support Program (LHSP) implementation and executed a MOU with an effective date of April 1, 2023; and

WHEREAS, since that time, HCSA received additional HDAP funds as well as an award of Housing and Homelessness Incentive Program (HHIP) funding; and

WHEREAS, HHIP funds are allocated to 1) reduce and prevent homelessness and 2) ensure Medi-Cal managed care plans (MCPs) develop the necessary capacity and partnerships to connect their members to needed housing services; and

WHEREAS, the new total funding amount to be administered by the Authority, or its designee, for the LHSP program shall be increased from \$9,000,000 to administer a total amount up to \$16,000,000 in combined HDAP funds and HHIP funds; and

WHEREAS, as an Administrator, the Authority and its contractors will disburse funds to the projects on a recurring basis, complete standard reviews of financials and other operating documents, and conduct routine property inspections using an agreed upon inspection protocol; and

WHEREAS, the County will manage the selection of projects, make referrals and vet applicants, as well as complete eligibility and continued occupancy reviews; and

WHEREAS, the County issued a first phase Solicitation of Intent (SOI) for housing projects and providers and selected six projects located throughout Alameda County; and

WHEREAS, HCSA issued each of the projects tentative award letters in March 2023; and

WHEREAS, the Authority initially will execute operating agreements with five projects; and

WHEREAS, as negotiations continue and as HCSA issues future rounds of funding, the Authority may increase the number of properties included in its contract administration portfolio and execute agreements, not to exceed the total authorized funding amount of \$16,000,000; and

WHEREAS, HCSA will present the MOU amendment to the Alameda County Board of Supervisors at the June 11th Board Meeting, and staff seeks to execute the agreements with the phase one project sponsors by June 30, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorizes the Executive Director to amend the Memorandum of Understanding in partnership with Alameda County Health Care Services Agency to administer State Housing and Disability Advocacy Program and Housing and Homelessness Incentive Program funding for the Local Housing Support Program and increase the total contract amount from \$9,000,000 to an amount not to exceed \$16,000,000; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on May 22, 2023.

DocuSigned by:

Patricia Wells

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Patricia Wells, Secretary / Executive Director

ADOPTED: May 22, 2023

RESOLUTION NO. 5168

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner: Gregory Hartwig

Seconded by Commissioner: William Mayes

and approved by the following vote:

AYES: GRIFFITH, HARTWIG, CASTILLO, MONTGOMERY, MAYES

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: JUNG-LEE, TORTORICH

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 5185

AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE MEMORANDUM OF UNDERSTANDING WITH ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY TO ADMINISTER STATE HOUSING AND DISABILITY ADVOCACY PROGRAM AND HOUSING AND HOMELESSNESS INCENTIVE PROGRAM FUNDING FOR THE LOCAL HOUSING SUPPORT PROGRAM AND INCREASE THE TOTAL CONTRACT AMOUNT FROM \$16,000,000 TO \$24,480,649

WHEREAS, the State of California issued Alameda County an allocation of Housing and Disability Advocacy Program (HDAP) funds for the provision of housing supports, disability benefits, application assistance, and advocacy for people likely eligible for disability benefits; and

WHEREAS, HDAP funds target individuals who are experiencing homelessness to help them apply for disability benefit programs, while also providing housing assistance and other services to stabilize clients; and

WHEREAS, on September 26, 2022, the Board of Commissioners adopted Resolution Number 5100, which authorized the Executive Director to execute a MOU with Alameda County Health Care Services Agency (HCSA) to administer approximately \$9 million in HDAP funding; and

WHEREAS, HCSA and the Authority subsequently initiated Local Housing Support Program (LHSP) implementation and executed a MOU with an effective date of April 1, 2023; and

WHEREAS, HCSA received additional HDAP funds as well as an award of Housing and Homelessness Incentive Program (HHIP) funding; and

WHEREAS, HHIP funds are allocated to 1) reduce and prevent homelessness and 2) ensure Medi-Cal managed care plans (MCPs) develop the necessary capacity and partnerships to connect their members to needed housing services; and

WHEREAS, On May 22, 2023, the Board of Commissioners adopted Resolution 5168, which increased the total authorized contract amount from \$9,000,000 to \$16,000,000 to include HDAP funding as well as HHIP funds.

WHEREAS, since that time, HCSA clarified that the County received additional funding and intended to increase the contract amount by \$16,000,000 to \$24,480,649; and

WHEREAS, as an Administrator, the role of the Authority remains the same and the County will continue to provide oversight; and

WHEREAS, the amended agreement allows the Authority to assign the MOU and the contract administration responsibilities to another approved entity, such as one of the Authority's non-profit affiliates or instrumentalities; and

WHEREAS, one of the Authority's non-profit affiliates or instrumentalities; and

WHEREAS, the Alameda County Board of Supervisors approved execution of the amended MOU at its June 6, 2023 Regular Meeting in time for the MOU to be executed by the June 30, 2023 deadline.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorizes the Executive Director to amend the Memorandum of Understanding in partnership with Alameda County Health Care Services Agency to administer State Housing and Disability Advocacy Program and Housing and Homelessness Incentive Program funding for the Local Housing Support Program and increase the total contract amount from \$16,000,000 to \$24,480,649; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on June 26, 2023.

DocuSigned by:
Patricia Wells

Patricia Wells, Secretary / Executive Director

ADOPTED: June 26, 2023

RESOLUTION NO. 5185

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE MEMORANDUM OF UNDERSTANDING WITH ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY TO ADMINISTER STATE HOUSING AND DISABILITY ADVOCACY PROGRAM AND HOUSING AND HOMELESSNESS INCENTIVE PROGRAM FUNDING FOR THE LOCAL HOUSING SUPPORT PROGRAM AND EXTEND THE CONTRACT TERM FOR AN ADDITIONAL FIVE YEARS FOR A TOTAL CONTRACT TERM OF OCTOBER 01, 2023 THROUGH SEPTEMBER 30, 2028

WHEREAS, the State of California issued Alameda County an allocation of Housing and Disability Advocacy Program (HDAP) funds for the provision of housing supports, disability benefits, application assistance, and advocacy for people likely eligible for disability benefits; and

WHEREAS, HDAP funds target individuals who are experiencing homelessness to help them apply for disability benefit programs, while also providing housing assistance and other services to stabilize clients; and

WHEREAS, on September 26, 2022, the Board of Commissioners adopted Resolution Number 5100, which authorized the Executive Director to execute a MOU with Alameda County Health Care Services Agency (HCSA) to administer approximately \$9 million in HDAP funding; and

WHEREAS, HCSA and the Authority subsequently initiated Local Housing Support Program (LHSP) implementation and executed a MOU with an effective date of April 1, 2023; and

WHEREAS, HCSA received additional HDAP funds as well as an award of Housing and Homelessness Incentive Program (HHIP) funding; and

WHEREAS, HHIP funds are allocated to 1) reduce and prevent homelessness and 2) ensure Medi-Cal managed care plans (MCPs) develop the necessary capacity and partnerships to connect their members to needed housing services; and

WHEREAS, On May 22, 2023, the Board of Commissioners adopted Resolution 5168, which increased the total authorized contract amount from \$9,000,000 to \$16,000,000 to include HDAP funding as well as HHIP funds.

WHEREAS, since that time, HCSA clarified that the County received additional funding and intended to increase the contract amount by \$16,000,000 to \$24,480,649; and

WHEREAS, as an Administrator, the role of the Authority remains the same and the County will continue to provide oversight; and

WHEREAS, the amended agreement allows the Authority to assign the MOU and the contract administration responsibilities to another approved entity, such as one of the Authority's non-profit affiliates or instrumentalities; and

WHEREAS, the Alameda County Board of Supervisors approved execution of the amended MOU at its June 6, 2023 Regular Meeting in time for the MOU to be executed by the June 30, 2023 deadline.

WHEREAS, On June 26, 2023, the Board of Commissioners adopted Resolution 5185, which increased the total authorized contract amount from \$16,000,000 to \$24,480,649; and

WHEREAS, Under the Amended and Restated MOU, the term of the contract will commence on October 01, 2023 and continue until September 30, 2023; and

WHEREAS, HCSA will also request the Alameda County Board of Supervisors to authorize the amendment of the MOU to increase the contract term through September 30, 2028 at Board of Supervisors September 19, 2023 Regular Meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorizes the Executive Director to amend the Memorandum of Understanding in partnership with Alameda County Health Care Services Agency to administer State Housing and Disability Advocacy Program and Housing and Homelessness Incentive Program funding for the Local Housing Support Program and extend the contract term for an additional five years for a total contract term of October 01, 2023 through September 30, 2028; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to make any non-substantive modification, changes, or amendments to the MOU; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 28, 2023.

Patricia Wells, Secretary / Executive Director

ADOPTED: August 28, 2023

RESOLUTION NO.



Oakland Housing Authority

SUBJECT: Written Communications Departments' Monthly Report

DATE: August 28, 2023

Type: Informational

2023-597

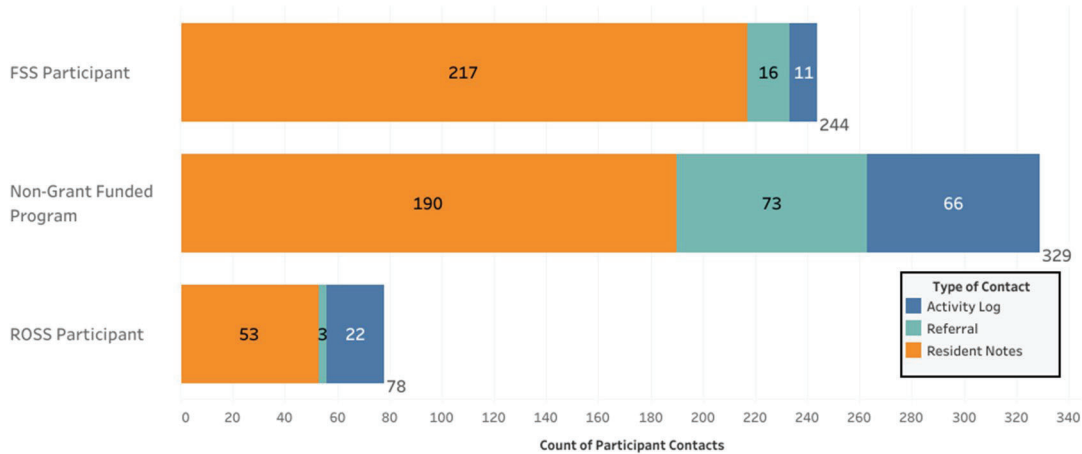
Attachments:

- 01 - Family and Community Partnerships
- 02 - Leased Housing
- 03 - Office of Property Operations
- 04 - Capital Improvement
- 05 - Office of Real Estate Development
- 06 - Asset Management

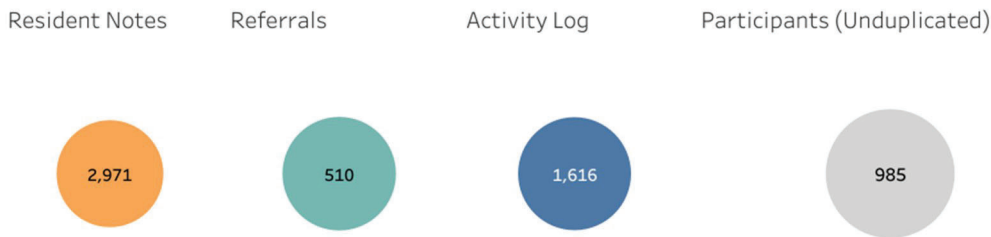
Family & Community Partnerships Department Oakland Housing Authority Monthly Status Report July 2023

FCP Participant Encounters

Participant Encounters - July 2023



2023 YTD Participant Encounters



Family Self-Sufficiency

FSS Program Activities

FSS Activities	Residents
Program Orientation	29
Quarterly Contact	39
ITSP Review	8

Family Self-Sufficiency

Program	Total	New Enrollees	Escrow Accounts	Graduates	Escrow Disbursed	Termination or Exits	Escrow Forfeited	Escrow Transferred (RHA)
Section 8	170	23	94	2	\$49,391.90	2	\$1582.28	0
PH	25	14	4	0	0	0	\$0	0
FUP-Youth	13	0	6	0	0	0	\$0	0
FYI	10	1	0	0	0	0	\$0	0
Total	218	38	104	2	\$49,391.90	2	\$1582.28	0

- One (1) FSS program participant graduated and received an escrow check of \$35,373. She plans to use the funds to settle her car loan.
- One (1) FSS program participant graduated and received an escrow check of \$14,018. She is a full-time guest services agent at Hilton Hotels and plans to allocate her escrow towards paying off credit cards, settling her car balance, purchasing new furniture, and saving for both a home down payment and an emergency fund.
- One (1) FSS participant received a pay increase from \$20.25 to \$25.25 per hour.

Economic Development

Employment Support

Assistance Type	FSS	Section 3	General	TOTAL
Career Development	0	0	3	3
Financial Literacy	0	0	0	0
Resume/Cover Letter Writing	0	0	2	2
Employment Assessment & Application	0	0	2	2
Job Referral	9	1	5	15
Total	9	1	12	22

Hiring Events

Event	OHA Participants	Community Participants	Total
Job Fair at Peralta Village	47	60	107

Partner Employers Appreciation Luncheon

FCP hosted its 1st Annual Partner's Appreciation luncheon to express gratitude to employers who participated in OHA's job fairs and has hired OHA residents. Employers received certificates of appreciation and got the opportunity to network with other employers. Attendees were Seafarers Union, Safeway, Carebuilders at Home, Oakland Unified School District, Allied Universal Event Services, Amazon, Treasure Island Job Corps, Oakland Pic, United States Post Office, Alameda County Social Services, and Success Centers.

New Hires

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
Section 3	1	0	1	Bjork Construction	Apprentice Carpenter
FSS	1	1	0	Lighthouse Charter	Teacher Assistant
General	1	1	0	ABC Security	Security Guard
Total	3	2	1		

Section 3

Trade/Position	Residents Working	Residents Searching	# of Requests	# of Positions	# Referred	Compliance Reports Issued
Carpentry	7	2	1	1	1	0
Cement Mason	1	0	0	0	0	0
Electrician	1	0	1	0	0	1
Iron Workers	0	1	2	13	0	1
Laborer	7	0	1	0	0	0
Painting	0	1	0	0	0	0
Plaster	0	0	1	4	0	1
Roofing	0	0	1	2	0	1
Sheet Metal	0	0	2	10	0	2
Sprinkler Fitter	0	0	1	7	0	1
Stocker Scraper	0	0	1	1	0	1
Welding	1	0	0	0	0	0
Total	17	4	11	38	1	8

Youth Employment: Lao Family Contract

Contract Year (6/1/2023-5/31/2024)

Participants	Enrolled this month	Enrolled in this contract term	Enrolled in Training	OJT Placements (Month)	OJT Placements (PTD)	College Enrollments
General	50	59	59	10	13	10
FYI	0	1	1	0	0	0
TOTAL	50	60	60	10	13	10

- On 07/31/23, FCP and Lao co-hosted a recruitment day event with 55 youth signing up for the Summer Youth Employment Program.

Homeownership

Homeownership Activities

Activities	Residents	YTD Total
Applicants		
Eligibility Review	18	
Approved for Mortgage	2	
Executed Contract/In Escrow	0	
Closing	0	2
Program		
Current	68	
Graduates	0	1
Terminations	0	1
Post-Purchase		
Post-Purchase Assistance	4	

Refinanced	0	0
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*123 homes purchased since 2004

Participants Pre-qualified for Homeownership (Lender Qualified)

Voucher Size	# Families Searching	Average Household Income	Average Loan Amount
2 Bedrooms	2	\$72,035	\$402,500

Resident Opportunities Self Sufficiency (ROSS)

ROSS Program

Program	ROSS Participants	New Enrollees (Month)	YTD (Exits)
Public Housing	138	0	9

- Fifty-eight (58) annual assessments were completed by the ROSS Coordinators.

Youth and Education

Promise Plus Program – Enrollment and Engagement

Enrollment will resume when school re-opens in August.

Promise Plus Program

OUSD Schools	Previous Students Enrolled	New Enrollments	Total Enrollment
Prescott Elementary	17	0	17
Martin Luther King, Jr.	18	0	18
Lockwood Steam Academy	33	0	33
Markham Elementary	16	0	16
West Oakland Middle	27	0	27
Westlake Middle	4	0	4
Elmhurst Middle	7	0	7
Frick Impact Middle	21	0	21
McClymonds High	13	0	13
Oakland High	3	0	3
Fremont High	14	0	14
Castlemont High	13	0	13
Non-Partner Schools	59	0	59
Total	245	0	245

Support Services

- Referred fifty-seven (57) Promise Plus families to the “free dental” event on July 22, 2023, sponsored by Market Street Church
- Issued fifteen (15) reading books to OAHPI residents at Site Meetings

OUSD Partner Meetings

- Attended three (3) Attendance Intervention meetings at middle schools (WOMS, Elmhurst, Frick)

Summer Lunch Program

Lockwood and Peralta continued to operate the summer free meal lunch program which was complimented with arts & crafts, reading, and yoga for the youth participants.



Back to School Events

Coordinator staffed an information table with Promise Plus and FCP information at the Back to School event held at partner school, West Oakland Middle School.



Senior Services

Senior In-Person Socialization

Senior Socialization Activities

<i>Activities</i>	<i>Residents</i>
Bingo	24
CalFresh Eat Healthy, Be Active	1
Positioned for Purpose	7
Walking Club	5

Peralta Bingo

Special Programs

Emergency Housing Voucher (EHV) Welcome Kits
 Nine (9) Welcome Kits were issued to EHV families.



Positioned for Purpose

Lockwood Bingo

Foster Youth to Independence (FYI) Program Housing Workshop

Twenty-three (23) FYI participants received housing search assistance and were provided housing listings, application assistance, landlord communication coaching, referrals for credit repair, and security deposit assistance.

Housing Search Workshops

FCP hosted two (2) housing search workshops for any participant searching with an OHA voucher and seven (7) attendees came and learned strategies to address barriers, market themselves to landlords, and find suitable listings.

Cleaning Kits

Household Cleaning Kits

Participant Request	Issued
47	47

Family Unification Program (FUP) Youth

Family Unification Program (FUP) Youth

Applicants	Current Participants	New Enrollments (Current Month)	Transitioned to FSS	Program Exits to Date	Program Enrollments to Date
0	7	0	13	11	31

Digital Inclusion

T-Mobile Tablet/Chromebook Distribution

FCP Program	Tablets/Chromebooks (Month)	Program Total (YTD)
Education Initiative	6	27

Site Services	12	12
FSS	21	35
EOW	7	7
ROSS	4	4
General	1	1
Total	51	86

Health and Wellness

Food Programs – Peralta Village & Lockwood Gardens

- FCP received a donation of one hundred and fifty (150) bread loaves from Semi Freddi's to compliment the pantry bags.

Food Assistance				
	Peralta Village	Lockwood Gardens	DoorDash Pantry	Total
Food bags provided	100	96	68	264
Residents served	237	246	125	608

Civic Engagement

OHA Resident Advisory Board (RAB)

Resident Advisory Board (RAB)			
Status	Residents	Non-OHA	Total
RAB Committee Meetings	3	0	3
RAB Meeting	9	0	9
Total	12	0	12

- On July 12th, the Resident Advisory Board held its first hybrid meeting, both in person and virtually with nine (9) members in attendance.

Site Intervention

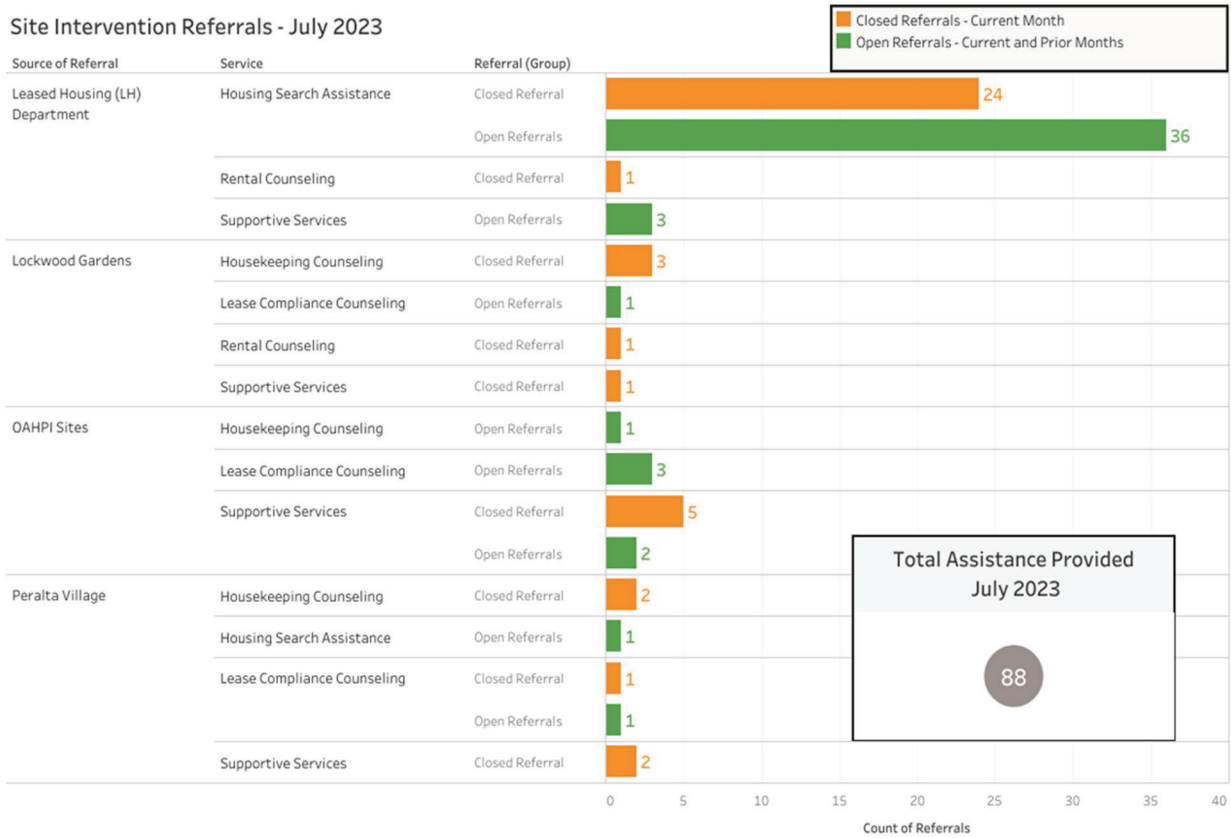
Site Meetings

FCP hosted site meetings in partnership with OAHPI, OHAPD, and the Green Team.

AMP	# of Meetings	Residents
AMP 10	4	15
AMP 11	2	8
AMP 12	2	6
AMP 13	1	6

AMP 14	2	3
Total	11	38

Site Intervention Referrals - July 2023



2023 YTD Summary

Referrals Opened

245

Referrals Closed

231

Leased Housing Department- August 2023 Report

2011 Housing Choice Voucher Waitlist

There are a total of **303** applicants on the waitlist. Staff is developing the outreach plan for exhausting this waitlist and offering housing to those households that remain on the list. The final push will begin in September and will include staff from the Family and Community Partnerships team to offer housing search assistance and support. OHA has reconciled its purged records for a final applicant list.

Virtual briefings FY23

IE Virtual Briefing Dates	# of families invited	# of families attended
July 2022	76	67
August 2022	30	33
September 2022	30	24
October 2022	56	48
November 2022	62	51
December 2022	36	35
January 2023	62	55
February 2023	44	46
March 2023	38	39
April 2023	48	40
May 2023	56	55
June 2023	44	34
July 2023	63	51

OAHPI Intake FY23

Intake date	# of families invited	# of families attended	# of families removed from Waitlist	# Referred pending TSV/leasing
July 2022	210	0	0	43
August 2022	0	128	0	38
September 2022	0	0	0	21
October 2022	0	0	6	1
November 2022	0	0	1	14
December 2022	83	21	63	5
January 2023	0	0	0	6
February 2023	205	104	25	27
March 2023	0	0	0	4

April 2023	91	19	72	4
May 2023	0	0	0	0
June 2023	0	0	0	0
July 2023	0	0	0	43

PBV to HCV Activity

- Thirty-Five families remain on the Request List. Staff anticipates conducting outreach to the families on this list to confirm their continued interest and possibly offer search vouchers during the next quarter.

2014 Public Housing Wait List

Intake date	# of families invited	# of families attended	# of families removed from waitlist	# Referrals pending TSV/leasing
July 2022	0	0	0	0
August 2022	0	0	0	3
Sept 2022	0	0	0	4
October 2022	99	11	36	3
November 2022	121	17	95	12
December 2022	0	0	0	4
January 2023	0	0	0	4
February 2023	0	0	0	7
March 2023	0	0	0	3
April 2023	0	0	0	17
May 2023	0	0	0	0
June 2023	0	0	0	0
July 2023	0	0	0	1

Summary Report

June 2023

July 2023

Eligibility

Waitlist Activities and Port-in

- | | | |
|---|----|----|
| • Intake appointments scheduled 2011 HCV waitlist | 0 | 0 |
| • Intake appointments attended 2011 waitlist | 0 | 0 |
| • Briefing and voucher issued for applicants from 2011 wait list and Mainstream | 0 | 0 |
| • Intake, Briefing and voucher issued for Port-In and Survivor vouchers FUP | 21 | 19 |
-

OHA-managed Project-Based Vouchers and Tenant Protection Vouchers

• New Move-in Intake and briefing PBV/TPV incl OAHPI	16	21
• Relocation vouchers issued for OAHPI Households	0	0

Special Programs (including non-MTW)

Intake, briefing and voucher issued:

• HUD VASH	5	5
• Mod Rehab/S+C	0	0
• Intake, briefing: Local Programs/ PACT	0	0

Public Housing and OAHPI Eligibility:

• Intake	0	0
• Processing for Eligibility	0	0
• Referred Households	12	0

Total new vouchers issued (tenant & unit based)	38	18
Denial of Admission/Withdrawals	2	3

Owner Services**Initial Inspections**

• Move-in inspections	128	179
• Passed Inspections	58	92
• New contracts (new, transfer, port-ins)	97	83

Rent Increases

• Rent increases requested	447	484
• Rent increases approved	323	391
• Rent increases denied/declined	18	10
• Rent increases pending review/HQS	101	67

Annual Inspections

• Total number of Annual Inspections performed	729	700
• Number of annual inspections passed	252	356
• Failed with owner and tenant items	297	214
• Inspections rescheduled, vacant, or canceled	86	19
• No Shows	94	111

Reasonable Accommodations

• Total number of requests received	50	33
• Total number approved	8	10
• Total number pending	34	30
• Total number denied	12	6

Occupancy

• Total annual recertification scheduled	451	414
• Total annual recertifications completed	244	324
• Total interim recertifications completed	264	219
• Transfer voucher within Oakland	70	47
• Portability vouchers issued	37	37
• Total no. of transfer vouchers issued	107	98
• Total no. of Decisions to Terminate Assistance	10	17
• Total Meet & Discuss appointments	3	14
• Resolution cases	195	200

Special Programs

• Interims completed	128	88
• Recertification completed	126	134
• Field recertifications	0	0
• Transfer port vouchers issued	3	8
• Resolution cases	160	50

Program Terminations

• Informal Hearings held	0	0
• Termination upheld	1	0
• Termination reversed	0	0
• Pending outcome	0	0
• Requests for Executive Review	0	0
• ER Termination upheld	0	0
• ER Termination reversed	0	0
• ER Outcome pending	0	0

Customer Service

• Walk in visitors	837	1036
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• 1540 Leased Housing main phone line	2,663	2,473
• Avg. calls/day to Customer Service	148	137

LEP Calls

• Cantonese/Mandarin	48	52
• Spanish	12	18
• Vietnamese	14	06

Leased Housing Department Special Programs and Initiatives:

VASH

OHA has a total allocation of 526 VASH vouchers and 264 leased. OHA received 6 new referrals. OHA approved a conditional award of 18 vouchers to the Lake Park/EAH affordable housing project, 8 vouchers were awarded to 285 12th Street/EBALDC and 19 vouchers to 2700 International Blvd/Unity Council.

Mainstream

OHA's allocation for Mainstream vouchers (MS5/MS28) is 212; 180 utilized and 7 searchers. OHA has 25 Mainstream vouchers to issue and lease-up.

On December 19, 2022, OHA was awarded 50 additional vouchers and \$957,456 voucher funding and \$131,000 in Extraordinary Administrative fees. The Effective date was February 1, 2023.

Confidential Client Request (CCR) Policy

The purpose of this policy is to ensure OHA and OAHPI are in compliance with the provisions of the Violence Against Women's Act (VAWA) and to describe the procedures for processing VAWA and the Threat of Physical Harm requests, timely, effectively, fairly, and to maintain confidentiality. OAHPI PBV is recommending amending its transfer policy to allow a 5 to 1 ratio. For every five applicants housed, one transfer will be approved. If determined an imminent threat exists, OHA will offer transfer to vacant and available 3rd party PBV unit or if available a Housing Choice Voucher. The goal is to fill vacant available units with applicants in need of affordable housing on the existing OAHPI waitlist and not simply transfer internal housed residents. The Leased Housing Department received 6 CCR's for review and processing.

Portability

A total of 22 participant households ported in from other PHA's. OHA is absorbing all port in households except VASH and EHV.

There are 44 unabsorbed OHA participant families living in the jurisdiction of another housing authority. The majority are living in the following jurisdictions: Contra Costa County, Alameda County, City of Alameda, Berkeley, and Richmond.

The Housing Authority of Alameda County and Contra Costa Housing Authority are absorbing all port in program participants. OHA has a MTW activity that restricts portability to neighboring PHA's within 30 miles of OHA unless the receiving PHA is absorbing the voucher or family has one of 11 exceptions. Exceptions include emergency VAWA cases, employment, reasonable accommodations and educational needs.

Emergency Housing Vouchers

The Department of Housing and Urban Development (HUD) allocated \$5 billion in American Rescue Plan (ARP) funds for emergency housing vouchers that will assist individuals and families who are experiencing or at risk of experiencing homelessness. The \$5 billion funding gives communities the resources needed to help eligible households find and remain in housing. HUD estimates that these Emergency Housing Vouchers (EHVs), alongside resources provided by the CARES Act, could help house 130,000 households nationwide.

In May 2021, HUD awarded the Oakland Housing Authority 515 EHV's. OHA will work in partnership with its local Continuum of Care, the Coordinated Entry System and other local Public Housing Authorities to advance and improve the housing outcomes of individuals most impacted in Alameda County.

In order to be eligible for an EHV, an individual or family must meet one of four eligibility categories:

- Homeless
- At risk of homelessness
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The EHV program is a direct referral program. Alameda County Coordinated Entry will send direct applicant referrals for Emergency Housing Vouchers to OHA. OHA will conduct eligibility screening and inspect all units. OHA also received administrative fees for activities related to assisting EHV applicants with leasing units. OHA is working closely with Alameda County PHAs and the Continuum of Care to finalize a joint Memorandum of Understanding. OHA has convened an EHV work team who are collaborating with other local PHAs, County staff and a community partner to prepare a standardized application, workflow and SOP's. HUD has also provided administrative fee funding for a number of activities to assist with leasing such as landlord incentives, security deposits, "speed" leasing bonus and care packages for new residents. The

program launched late July 2021. The EHV dashboard is available on the website www.oakha.org.

Total Award	Total Leased/Utilized	Total Searching	Contracts Pending Activation	Applicants in Eligibility Screening/CBS
515	578	12	7	1

Owner Incentives

Per OHA's MTW plan, Leased Housing has launched four owner incentives: Vacancy Loss (Re-Rent Bonus), Pre-Qualifying inspections, Signing Bonus, and Owner Recognition and Unit Repair.

Vacancy Loss (Re-Rent Bonus)- Payment for up to two months HAP is offered to existing HCV owners if they re-rent a unit previously occupied by an HCV tenant to another HCV participant within two months of contract cancellation.

OHA paid \$17,572 in vacancy loss to 6 owners. Units had an average vacancy period of 86 days.

Pre-Qualifying Unit Inspections- A pre-qualifying unit inspection is offered to all HCV program owners to expedite the lease-up process and minimize delays or losses due to inspections. Inspections are not linked to a participant. Once a unit has passed, the owners will have up to 60 days to find a tenant for the unit.

OHA conducted 0 initial pre-inspection.

Signing Bonus - For new landlords who sign a contract with OHA allowing a voucher family to move into one of their available units, OHA will pay the owner a \$1,000 signing bonus. This is for all owners who sign a contract with OHA.

OHA paid 57 owners a \$1,000 bonus/\$57,000.

Apartment Repair Loan –OHA will reimburse owners up to \$2,250 for repairs made to fix Housing Quality Standard fail items on units that have never received HUD subsidy. The repairs must be verified by OHA. Once the Housing Assistance Payment (HAP) contract is signed and repairs are verified, OHA will reimburse the owner requests received within 30 days of HAP contract execution. This incentive launched November 2021.

OHA paid 0 owners for a total of \$0.

New Contracts Entered for Owner Payment June 2023

PBV	16
HCV	51

HUD VASH	2
TRA/Shelter Plus	5
Mod Rehab	2
FYI/FUPF	7
Contracts Entered for Payment	83

Project Based Vouchers

Projects in the pipeline

95th and International - The project sponsor received the Certificate of Occupancy in June 2023. OHA has executed the Master HAP Contract with an effective date of July 7, 2023. Staff will share information about the grand opening event once it is available.

Rent Increases

Leased Housing received 447 rent increase requests. There were 337 Housing Choice Vouchers completed. The average rate of increase was 8%, and the average amount approved was \$171.

Program Compliance Team

Program Compliance team is focused on the analysis, prevention or remedial action, if necessary, to prevent or correct program noncompliance by participants and owners. Program Compliance staff works with all the Leased Housing teams as well as the Oakland Housing Authority Police Department and the Executive Office. The team conducted 6 client interactive/warning meetings, processed 18 owner notification letters, processed 16 late rent notices, resolved 72 resolution cases and processed 13 proposed termination notices. There were \$23,949 calculated in subsidy overpayments. The team is developing an owner notice explaining the status of state/federal emergency moratorium and City of Oakland eviction moratorium and resources for non-payment of rent to limit potential evictions and interim income adjustments.

Special Needs Housing

The Harrison Hotel is part of the County's Shelter Plus Care program subsidizing 46 units, reported 100% lease up for formerly homeless disabled residents. The County refers applicants to OHA for intake and unit inspections.

Local Programs

Sponsor Based Housing Assistance Program (SBHAP)

The SBHAP initiative is a partnership with the City of Oakland to provide housing assistance to up to 180 households experiencing homelessness. This initiative leverages funding for supportive services as the City of Oakland funds providers who offer a variety

of housing navigation and tenancy sustaining supports. The total FY 2023 budget is \$4,209,693.

The program can serve up to 180 households in FY23.

- a) Program Details - Services, Funders, Service Providers and Target Population
Total number of households to be served: **Minimum: 100, Maximum:180**

Oakland Housing Authority - OPRI Units			Min: 87 HH	Max: 180 HH
Services/ Funder	# of HH Served Min - Max.	Target Population	Supportive Services Provider	Housing Services Provider
PATH: Community Housing Services	27-30	Encampments/ Shelter	Lifelong Medical St. Mary's Center Building Futures w/ Women & Children	Abode Services
Behavioral Health Care Services	18 - 20	Encampments/ Shelter: Homeless. Serious Mental Illness	Lifelong Medical	Abode Services
TBD	20-40	Community Cabins	ROOTS	ROOTS
Oakland Department of Violence Prevention (Formally known as Oakland Unite): Dept. of Human Services	25-30	Re-entry: Adult Probation & Parole	Abode Services	Abode Services
PATH: ESG & THP+ Funding	17-20	Homeless Youth Ages 18-24 who are homeless or at-risk of homelessness and exiting the foster care or juvenile justice system	First Place for Youth	First Place for Youth

City of Oakland – HSD - CHS	20-40	Families experiencing homelessness, at risk of homelessness or victims of domestic violence	Building Futures for Women & Children	Building Futures for Women & Children
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Building Bridges/CalWORKs

CalWORKs Building Bridges program provides a stable shallow housing subsidy (1-2 years) for Social Services Agency clients who are actively engaged in a plan to achieve self-sufficiency, specifically employable, formerly homeless CalWORKs clients. The BOC approved a new Contract term is 5 years. Costs to not exceed \$2,400,000 over the five-year term; with \$,480,000 budgeted annually. Contract execution is in process. Invoices are billed quarterly.

An average of 30 families per month will receive a rental subsidy equal to the fair market rent based on unit size from OHA. Reasons for denial: Incomplete information, client exited from Housing Support Program by County, client request, non-compliance with CalWORKs program, or no inspection requested or passed.

Available	Referrals received	Households subsidized	Households in eligibility process/inspection
50	6	13	35

First Place for Youth (FPFY)

FPFY Building Bridges program is a short-term five-year program for up to 50 participants. The current contract expires July 31, 2023, staff are in discussion with the current vendor. Staff will work with our Contract Compliance and General Service team to prepare a new solicitation.

Available	Referrals received	Households Subsidized	Households in eligibility process and inspection
50	0	9	2

Local Housing Assistance Program/Single Room Occupancy – LHAP/SRO

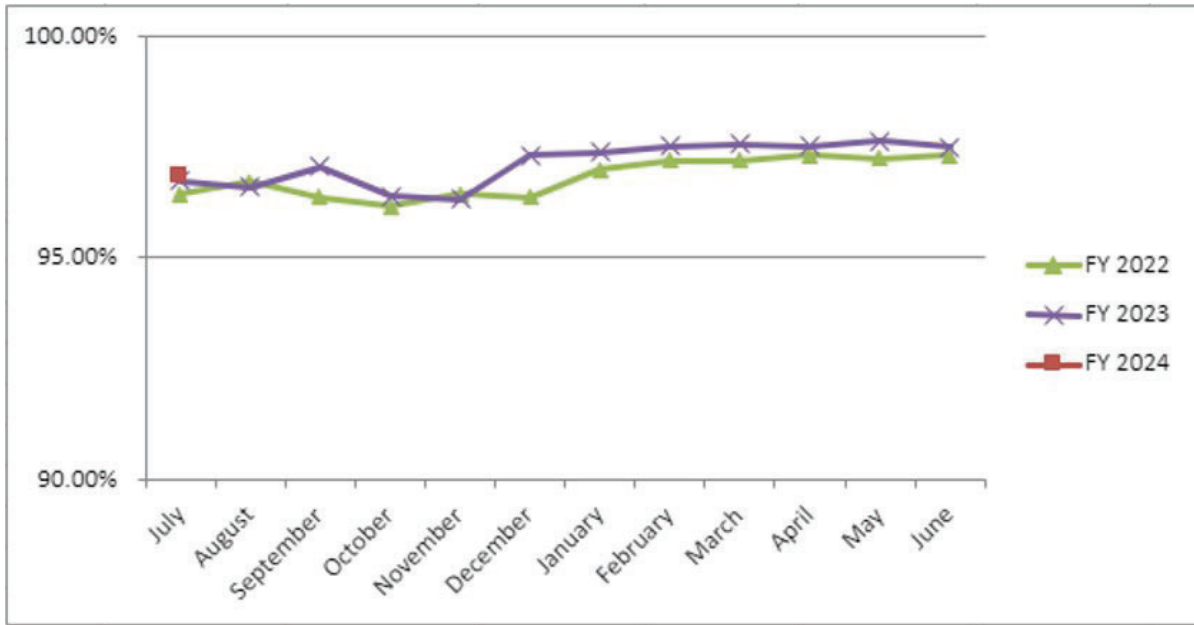
As of July 2023, TOTALS	Total Units	Vacant or Non- Eligible Units	Eligible Units	Subsidy Per Unit
	311	123	188	\$933

- All properties received subsidy increase based on FY23 HUD Fair Market Rents effective January 1, 2023.

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 96.84%



All Authority Public Housing Units

Month	Occupancy Rate
August 2022	96.59%
September 2022	97.06%
October 2022	96.38%
November 2022	96.31%
December 2022	97.30%
January 2023	97.38%
February 2023	97.51%
March 2023	97.56%
April 2023	97.51%
May 2023	97.64%
June 2023	97.50%
July 2023	96.84%

Authority Managed Public Housing Units

Development	Total Units	Non-dwelling Units/Exempt	Available Units	Occupied Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Lockwood Gardens	372	3	369	355	9	0	5	96.48%	96.21%
Peralta Villa	390	2	388	382	5	0	1	98.45%	98.45%
Total	762	5	757	737	14	0	6	97.49%	97.36%

OAHPI Project Based Section 8 Units

Portfolio	Total Units	Excluded Units (HCEB)	Available Units	Occupied Units	Down Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Deep East	278	10	268	248	11	4	0	5	91.79%	92.54%
East	258	0	258	232	11	6	2	7	91.47%	89.92%
Fruitvale	270	3	267	254	8	0	2	3	95.51%	95.13%
San Antonio	244	4	240	229	7	2	0	2	95.00%	95.42%
West	231	0	231	213	10	3	0	5	91.77%	92.21%
North	239	0	239	227	7	1	0	4	94.98%	94.98%
Total	1,520	17	1,503	1,403	54	16	4	26	93.41%	93.35%

OAHPI – PACT Program

Portfolio	Total Units	PACT Office	Program Units	Program Occupied Units	Employee Occupied Units	Down Units/CID	Units in Turnover	Application in process from ACSO	Reserved/Preleased Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
East	20	1	19	3	0	2	8	0	0	6	15.79%	15.79%

Recertification Report

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/Outstanding	Recertifications/Legal	Current Month Backlog
Lockwood Gardens	9	11	0	11
Peralta Villa	15	5	2	3
Total	24	16	2	14

Tenant Rent Collections**Authority Managed Public Housing Units**

Development	Charged	Collected	Percent Collected
Lockwood Gardens	\$154,441	\$129,414	83.79%
Peralta Village	\$168,022	\$156,711	93.27%

OAHPI Project Based Section 8 Units (Includes HAP)

Portfolio	Charged	Collected	Percent Collected
Deep East	\$598,577	\$453,278	75.73%
East	\$569,236	\$462,089	81.18%
Fruitvale	\$649,825	\$587,326	90.38%
San Antonio	\$542,112	\$500,378	92.30%
West	\$521,974	\$442,828	84.84%
North	\$610,319	\$506,431	82.98%

Tenant Accounts Receivables**Authority Managed Public Housing Units**

Development	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Lockwood Gardens	\$98,140	\$80,912	\$0	\$950,143	(\$62,570)	\$1,129,196
Peralta Villa	\$89,363	\$75,561	\$250	\$641,020	(\$58,302)	\$806,195

* Includes Current and On-Notice Tenant Rent and Misc. charges.

OAHPI Project Based Section 8 Units Tenant Rent

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Deep East	\$119,746	\$104,316	\$4,713	\$1,602,187	(\$51,895)	\$1,830,961
East	\$116,310	\$103,908	\$1,696	\$2,043,671	(\$66,933)	\$2,265,585
Fruitvale	\$108,748	\$88,106	(\$480)	\$1,251,919	(\$92,755)	\$1,448,293
San Antonio	\$92,678	\$78,934	(\$13,296)	\$1,095,692	(\$167,726)	\$1,254,008
West	\$61,310	\$69,064	(\$26,184)	\$703,797	(\$104,802)	\$807,987
North	\$94,997	\$87,012	(\$4,384)	\$888,494	(\$93,987)	\$1,066,120

* Includes Current and On-Notice Tenant Rent and Misc. charges.

OAHPI Project Based Section 8 Units Housing Assistance Payments (HAP)

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total HAP Owed
Deep East	\$58,231	\$54,142	\$1,937	\$810,315	\$0	\$924,624
East	\$42,062	\$44,924	\$0	\$840,268	\$0	\$927,254
Fruitvale	\$26,668	\$28,526	\$4,201	\$712,259	(\$202)	\$771,654
San Antonio	\$39,111	\$34,099	\$24,504	\$787,132	(\$6,945)	\$884,846
West	\$45,012	\$49,684	\$4,284	\$973,344	(\$1,665)	\$1,070,659
North	\$46,191	\$44,161	\$15,376	\$933,202	(\$1,443)	\$1,038,930

* Current and On-Notice tenants only

Authority Managed Public Housing Units

Development	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Lockwood Gardens	\$644	\$707	\$0	\$117,885	(\$5,602)	\$119,236
Peralta Villa	\$1,095	\$1,095	\$0	\$74,618	(\$3,581)	\$76,808

*Past and Evicted tenants

OAHPI Project Based Section 8 Units Tenant Rent

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Deep East	\$2,631	\$3,042	\$1,554	\$539,817	(\$25,969)	\$547,043
East	\$1,043	\$4,891	\$0	\$352,266	(\$23,210)	\$358,200
Fruitvale	\$636	\$636	\$0	\$197,194	(\$23,907)	\$198,466
San Antonio	\$0	\$0	(\$1,048)	\$302,522	(\$15,631)	\$301,474
West	\$0	\$150	\$0	\$131,852	(\$26,065)	\$132,002
North	\$0	\$0	\$0	\$187,844	(\$22,044)	\$187,844

*Past and Evicted tenants

OAHPI Project Based Section 8 Units Housing Assistance Payments (HAP)

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total HAP Owed
Deep East	\$41	\$6,096	\$0	\$347,040	(\$7,848)	\$353,177
East	\$2,270	\$1,265	\$0	\$328,499	(\$13,171)	\$332,034
Fruitvale	\$0	\$0	\$0	\$169,221	(\$3,379)	\$169,221
San Antonio	\$0	\$0	(\$1,102)	\$170,748	(\$7,114)	\$169,646
West	\$4,166	(\$2,021)	\$0	\$183,100	(\$2,806)	\$185,245
North	\$0	\$0	\$0	\$196,206	(\$3,994)	\$196,206

* Past and Evicted tenants

Work Order Report

Work Order Report - Authority Managed Public Housing Units

Development	Total Units	Beginning of Month Open WOs	Opened Within Date Range	Closed Within Date Range	Current Month Remaining Open WOs
Lockwood Gardens	372	218	156	164	210
Peralta Villa	390	47	200	191	56
Total	762	265	356	355	266

Work Order Report – OAHPI Project Based Section 8 Units

Portfolio	Total Units	Beginning of Month Open WOs	Opened Within Date Range	Closed Within Date Range	Current Month Remaining Open WOs
Deep East	278	442	142	193	391
East	278	449	141	272	318
Fruitvale	270	126	128	144	110
San Antonio	244	127	144	141	130
West	231	402	189	256	335
North	239	322	145	148	319
Total	1,540	1,868	889	1,154	1,603

Legal Report**Legal Report – Authority Managed Public Housing Units**

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
August 2022	0	0	0	-
September 2022	0	0	0	-
October 2022	0	0	0	-
November 2022	0	0	0	-
December 2022	0	0	0	-
January 2023	0	0	0	-
February 2023	0	0	0	-
March 2023	0	0	0	-
April 2023	0	0	0	-
May 2023	0	0	0	-
June 2023	0	1	1	-
July 2023	0	0	0	-

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
August 2022	0	1	1	12,020.70
September 2022	0	0	0	-
October 2022	0	0	0	-
November 2022	1	0	1	21,655.00
December 2022	0	0	0	-
January 2023	0	0	0	-
February 2023	3	0	3	153,430.24
March 2023	2	0	2	36,682.23
April 2023	0	0	0	-
May 2023	1	0	1	8,765.19
June 2023	0	0	0	-
July 2023	0	0	0	-

Resource Conservation Community Engagement and Outreach

Authority Managed Public Housing Units

Development	Site Assessments	Resident Contact	Flyer Outreach
Lockwood Gardens	2	0	355
Peralta Villa	2	0	382
Total	4	0	737

OAHPI Project Based Section 8 Units

Portfolio	# of Sites Visited	Site Assessments (includes multiple visits)	Resident In-Person Contact	Flyer Outreach	In-Person Site Meetings
Deep East	0	0	0	248	0
East	3	3	9	232	2
Fruitvale	2	2	8	254	2
San Antonio	8	8	6	229	2
West	5	5	10	213	3
North	2	2	0	227	0
Total	20	20	33	1,403	9

Emergency Rental Assistance Program

*Emergency Rental Assistance Program information is a cumulative summary of payments received

Emergency Rental Assistance - OAHPI Project Based Section 8 Units

Portfolio	Number of Residents Processed to Date	Assistance Processing	Number of Residents Paid to date	Assistance Received	Total Dollars
Deep East	31	\$0	20	\$194,304	\$194,304
East	13	\$0	6	\$49,368	\$49,368
Fruitvale	12	\$0	7	\$42,054	\$42,054
San Antonio	35	\$0	20	\$126,241	\$126,241
West	23	\$0	15	\$127,436	\$127,436
North	28	\$0	19	\$114,755	\$114,755

Emergency Rental Assistance – Authority Managed Public Housing Units

Portfolio	Number of Residents Processed to Date	Assistance Processing	Number of Residents Paid to date	Assistance Received	Total Dollars
Lockwood Gardens	77	\$0	17	\$95,966	\$95,966
Peralta Village	54	\$0	46	\$164,052	\$164,052

Additional Rental Assistance Resources - OAHPI Project Based Section 8 Units

Portfolio	Alameda County	BACS	City of Oakland	EDC	Total Dollars
Deep East	\$0	\$3,233	\$3,146	\$10,512	\$16,891
East	\$0	\$10,467	\$0	\$6,648	\$17,115
Fruitvale	\$0	\$0	\$1,623	\$15,563	\$17,186
San Antonio	\$4,785	\$0	\$10,789	\$14,473	\$30,047
West	\$2,604	\$32,290	\$2,062	\$47,167	\$84,123
North	\$0	\$10,796	\$7,238	\$0	\$18,034

Additional Rental Assistance Resources –Authority Managed Public Housing Units

Portfolio	Alameda County	BACS	City of Oakland	EDC	Total Dollars
Lockwood Gardens	\$0	\$0	\$9,937	\$0	\$9,937
Peralta Village	\$0	\$562	\$7,238	\$0	\$7,800

Capital Improvement Department

Unit Renovations

	OHA	OAHPI
Units Completed and Returned to OPO in July	2	3
Units Received from OPO in July	5	3
Units Completed in 2024 Fiscal Year to Date	2	3

These unit renovations are complete turns, typically stripped down to the sheetrock. They include:

- Asbestos abatement in walls and flooring if present
- Re-textured and painted
- Kitchen and bathroom cabinet replacements including granite countertops
- New bathtubs and new plumbing fixtures
- All the mill work gets replaced i.e. doors, frames, floor molding, closet doors etc.
- Electrical panels are moved to new, code approved locations
- All smoke and carbon monoxide detectors are rewired to the main panel
- Installation of new, always on, bath fans to improve indoor air quality
- Replacement of all flooring and carpeting
- Added light fixtures on the ceilings of living and bedroom areas

OHA/OAHPI Completed in July:

- 1125 65th Ave. Unit A fire repairs
- 1521 92nd Ave. structural dry rot repairs
- 2315 & 2317 98th Ave. sewer line replacement
- 1900 Commerce Way sewer line replacement, units B & D.
- 816 Kirkham Way
- 913 Poplar Way
- 1928 96th Ave. #4
- 4908 Congress #1
- 582 48th St. #8

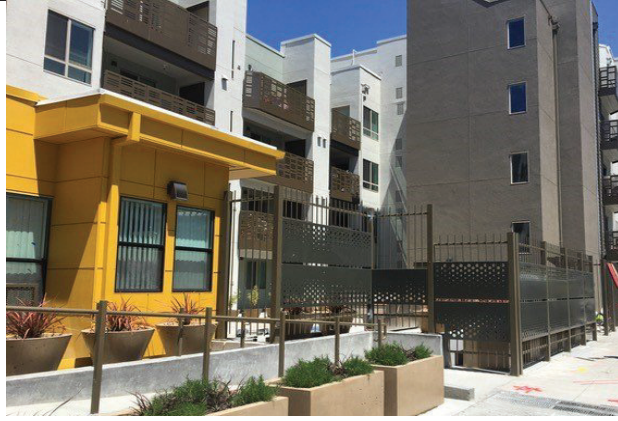
In the Preconstruction/Construction Process:

- 9514 Birch St. exterior, site, and landscape rehab
- Lockwood Gardens exterior rehab
- 3287 Lynde St. tree into building
- 9506 Birch St. fire repairs
- 1127 Foothill Fire
- 6309 Baker St. Exterior Rehab

Administrative Buildings

- Service Center Driveway asphalt R&R, reseal, and stripe
- Additional card reader locations
- 1619 Harrison rooftop HVAC unit sound attenuation
- 1619 Harrison automatic doors

Oak Groves Rehab - OHA/RAMP Development



Oak Groves is an acquisition/rehabilitation low-income housing tax credit, tax exempt bond project for 151 units of formerly public housing for low-income seniors in two buildings in downtown Oakland.

Project Description:

Project Address: 620 17 th St. & 570 16 th St.	Affordability Targeting: 30-60% of AMI
Project Type: Acquisition/Rehabilitation	Architect: Okamoto-Saijo Arch.
Number of Units: 151	General Contractor: BBI Construction Inc.
PBVs: 149	Property Management: John Stewart Co.
Target Population: Low-Income Seniors	Total Development Cost: \$86.4MM

Permanent Funding Sources:

• Tax Exempt Perm Loan: \$23,600,000	• OHA Ground Lease Loan \$599,901
• Seller Carryback Loan: \$34,400,000	• Release of Forward Commit. Fee: \$472,000
- Accrued/Deferred Interest: \$1,729,173	• Deferred Developer Fee: \$7,878,529
• OHA Sponsor Loan \$15,000,000	• GP Equity \$100
	• Tax Credit (LP) Equity \$46,003,264

OHA Board Authorizing Resolutions:

- No. 4696, 07/25/16: Okamoto-Saijo Architecture Contract
- No. 4728, 07/27/17: BBI General Contractor Contract
- No. 4743, 04/03/17: Overland Pacific & Cutler Relocation Contract
- No. 4767, 08/28/17: HUD Section 18 Disposition and PBV Award
- No. 4801, 04/09/18: Okamoto-Saijo Architecture Budget Increase
- No. 4803, 06/04/18: BBI General Contractor Contract Amendment
- No. 4837, 09/24/18: OHA as Development Partner and Option to Lease Land & Improvements
- No. 4838, 09/24/18: Creation of New OAHPI Development Corporation
- No. 4848, 02/11/19: Section 18 Disposition and Financing and Withdrawal of OHA Development LLC from Partnership
- No. 4869, 05/13/19: Substitute RAMP for OAHPI in RHI Oak Groves LLC and Execute County Environmental Land Use Covenants
- No. 4880, 07/22/19: Amend Resolution 4848 to Update Financing
- No. 4890, 10/14/19: OHA as Co-Guarantor with RAMP and Unit Count Confirmation
- No. 4898, 12/09/19: Add California Bank & Trust as Co-lender
- No. 4899, 12/19/19: Amend Resolution 4898 to Remove California Bank and Trust as Co-lender and Reapprove US Bank as Sole Lender

Affiliate Board Authorizing Resolutions:

- No. 19-001, 07/09/19: Secure Financing
- No. 19-002, 07/09/19: Secure Financing, Implement Rehabilitation, and Act as Guarantor-Developer
- No. 19-003, 10/22/19: Amendment to Resolution No. 19-001 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson, and to Confirm the Unit Count
- No. 19-004, 10/22/19: Amendment to Resolution No. 19-002 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson
- No. 19-005, 10/22/19: Enter into Assignment & Assumption Agreement with OHA for Relocation Contract and Amend Contract to Add Moving Services
- No. 19-006, 10/09/19: Partnership Co-lender Bifurcation
- No. 19-007, 10/09/19: Add California Bank & Trust as Co-Lender and Bifurcate Construction/Permanent Loan Using Two Promissory Notes - one Recourse to RAMP and the Partnership and one Non-recourse
- No. 19-008, 12/09/19: Amend No. 19-005: Amend Relocation Contract, Secure Temporary Housing with Extended Stay America, and Contract with Chipman Movers
- No. 19-009, 12/19/19: Amend No. 19-006: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender
- No. 19-010, 12/19/19: Amend No. 19-007: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender
- No. 20-003, 05/05/20: Barbara Sanders Project Management Services Contract
- No. 22-011, 07/22/22: Amend No. 20-003: Increase Budget of Barbara Sanders Project Management Services Contract
- No. 23-003: 04/24/23: Amend No. 22-011: Increase Budget and Extend Term of Barbara Sanders Project Management Services Contract

Approved OHA/Affiliate Funding:

RAMP: \$100 GP Equity

Disbursements to Date:

\$100 GP Equity

Current Project Status: Work is complete on Oak Grove North and Oak Grove South.**Construction Progress:**

% Complete: 100%

New Hires:

Number of New Hires: 161

Number of Section 3 Hires: 47

% Section 3: 29.19%

Construction Contract Status:

Original Contract Amount \$44,117,725

Approved Change Orders \$ 5,803,671

Final Contract Amount \$49,921,396**Milestones Completed:**

- Project converted to permanent financing on 3/16/23.
- Project audited cost certification completed on 5/4/23.

Oak Grove North

- The building is complete and fully occupied

Oak Grove South

- The building is complete and fully occupied

Harrison Tower – OHA/RAMP Development



Harrison Tower, a 101-unit senior public housing development, was approved for a Section 18 Disposition by HUD in July 2018. This approval will allow the property to be refinanced utilizing tax-exempt bonds, conventional debt, and low income housing tax credits to modernize all building systems and renovate the 100 senior apartments and one (1) manager's unit.

In addition to substantially rehabilitating all residential units, the 3rd floor residential amenities and property management/ services offices will be reconfigured and updated, and seismic upgrades will be performed throughout the building which will include the garage and the Authority's offices on the 1st and 2nd floors.

Project Description:

<i>Project Address:</i> 1621 Harrison Street	<i>Affordability Targeting:</i> 50% AMI or less
<i>Project Type:</i> Rehabilitation	<i>Other Uses:</i> OHA Headquarters
<i>Number of Units:</i> 101	<i>Architect:</i> Saida +Sullivan Architects
<i>PBVs:</i> 100	<i>General Contractor:</i> To be determined
<i>Target Population:</i> Seniors	<i>Property Management:</i> To be determined
	<i>Total Development Cost:</i> \$86.4M (includes \$30.1M Seller Carryback Loan)

Targeted Permanent Funding Sources:

- Conventional Mortgage
- Project Based Section 8
- Tax Credit (LP) Equity
- GP Equity
- OHA Loan
- OHA Seller Carryback Loan
- Deferred Developer Fee

OHA Board Authorizing Resolutions – None to date

Affiliate Board Authorizing Resolutions:

- OAHPI No. 19-006, 5/31/19: Arch. and Engineering Contract with Saida + Sullivan Design Partners
- OAHPI No. 20-001, 5/5/20; Construction Manager contract with Buis Construction Services, Inc.
- OAHPI No. 20-009, 10/19/20; First Amendment to Saida + Sullivan Design Partners Contract
- OAHPI No. 21-002, 2/9/21; Relocation Consultant Contract with Overland Pacific & Cutler
- OHA No. 5137, 1/23/23; Approve and Adopt Harrison Tower Relocation Plan

Approved OHA/Affiliate Funding:

\$4,840,000 for Total Predevelopment. in FY21
OAHPI Budget
\$1,700,000 for Predevelopment spending in FY23

Disbursements to Date:

\$1,153,409

Current Project Status:

Predevelopment: Resident relocations are ongoing. As of July 31, 2023, eleven (11) residents have completed their relocations, seven (7) residents are pending final processing, and the remaining two (2) residents of the first batch of 20 HUD-approved TPV voucher holders are actively searching for housing. The nonlinear structural engineering analysis and coordination with the design and engineering team continues.

Milestones Completed Past Month: Predevelopment activities are ongoing.

Partnerships with Nonprofit Developers

Brooklyn Basin Master Plan

The Authority, in partnership with the City of Oakland and MidPen Housing, is engaged in developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community.

The Brooklyn Basin project (formerly known as “Oak to Ninth”) is a large scale, master planned community on a formerly-industrial site along Oakland’s waterfront. The site is approximately 64 acres of waterfront property off Embarcadero Road and 10th Ave.

When complete, the project will include up to 3,100 residential units (including the 465 affordable rental units), 200,000 square feet of commercial space, approximately 32 acres of parks and public open space, two renovated marinas (170 boat slips), and an existing wetlands restoration area. The master developer is Zarsion-OHP I, LLC (ZOHP) whose principal local partner is the Signature Development Group.

The City of Oakland acquired Parcels A and F from ZOHP for the purpose of developing the 465 affordable units of affordable housing. The Authority acquired a 50% share of Parcels A and F on October 19, 2017 for \$10 million. Four distinct projects are planned for these properties. Projects 1, 2 and 3 are described in detail below. Project 4 is expected to break ground in the second quarter of 2022.



BROOKLYN BASIN ILLUSTRATIVE PLAN

Brooklyn Basin, Project 3 Partnership with MidPen Housing Corp.



*Project 3 (named **Foon Lok West**) on Parcel A will include 130 units for very low-income families and formerly homeless persons.*

Photo: Main entrance to Foon Lok West with newly installed public art bike racks designed by Civic Design Studio.

Project Description:

Project Address: 311 9 th Avenue	Affordability Targeting: 20-60%
Project Type: New Construction	Other Uses: None
Number of Units: 130	Architect: HKIT Architects
PBVs: 65	General Contractor: Nibbi Brothers
Target Population: Very low-income families and formerly homeless individuals and couples	Property Management: MidPen
	Total Development Cost: \$102.3M

Permanent Funding Sources:

• OHA Acquisition Funds (included in City loan)	• Alameda County A1 Funds	\$9,698,000
• SF Federal Home Loan Bank AHP	• Tax Credits – Wells Fargo	\$50,907,000
\$1,290,000	• General Partner Equity	\$110,000
• CA HCD – No Place Like Home	• Permanent Mortgage – CA Community	
\$5,500,000	Reinvestment Corporation	\$19,970,000
• City of Oakland		
\$12,442,000		

OHA Board Authorizing Resolutions:

- No. 4765, 8/28/17: CEQA
- No. 4766, 8/28/17: Purchase and Sale Agreement; Joint Ownership Agmt.; Master Housing Agmt.
- No. 4792, 2/26/18: Lease Disposition and Development Agreement for Projects 1 and 2; 258 PBVs
- No. 4868, 5/13/19: Lease Disposition and Development Agreement for Projects 3 and 4

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:

MTW: \$10,000,000 Land Acquisition

Disbursements to Date:

\$10,000,000

Current Project Status:

The Temporary Certificate of Occupancy was issued on 5/9/22. As of August 17th, the project is 100% leased and MidPen successfully converted all financing to permanent on March 24, 2023.

Construction Progress:

% Complete:	100.00%
% Complete last Month:	100.00%
Start Date	7/30/20
Scheduled Completion Date	4/30/22
Actual Completion Date:	5/9/22

New Hires:

Number of New Hires:	316
Number of Section 3 Hires:	35
% Section 3:	11.08%
% Local Residents:	43.99%
% Local Apprentices:	48.18%

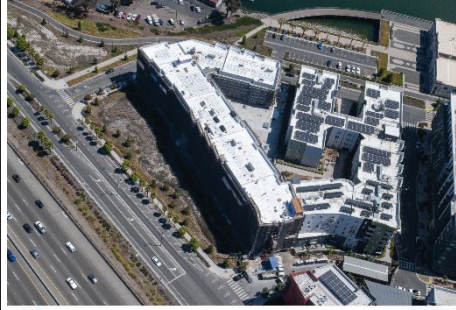
Milestones Completed Past Month:

TCO received on 5/9/22 and the final permit card sign off was received on 7/6/22. MidPen received the Final Certificate of Occupancy on 12/8/22. MidPen successfully converted all construction financing to permanent and closed on the CA HCD No Place Like Home funding on March 24, 2023. The LIHTC Placed in Service and 8609 approvals are pending.

If 100% construction completion has been achieved, was the project delivered On Time? Was the project delivered Within Budget? If not, please explain.

Project was completed within the approved contract completion date but nine (9) days later than the original schedule. As of 8/1/22, project is within budget.

Brooklyn Basin, Project 4 Partnership with MidPen Housing Corp.



*Project 4 (named **Foon Lok East**) on Parcel A will include 124 units for very low-income families and formerly homeless persons.*

Photo: Foon Lok East, taken 6/1/23

The completed Foon Lok West on the right of the photograph; the Embarcadero and 880 Freeway are on the left.

Project Description:

<p><i>Project Address:</i> 389 9th Avenue <i>Project Type:</i> New Construction <i>Number of Units:</i> 124 <i>PBVs:</i> 61 <i>Target Population:</i> Very low-income families, formerly homeless individuals and couples</p>	<p><i>Affordability Targeting:</i> 20-60% <i>Other Uses:</i> None <i>Architect:</i> HKIT Architects <i>General Contractor:</i> Nibbi Brothers <i>Property Management:</i> MidPen <i>Total Development Cost:</i> \$109.7M</p>
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Permanent Funding Sources:

- OHA Acquisition Funds (included in City loan
- City of Oakland
- CA HCD – No Place Like Home (homeless funding)
- CA HCD – Cal Housing Accelerator Program
- General Partner Equity
- Permanent Mortgage – Century Housing

OHA Board Authorizing Resolutions:

- No. 4765, 8/28/17: CEQA
- No. 4766, 8/28/17: Purchase and Sale Agreement; Joint Ownership Agmt.; Master Housing Agmt.
- No. 4792, 2/26/18: Lease Disposition and Development Agreement for Projects 1 and 2; 258 PBVs
- No. 4868, 5/13/19: Lease Disposition and Development Agreement for Projects 3 and 4

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding: MTW: \$10,000,000 Land Acquisition	Disbursements to Date: \$10,000,000
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Current Project Status:

Tower crane was dismantled on July 3rd. Drywall installation nearly complete on levels 1 and 2; starting on level 3. Otis Elevator crews have started to install elevator hoist system in mid-July. Solar PV and solar thermal panels have all been delivered and installation is nearing 50% complete. Sewer and storm drain joint trench work beginning on 8/7.

Construction Progress:		New Hires:	
% Complete:	68.88%	Number of New Hires:	152
% Complete last Month:	60.76%	Number of Section 3 Hires:	33
Start Date:	6/6/22	% Section 3:	22.10%
Projected Completion Date:	February 2024	% Local Residents:	25.97%
Actual Completion Date:	TBD	% Local Apprentices:	41.38%

Milestones Completed Past Month: Closed all construction financing on 5/27/22. Contractor mobilized and started site work on 6/6/22.

If 100% construction completion has been achieved, was the project delivered On Time? Was the project delivered Within Budget? If not, please explain.

Project is still under construction.

285 12th Street – Partnership with EBALDC



Construction of a new 65-unit affordable housing building on a former parking lot at 12th and Harrison Street Downtown Oakland.

Project Description:

<i>Project Address:</i>	285 12 th Street	<i>Affordability Targeting:</i>	20%-70% AMI
<i>Project Type:</i>	New Construction	<i>Other Uses:</i>	3,500 sq. ft. commercial
<i>Number of Units:</i>	65	<i>Architect:</i>	David Baker Architects
<i>PBVs:</i>	16 regular PBVs, 8 HUD-VASH PBVs	<i>General Contractor:</i>	Roberts-Obayashi Corp.
<i>Target Population:</i>	Low-income families, 7 special needs units	<i>Property Management:</i>	EBALDC
		<i>Total Development Cost:</i>	\$69.3M
		<i>Placed in Service Date:</i>	

Targeted Permanent Funding Sources:

- | | |
|--|--|
| <ul style="list-style-type: none"> • Tax Credit Investor Equity • Permanent Hard Loan • OHA Land Purchase • General Partner Equity • Deferred Developer Fee | <p><i>Soft Loans & Grants</i></p> <ul style="list-style-type: none"> • OHA Loan • Multifamily Housing Program (MHP) • Infill Infrastructure Grant (IIG) |
|--|--|

OHA Board Authorizing Resolutions:

- Reso. No. 4881, 9/22/19: Land purchase and soft loan in combined amount not to exceed \$12,000,000. Conditionally awarded 16 Project-Based Section 8 Vouchers.
- Reso. No. 4992, 8/23/21: Acquisition bridge loan not to exceed \$7,265,880.
- Reso. No. 5089, 6/27/22: Conditional award of 8 HUD-VASH Project-Based Vouchers.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

MTW: \$12,000,000 for land purchase and loan

Disbursements to Date:

\$7,091,979

Current Project Status:

Predevelopment – EBALDC is continuing architecture and engineering design, refining construction cost estimates, and applying for funding. EBALDC applied for MHP and IIG funding in the 2023 HCD Super NOFA. EBALDC is evaluating options for value engineering in an effort to reduce the project's financing gaps and improve the cost containment components of the Super NOFA and CDLAC tax exempt bond tiebreaker scores. If the Super NOFA application is successful, the project would apply to CDLAC for bonds and 4% credits in early 2024 and, if the CDLAC application is successful, begin construction in late 2024.

Milestones Completed Past Month:

Submitted SuperNOFA application

If 100% construction completion has been achieved, was the project delivered on time? Was the project delivered on budget? If not, please explain: Project is in predevelopment phase.

500 Lake Park – Partnership with EAH



OHA is partnering with EAH on the development of a 53-unit affordable housing building on the former site of the Kwik-Way Drive-In, in the Grand Lake Neighborhood of Oakland.

Project Description:

Project Address: 500 Lake Park	Affordability Targeting: 20%-60% AMI
Project Type: New Construction	Other Uses: 2,900 sq. ft. commercial
Number of Units: 53	Architect: Lowney Architecture
PBVs: 18 VASH Vouchers	General Contractor: JH Fitzmaurice
Target Population: Low-income families; 20 units for homeless or at-risk veterans	Property Management: EAH
	Total Development Cost: \$75.2 M
	Placed in Service Date:

Targeted Permanent Funding Sources:

- | | |
|--|--|
| <ul style="list-style-type: none"> • Tax Credit Investor Equity • Permanent Hard Loan • OHA Land Purchase • General Partner Equity • Deferred Developer Fee | Soft Loans & Grants <ul style="list-style-type: none"> • OHA Loan • Calif. HCD Veterans Housing & Homelessness Prevention Program (VHHP) • Calif. HCD Multifamily Housing Program (MHP) • Calif. HCD Infill Infrastructure Grant (IIG) • City of Oakland |
|--|--|

OHA Board Authorizing Resolutions:

- Reso. No. 4900, 2/3/20: Land purchase and soft loan in combined amount not to exceed \$7,500,000. Conditionally awarded 14 HUD-VASH Project-Based Vouchers.
- Reso. No. 5088, 6/27/22: Conditional award of 4 additional HUD-VASH Project-Based Vouchers.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

MTW: \$7,500,000 for land purchase and loan

Disbursements to Date:

\$6,973,435.83

Current Project Status: Predevelopment – EAH is continuing architecture and engineering design, refining construction cost estimates, and applying for funding. EHA applied for MHP again in the 2023 Super NOFA. If the Super NOFA application is successful, the project would apply to CDLAC for bonds and 4% credits in early 2024 and, if the CDLAC application is successful, begin construction in late 2024.

Milestones Completed Past Month:

Submitted SuperNOFA application.

If 100% construction completion has been achieved, was the project delivered on time? Was the project delivered on budget? If not, please explain: Project is in predevelopment phase.

The Phoenix – Partnership with EBALDC & Allied Housing



Construction of a 101 modular unit affordable housing project in the Prescott neighborhood of West Oakland.

The project developer is a joint venture between East Bay Asian Local Development Corporation (EBALDC) and Allied Housing.

Project Description:

Project Address: 801 Pine Street
Project Type: New Construction (Modular)
Number of Units: 101
PBVs: 0
Target Population: Low-income individuals and families with 49 units set-aside for chronically homeless.

Affordability Targeting: 30%-50% AMI
Architect: Lowney Architects
Contractor: Factory OS / Bernards
Property Management: EBALDC
Total Development Cost: \$58.1M
Placed In Service: TBD

Targeted Permanent Funding Sources:

- City of Oakland (Perm Loan)
- City of Oakland (Acquisition Loan)
- CA HCD Housing for Healthy California (HHC)
- CA HCD Housing Accelerator
- HHC Capitalized Operating Subsidy
- OHA Rental Assistance Subsidy (RAS)

OHA Board Authorizing Resolutions:

- Reso. No. 5127, 12/12/22: Conditional award of MTW reserves to fund a Rental Assistance Subsidy in an amount up to \$3,112,566.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

MTW: \$3,112,566 – RAS

Disbursements to Date:

\$0

Current Project Status:

Predevelopment – EBALDC / Allied closed on Well Fargo construction loan and are preparing to start construction week of August 7, 2023.

Milestones Completed Past Month: Closed construction financing on 8/1/23

If 100% construction completion has been achieved, was the project delivered on time? Was the project delivered on budget? If not, please explain: Project is in predevelopment phase.

Friendship Senior Housing – Partnership with CHDC



Friendship Senior is a 50-unit new construction affordable housing project consisting of studio and one-bedroom units serving senior households in West Oakland. The project developer is the Community Housing Development Corporation of North Richmond (CHDC).

Project Description:

Project Address: 1904 Adeline Street
Project Type: New Construction
Number of Units: 50 (one manager’s unit)
PBVs: 0
Target Population: Senior households aged 62 or older with set-asides for homeless seniors with mental illness.

Affordability Targeting: 40% AMI or below
Architect: HKIT Architects
General Contractor: BBI Construction
Property Management: John Stewart Company
Total Development Cost: \$52.6M
Placed in Service Date: TBD

Targeted Permanent Funding Sources:

- Tax Credit Equity
- CA HCD No Place Like Home (NPLH)
- CA HCD Multifamily Housing Program (MHP)
- OHA Loan
- Section 8 Project-Based Vouchers
- Department of Toxic Substances Control
- CA HCD Housing Accelerator
- Ground Lessor Note

OHA Board Authorizing Resolutions:

- Reso. No. 4859, 4/29/19: Conditional award of 34 Project Based Vouchers (PBVs)
- Reso No. 5157, 4/3/23: Conditional award of \$2,100,000

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

34 PBVs
 OHA Loan: \$2,100,000

Disbursements to Date:

N/A

Current Project Status:

Predevelopment. Construction closing projected to be in August 2023.

Milestones Completed Past Month:

If 100% construction completion has been achieved, was the project delivered on time? Was the project delivered on budget? If not, please explain: Project is in predevelopment phase.

Coliseum Way – Partnership with Danco



Rehabilitation of a former motel site to 36 units of permanent supportive housing for chronically homeless households in East Oakland.

The project developer is Danco Communities.

Project Description:

<p><i>Project Address:</i> 4801 Coliseum Way <i>Project Type:</i> Acquisition and Rehabilitation <i>Number of Units:</i> 37 (one manager’s unit) <i>PBVs:</i> 0 <i>Target Population:</i> Low-income individuals who experiencing homelessness or at risk of homelessness.</p>	<p><i>Affordability Targeting:</i> 30% AMI or below <i>Architect:</i> DG Group <i>General Contractor:</i> Danco Builders Northwest <i>Property Management:</i> Danco Property Management <i>Total Development Cost:</i> \$26.6M <i>Placed in Service Date:</i> TBD</p>
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Targeted Permanent Funding Sources:

- Project HomeKey funds
- City of Oakland
- OHA Rental Assistance Subsidy (RAS)

OHA Board Authorizing Resolutions:

- Reso. No. 5028, 1/24/22: Conditional award of MTW reserves to fund a Rental Assistance Subsidy in an amount up to \$4,572,041.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

MTW: \$4,572,041 – RAS

Disbursements to Date:

\$0

Current Project Status:

Predevelopment: Projected construction start by 9/1/23.

Milestones Completed Past Month:

If 100% construction completion has been achieved, was the project delivered on time? Was the project delivered on budget? If not, please explain: Project is in predevelopment phase.

Asset Management Department – July 2023

Occupancy Report - Contract Managed Public Housing Units

Development	Total Units	Exempt or Non-Dwelling Employee Unit	Offline Planned Rehab	Offline Casualty Loss	Max Available Units	Vacant	Vacant Pre-leased	Total Occupied	Previous Month Occupancy Rate	Current Month Occupancy Rate
Harrison Tower	101	0	1	46	0	54	0	54	100.00%	100.00%
Adel Court	30	0	0	0	0	30	1	28	93.33%	93.33%
Campbell Village	154	1	1	0	1	151	1	147	96.05%	97.35%
Palo Vista Gardens	100	0	0	0	0	100	4	96	96.00%	96.00%
Linden Court	38	0	0	0	0	38	2	36	94.74%	94.74%
Mandela Gateway	46	0	0	0	0	46	3	43	93.48%	93.48%
Chestnut Court	45	0	0	0	0	45	4	41	91.11%	91.11%
Foothill Family	21	0	0	0	1	20	0	19	95.00%	95.00%
Lion Creek I & II	99	0	0	0	0	99	2	97	97.98%	97.98%
Lion Creek III	37	0	0	0	0	37	0	37	100.00%	100.00%
Lion Creek IV	21	0	0	0	0	21	0	21	100.00%	100.00%
Total	692	1	2	46	2	641	17	619	96.15%	96.27%

Recertification Report - Contract Managed Public Housing Units

Development	Completed Annual Recertifications	Outstanding Recertifications	Household/ Legal Recertifications	Total Backlog Certifications
Harrison Tower*	0	0	0	0
Adel Court	0	0	0	0
Campbell Village	9	1	0	1
Palo Vista Gardens**	0	0	0	0
Linden Court	0	0	0	0
Mandela Gateway	0	0	0	0
Chestnut Court	0	0	0	0
Lion Creek Crossings	2	1	0	0
Foothill Family***	0	0	0	0
Total	11	2	0	1

*Harrison Towers and Adel Court are on the tri-annual recertification schedule.

**Palo Vista Gardens conducts re-certifications in October.

***Foothill Family conducts annual re-certifications in August.

TARs - Contract Managed Public Housing Units

Development	Current Charged	Current Collected	Current Uncollected	Current TAR	1- 30 Days	31- 60 Days	61+ Days	Total AR Balance
Harrison Tower	\$23,317	\$21,522	\$1,795	-7.70%	(\$2,395)	-	-	(\$600)
Adel Court	\$11,154	\$10,362	\$792	7.10%	\$89	\$621	\$12,108	\$13,610
Campbell Village	\$58,710	\$28,558	\$30,152	51.36%	(\$1,315)	\$18,074	\$76,444	\$123,355
Palo Vista Gardens	\$33,738	\$32,810	\$928	2.75%	\$1,881	\$1,877	\$8,200	\$12,886
TOTAL	\$126,919	\$93,252	\$33,667	13.38%	(\$1,740)	\$5,143	\$24,188	\$37,313

Work Order Report - Contract Managed Public Housing Units

Development Name	Total Units	WO Opened at Beginning of Month	WO Opened Within Date Range	WO Closed Within Date Range	Word Orders Remaining Open
Harrison Tower	101	0	10	10	0
Adel Court	30	0	3	0	3
Campbell Village	154	1	20	21	0
Palo Vista Gardens	100	0	18	0	18
Linden Court	45	0	6	2	4
Mandela Gateway	46	2	8	10	0
Chestnut Court	38	9	5	14	0
Lion Creek Crossings	157	8	104	98	14
Foothill Family	21	0	3	0	3
Total	692	20	177	155	42

Senior Site Activities

Outreach Efforts/Social Activities	Harrison Tower	Adel Court	Palo Vista Gardens	Total	Notes
Wellness Phone Calls	120	40	60	220	Calls made to senior residents
Mercy Brown Bags	130	14	29	173	Food bags were distributed two (2) times in July, and included produce, canned goods, milk, eggs, and tilapia
Case Management	4	N/A	N/A	4	On-on-one meetings were held to discuss services needed
Home Management	3	N/A	N/A	3	Home visits to follow up on services needed
Benefits/Insurance Language Support	38	N/A	N/A	38	Translation assistance with forms related to medical care, bank statements, social security, medical appointment, and relocation forms
Birthday Cards	2	0	9	11	Cards and goodie bags were provided
Birthday Celebration	2	0	19	21	Birthday cake and food were provided in community centers
Fun Fridays/Card Games	34	N/A	N/A	34	Residents came together on four occasions to play card games and Mahjong
BINGO	6	N/A	N/A	6	Seniors enjoyed playing BINGO
iPad Learning Class	6	N/A	N/A	6	Seniors received instruction from Service Coordinator on how to use an iPad
ESL Classes	6	N/A	N/A	6	English as a Second language class was provided
Arts & Craft	8	N/A	N/A	8	Seniors colored artwork to assist in the decorating of the Harrison Towers community room
Summer Theme Decorations	7	N/A	N/A	7	Seven (7) seniors at Harrison Towers decorated the community room and common areas with summer theme decorations
USOAC Walk Club	N/A	N/A	18	18	Three (3) walk sessions organized this month
Mobile Technology Training for Emergency Preparedness	31	6	N/A	37	Training provided by Eden I & R, included phone applications to have on smartphone to provide alerts during an emergency
Bagua Meditation Presentation	14	N/A	N/A	14	Bagua Meditation Presentation at Harrison Towers, to assist in staying healthy
July Fieldtrip/Outing	N/A	2	18	20	Adel Court and Palo Vista Seniors attended the Fremont Mall and had lunch at Red Lobster
UC Master Gardener-Garden Meeting	N/A	N/A	9	9	Master Garden meeting, with UC Master Gardeners of Alameda County to discuss PVG garden plan and needs from seniors
Internet Speet Test Program	2	N/A	N/A	2	In July, two (2) families at Harrison Towers participated in the test for four weeks and as an incentive, received a total of \$200 in Target gift cards
Resident Advisory Committee Meeting	N/A	N/A	6	6	Seniors use the platform to stay informed of upcoming events, and to voice concerns

Health and Wellness Highlights

- **Health & Wellness Event:** On July 21, Adel Court hosted their first Summer Health & Wellness Resource Fair. The event featured health resources, music, healthy food (sandwiches, salad, fruits, and veggies), and provided an opportunity to socialize with neighbors. Alameda County Community Food Bank-CalFresh, Hong Fook Center, California Telephone Access Program, and Alameda County Social Services Agency participated in the event and shared their information with the residents and community. The Hong Fook Center staff assisted with interpretation.

Twenty (20) residents attended the event and attendees were thrilled to have such a great event to learn about resources available to them. All who attended received flyers and swag, and many expressed that they would like for it to be a recurring event.





Social Activities Highlights

- 4th of July Celebration:** Adel Court and Palo Vista Gardens residents celebrated 4th of July by having BBQ and socializing with their neighbors. The BBQ was catered by Emil Villas, and included tri tip steak, BBQ chicken, baked beans, sweet corn bread and a side salad. A total of thirty-six (36) residents attended the celebration, six (6) from Adel Court and thirty (30) from Palo Vista Gardens.

Training and Workshop Highlights

- Mobile Technology for Emergency Preparedness Training:** An instructor from Eden I & R provided a one-and-a-half-hour training on “Mobile Technology for Emergency Preparedness Training” to residents at Harrison Tower and Adel Court. The instructor provided useful safety tips, preventative measures, and precautions on using mobile technology, which residents can use to help ensure their personal safety. Thirty-one (31) residents from Harrison Tower attended the training on July 12, and six (6) residents from Adel Court attended on July 19. Lunch and snacks were provided to all seniors who attended the training.
- Senior Services Connect Workshops:** St. Mary’s Center provided a two-part “Seniors Services Connect” workshop at Palo Vista Gardens. The workshop was led by seniors from St. Mary’s Center who had assisted in creating a Senior Resource Guide, launched in March 2023. Palo Vista Gardens seniors were able

to review the guide in full detail and provide feedback regarding the resources. The first workshop was held on July 12, with thirteen (13) participants and the second one was held on July 17 with ten (10) participants. Cantonese and Vietnamese, interpreters were onsite and also assisted attendees with filling out forms. The attendees entered into a raffle, with three (3) seniors winning \$25 gift card each. Also raffled, was a refurbished Windows Desktop Computer.

Roundtable Discussion Highlights

- **Partner Roundtable Discussion:** On July 18th, OHA's Asset Management team held the monthly Partner Roundtable Discussion with seventeen (17) attendees from the John Stewart Company, Acta Non Verba, Project Access, Asian Health Services, East Bay Asian Local Development Corporation, and Satellite Affordable Housing Associates. The roundtable meetings allow all partners to provide site updates, share resources, and provide information regarding their upcoming events. July meeting agenda focused on staff sharing their National Night Out plans at their respective sites for August 1, 2023.

iPad Class (Harrison Tower)



Fun Fridays (Harrison Tower)



ESL English Classes (Harrison Tower)



Arts & Crafts (Harrison Tower)



Decorating Community Room (Harrison Tower)



BINGO (Harrison Tower)



Mobile Technology for Emergency Preparedness Training (Harrison Tower)



Bagua Meditation Presentation (Harrison Tower)





Campbell Village Community Center

Outreach Efforts/Activities	Total	Notes
Resident Phone Auto Dialer/One Call	154	All HOH were reached out seventeen (17) times with information about events, workshops, and trainings through robocall
Wellness Checks (Live Phone calls)	28	Calls made to make sure residents are doing well and they were also asked if any services or referrals needed at the present time
Community Room Walk-ins	19	Residents stopped by the community room to pick up flyers of upcoming events
Document Printout/Copies	20	Fifteen (15) residents needed assistance in printing documents and/or support with their PG&E login, and five (5) needed help with Spectrum online documents
Computer Class	5	Three (3) classes were held this month
Computer Open Lab	46	The computer lab was used by residents for various purposes
Phone/Tablet Assistance	2	Assistance included setting up residents' tablets for internet access and downloading games
Volunteers	3	Three (3) volunteers supported three (3) events: backpack distribution, Kids Summer Program, and putting together the Aging in Place kits
Art Class	11	Four (4) art classes were held with eleven (11) kids participating in the following activities: coloring books, tie dye shirts and painting Jenga blocks
Summer Splendor for Seniors Tickets	20	Twenty (20) tickets were sold for the upcoming 40 th Summer Splendor scheduled for August 17
Meditation Mondays Class	3	Three (3) meditation workshops were held in July
Backpack Giveaway	30	Back to school support was provided to thirty (30) CV kids, who each received a backpack filled with school supplies
Summer Meal Program for kids	169	City of Oakland provided free summer meals. Eighteen (18) kids received a total of 169 meals in July
Summer Program for kids	18	Summer program activities for eighteen (18) kids

July Highlights

- **Campbell Village Summer Program for kids:** The summer school program commenced on June 20 and was available Monday through Friday from 11am to 3pm. The program provides kids activities, including: reading time, arts and crafts, BINGO, movie days, hopscotch, basketball, musical chairs, and many other fun activities. Eighteen (18) kids participated in the summer program in July. Kids also received a nutritious meal and snacks provided by Oakland's Summer Food Service Program.
- **Backpack Giveaway:** On July 31, Campbell Village management staff hosted a Backpack Giveaway, where backpacks filled with school supplies were provided to school-aged children. Thirty (30) Campbell Village kids were excited to start the new school year with cool backpacks and school supplies. Kids were able to choose backpacks in the color of their choice. Many of the kids expressed gratitude for the backpacks given to them.

Kids Summer Program



Backpack Giveaway





Oakland Housing Authority

SUBJECT: Executive Director Monthly Report

DATE: August 28, 2023

Type: Informational

2023-787

Attachments:

[ED - Report Presentation](#)



Dear Ms. Wells,

Thank you for contacting me to express your concerns regarding homelessness. I always appreciate hearing from my constituents, and I am glad to receive your input on this important issue.

As you may know, homelessness remains a serious problem in America, and that is a real tragedy for what is the wealthiest nation on earth. On any given night, there are over 170,000 people who are homeless in California. One program that tries to address this issue is the Emergency Food and Shelter Program (EFSP), which is a long-standing effort to help these struggling populations. EFSP helps people get food, temporary housing assistance, and help with utilities.

Furthermore, addressing veteran homelessness needs to be a part of the broader conversation. That is why I was an original cosponsor of H.R. 4503, the *Home for the Brave Act*, during the 117th Congress. This legislation which would exempt VA disability benefits from counting toward total income when determining a veterans eligibility for housing assistance programs through the Department of Housing and Urban Development (HUD).

In addition to providing immediate direct aid to unhoused individuals, we must also do everything we can to address the underlying cost of living issues in the Bay Area. While we have to be fiscally responsible in these tough economic times, I do not believe we should be balancing the budget on the back of the poor, homeless, and hungry.

Again, I want to thank you for taking the time to share your views, and I certainly will keep them in mind. Visit my [website](#) or contact my East Bay office at (510) 370-3322 if we can be of service in any way. To stay connected, join me on [Twitter @RepSwalwell](#), [Facebook](#), and, if you have not done so already, please [sign up](#) on my website to receive my e-newsletter.

Sincerely,

Eric Swalwell
Member of Congress

From: **Rep. Eric Swalwell** <repswalwell@mail15.housecommunications.gov>

Date: Wed, Aug 2, 2023 at 10:27 AM

Subject: Response from Congressman Eric Swalwell





Oakland Housing
Authority

PVG-End of the Summer Block Party





OHA Finance Retreat

