

INVESTING IN AFFORDABLE HOUSING

A Stimulus for the Local Economy

OAKLAND HOUSING AUTHORITY
ANNUAL REPORT 2010





Oakland Housing Authority

OAKLAND HOUSING AUTHORITY MISSION STATEMENT

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

BOARD OF COMMISSIONERS

Moses L. Mayne Jr., Chair

Gregory D. Hartwig, Vice-Chair

Janny Castillo

William Curry

Marlene Hurd

Adhi Nagraj

Tanya Pitts

EXECUTIVE TEAM

Eric Johnson, Executive Director

Patricia Ison, Deputy Executive Director of Property Operations (Acting)

Philip Neville, Deputy Executive Director of Real Estate Development

Janet Rice, Deputy Executive Director of Program Administration

DIRECTORS

William Bailey, Capital Improvements (Acting)

Chief Carel Duplessis, Police Department

LeeAnn Farner, California Affordable Housing Initiatives

Sean Heron, Family and Community Partnerships

Anna Kaydanovskaya, Property Operations (Acting)

Florice Lewis, Human Resources (Acting)

Anthony Ma, Finance

Craig McBurney, Information Technology

Mark Stephenson, Leased Housing

Oakland Housing Authority Board of Commissioners, right photo, from left to right: William Curry; Janny Castillo; Gregory D. Hartwig, Vice-Chair; Marlene Hurd; Moses L. Mayne Jr., Chair; Tanya Pitts; Adhi Nagraj



Oakland Housing Authority Executive Team, right photo, front row from left to right: Patricia Ison, Philip Neville, Janet Rice, Eric Johnson



Oakland Housing Authority Directors, left photo, back row from left to right: Sean Heron, Chief Carel Duplessis, Craig McBurney, Florice Lewis, Anthony Ma, Anna Kaydanovskaya, William Bailey, Mark Stephenson



MESSAGE FROM THE BOARD CHAIR AND EXECUTIVE DIRECTOR

The Oakland Housing Authority spent much of 2010 in a state of transition. Jon Gresley announced his retirement after 32 years with the Authority, serving the last 10 years as our Executive Director, and Eric Johnson was selected as his successor. Even during this time of transition, the Authority continued to move forward with innovative Making Transitions Work (MTW) programs, while we sought solutions to the pressing challenges created by the economic recession and reductions in federal and state funding.

As an integral part of the City of Oakland, we embrace the opportunity to enhance the fabric of the lives of Oakland residents, in particular the 15,000 residents who depend on our programs. We have demonstrated our commitment to positively impact neighborhoods and contribute to the local economy by investing \$7.5 million in capital improvements at our current affordable housing properties, and, through our Housing Choice Voucher program, issuing housing assistance payments totaling \$116.2 million to 5,100 local property owners in the City of Oakland. Additionally, the Authority's economic impact extends throughout Northern California by way of California Affordable Housing Initiatives, Inc. (CAHI), its subsidiary non-profit corporation, which processed over \$350 million in Project Based Section 8 housing assistance payments throughout northern California.

As we prepare for the future, we do so with three key ideas in mind. First, we honor the legacy of our past leaders who built a strong foundation. Second, we will continue our efforts to reposition our housing stock, enabling us to establish greater choice for current residents and to create more sustainable revenue sources. Finally, we look to the future to cultivate new partnerships that will allow us to invest in both human assets and physical capital. We value our place as a significant member of the Oakland community, placing education and youth programs at the center of our life enrichment programs, enhancing support for employment programs, and strengthening our community policing and resident safety initiatives. In all our efforts, we seek to uplift individuals, families, and entire communities.

Whether we look nationally or in our own backyard, it is apparent that we all have the responsibility to learn to do more with less. More people than ever rely on the assistance of the Oakland Housing Authority, and our goal is to develop sustainable partnerships that help us as a community address the expanding need, without sacrificing quality or our commitment to service. With new leadership and a vision that embraces our past, present, and future, the Authority's dedicated Board and staff are poised to successfully provide affordable housing in the 21st century that will put family and community first.

Moses L. Mayne Jr.
Chair, Board of Commissioners

Eric Johnson
Executive Director



Images, clockwise from top: Tassafaronga's iconic green roof has become the symbol of affordability and sustainability. OHA and HUD representatives at the ribbon cutting ceremony. Family friendly community spaces are featured throughout Tassafaronga.



A GREEN RIBBON CUTTING AT TASSAFARONGA VILLAGE

CELEBRATING AFFORDABILITY AND SUSTAINABILITY

OHA celebrated Affordable Housing Week on May 10, 2010, by opening the doors to its first self-developed tax credit property. Housing and Urban Development (HUD) Assistant Secretary Sandra Henriquez and U.S. Environmental Protection Agency (EPA) Administrator Jared Blumenfeld joined local leaders and OHA staff for the ribbon-cutting ceremony. "The redevelopment of Tassafaronga represents a commitment to building green affordable housing with enriched services and a community focus," Henriquez said. Blumenfeld added that Tassafaronga is literally the gold standard for urban cleanup and redevelopment. Resident Andrea President spoke about her Tassafaronga experience. "I love the atmosphere and the layout," she said. "I am overwhelmed that I can call this place home. It makes me strive to do more so that one day I can own a place like this."

Tassafaronga Village offers 157 affordable one- to four-bedroom units, 19 of which are for families that are homeless or at risk of becoming homeless, and households that will benefit from the services of the AIDS Project of the East Bay. On either side of a main plaza, 22 family townhomes are being built by Habitat for Humanity. The new Tassafaronga is located on an expanded seven-acre site, conveniently located near public transit; and lies within close walking distance to a school, a new public library, and a recreation center. Amenities include free high-speed internet access in each unit, a community computer room, beautifully landscaped courtyards, picnic areas, and much more. On-site agencies provide vital health, education, and employment services. All buildings are designed to the highest green standard—LEED (Leadership in Energy and Environmental Design) for Homes Platinum®—and incorporate sustainable features such as a green roof, solar power, environmentally friendly flooring, and a stormwater filtration system. The neighborhood design has been certified as LEED Neighborhood Development Gold. LEED is a certification program of the U.S. Green Building Council.

OHA's Moving to Work status enabled it to attract enough capital to increase the number of rental units from 87 to 157, without the assistance of any HOPE VI funding. The Authority formed a non-profit affiliate that assembled **over \$75 million** from local, state, and federal sources. OHA's Leased Housing department committed 99 project-based Section 8 vouchers. The former distressed and isolated Tassafaronga Village is now a showpiece for OHA's commitment to the continued growth of affordable housing and an expanded integration of sustainable features that promote a healthy environment and increased energy efficiency for residents.



Images, clockwise from top: An OHA resident receiving her graduation certificate from the Neighbor Leadership Institute. Youth enjoy a bus ride on the way to summer camp. Employees and interns celebrating the completion of a successful summer jobs program.

FAMILY AND COMMUNITY PARTNERSHIPS

CONNECTING OHA FAMILIES WITH CAREER, EDUCATIONAL AND COMMUNITY-BUILDING OPPORTUNITIES

In 2010, OHA established the **Department of Family and Community Partnerships (FCP)**. The mission of the new department is to support individuals and families in meeting their employment, education, and health goals consistent with OHA's mission to promote civic involvement and economic self sufficiency. The creation of FCP allows OHA to put all employment development and job training, asset development, education, civic engagement, and leadership development programs under one umbrella. As part of this reorganization, the Family Self-Sufficiency (FSS) program and the Section 8 Homeownership were moved from the Leased Housing department to FCP. In addition, FCP coordinates the Neighborhood Orientation Workshops (NOW), the Neighborhood Leadership Institute (NLI), and the Resident Advisory Board meetings.

FCP has celebrated several successes in the few short months since its inception:

- Eight families successfully purchased a home through the **Section 8 Homeownership** program.
- Twelve residents graduated from the 12-week **Neighborhood Leadership Institute (NLI)**. This new initiative is a partnership between OHA, Attitudinal Healing, Inc., and the College of Alameda. The program focuses on developing problem solving, community asset mapping, and public speaking skills; and all participants have the opportunity to earn college credit at the College of Alameda. The participants work on developing a community project and three of the graduates received mini grants to start community programs focused on youth and seniors.
- Six youth in the **Mayor's Summer Youth Employment Program** were placed in internships at OHA through a partnership between FCP and the Youth Employment Partnership. Five OHA departments welcomed the opportunity to host the interns.
- Forty youth were recruited to attend a 10-day overnight camp in Mendocino through a partnership with the **Oakland Boys and Girls Club**.

In the coming year, FCP will be fully staffed and able to allocate more resources to OHA families. One program currently under development will incorporate a new education initiative focused on closing the opportunity gap for OHA youth.

PARTNERSHIPS AND INNOVATIONS

INNOVATIVE SYSTEMS AND OPEN ACCESS

Service and innovation were the hallmarks of OHA's first waiting list opening in four years. In a departure from previous openings, applicants interested in residency at any or all of OHA's public housing or project-based Section 8 properties were able to apply for multiple waiting lists based on their own preferences for schools, transportation accessibility, or employment location. During a five-day period, a total of 93,654 applications were submitted. Ten thousand **potential residents** were chosen for the final list through an automated lottery system.

This was OHA's initial use of a fully Web-based application that focused on improving access to all interested families, allowing residents to apply from home. To accommodate applicants without computer access, OHA established kiosks at its East and West District Offices, and entered into a creative partnership with the Oakland Public Library to staff sixteen libraries throughout the City with OHA employees. Approximately 1,500 applicants used Oakland Public Library computers to submit their online applications. Marketing of the affordable housing opportunity included outreach to Oakland's diverse neighborhoods and communities through more than 200 community- and faith-based organizations and government agencies. Advertisements appeared in five languages (English, Spanish, Mandarin, Khmer, and Vietnamese). The average household income of those applying for the public housing waiting list was \$20,272. The overwhelming majority, 83% of applicants, are living at or below 30% of the Area Median Income (AMI), which is \$26,800 for a family of four in the San Francisco Bay Area.

EXPANDED SERVICES

To protect and preserve public housing in the era of uncertain federal funding, OHA has partnered with local private management firms to manage four senior resident sites and one family site. Residents have expressed increased satisfaction at the sites managed by the John Stewart Company. Said one resident, "The onsite management team at Campbell Village has been fantastic in responding to the needs of my family." The American Recovery and Reinvestment Act funded physical improvements to common areas and exterior painting of the 154 family apartments. In addition to physical improvements, an expanded array of resident services are now available. In April 2010, Harrison Street **senior residents** were treated to their first monthly food distribution as a result of a partnership between Satellite Housing with Share First Oakland to provide fresh produce and grocery items donated by Whole Foods Market.



Images, clockwise from top: Employees from OHA and the public library assist families applying for housing. Seniors enjoy an on-site distribution of fresh foods. 3500 Bruce Street, OHA's most recently renovated property. Spanish language TV interviews OHA staff about the waiting list opening at 3500 Bruce Street.





MAXIMIZING OPPORTUNITIES FOR MOTHERS TO SUCCEED

In June 2010, OHA and the Alameda County Sheriff's Department celebrated the tenth year of a partnership known as the **MOMS (Maximizing Opportunities for Mothers to Succeed)** program. The Sheriff's Department works to promote healthy parenting and reduce recidivism for incarcerated mothers. Representatives from the Sheriff's Department discussed the goals of reunifying **previously incarcerated mothers** with their children and thanked OHA for twelve units of affordable housing for women who have successfully completed the program. OHA staff spoke of the successful long-term relationship and presented residents with prototypes of their trademark Green Cleaning Bucket. The highlight of the celebration was, of course, the testimony of residents who spoke of their drug-free lives, family reunification, and career plans.

LEASED HOUSING LAUNCHES VISITOR SATISFACTION PROGRAM

In the fall of 2008, the Leased Housing department customer service team began considering ways to improve feedback on the experiences of its customers—the **Housing Choice Voucher (HCV) participants** and the **owners/managers** who rent to them. The team began by replacing their Visitor Satisfaction Survey with an easier-to-read version. The form could be returned to OHA by business reply mail or deposited in the survey boxes in the Leased Housing offices. Employees are encouraged to solicit feedback from customers, who would note the employee's name on the survey, which helps identify those staff members who place a premium on customer satisfaction. Each month the surveys are forwarded to the customer service team for action. The surveys revealed that an average of 80% of customers who responded reported receiving satisfactory or better service. Fifty percent reported receiving excellent service. Based on the success in Leased Housing, this pilot program will be expanded to other departments.



Images, top to bottom: OHA and the Alameda County Sheriff's Department celebrate a decade-long partnership. Leased Housing staff celebrate customer service champions.

PRESERVATION AND DEVELOPMENT

MODERNIZATION PROGRAM COMPLETED

OHA's major modernization program, which began in 1994, was successfully concluded with the completion of back-to-back sites at **6916 Arthur** and **6921 Fresno**. In conjunction with the realization of Tassafaronga Village, these two newly-renovated jewels contributed to the transformation of an East Oakland neighborhood. Both sites feature a new architectural design with pitched roofs, replacing flat roofs; private fenced patios; and beautifully landscaped and sustainably irrigated grounds. The interiors have been completely remodeled to meet contemporary expectations. Residents will benefit from the energy efficiency measures and attention to indoor air quality. Two of the six units at 6916 Arthur are fully accessible for disabled residents. Both properties are outstanding examples of how distressed buildings can be transformed into housing that helps energize existing neighborhoods, while creating spaces that families are proud to call home.

HARRISON STREET SENIOR HOUSING

Meeting the affordable housing needs of a skyrocketing, elderly population is one of the greatest challenges facing housing officials nationwide. Thirteen percent of Oakland's senior residents live in poverty. To meet this growing need, Oakland Housing Initiatives (OHI), a non-profit affiliate of the Oakland Housing Authority, and Christian Church Homes of Northern California (CCHNC), undertook the construction of **Harrison Street Senior Housing (HSSH)**, a new six-story, 73-unit affordable housing development, adjacent to the OHA administration building that also houses 101 units of OHA senior housing. Designed to allow its senior residents to lead independent and active lives, HSSH will offer a variety of on- and off-site multicultural services. OHI and CCHNC assembled a financing package that included an \$8,606,900 HUD Section 202 Capital Advance Grant; \$5,133,000 from the City of Oakland; privately placed multifamily tax-revenue bonds in the amount of \$11,114,905; eleven project-based Section 8 vouchers; and an OHA backstop loan for \$500,000, for a total development cost of more than **\$25 million**. On hand to celebrate the groundbreaking of this much needed senior housing development were then-Oakland City Councilmember Jean Quan, (currently Mayor of Oakland); Ophelia Basgal, HUD's newly-appointed Regional Administrator for Region IX; a representative from the office of Congresswoman Barbara Lee; and a host of partners and supporters. Ted Dang, chair of OHI, noted that HSSH was OHI's first new construction project since its founding in 1991.



Images clockwise from top: 6921 Fresno after modernization: an example of how a distressed building can be transformed to create spaces that families are proud to call home. 6921 Fresno before modernization. The future 1633 Harrison Street Senior Housing.





AMERICAN RECOVERY AND REINVESTMENT ACT FUNDS

OHA received **\$10.6 million** in formula-based funding through the **American Recovery and Reinvestment Act (ARRA)**. These stimulus funds are being used to renovate several critical housing developments while creating contract opportunities for local businesses and employing local workers. OHA focused on long-deferred site maintenance for some of its aging housing inventory, including three family sites constructed in the 1940s. At Campbell Village, OHA's first public housing development built in 1941, contractors, including one Section 3 business enterprise, worked to replace deteriorating siding, replace play structures, repair parking lots, improve landscaping, and paint the nineteen buildings which contain 154 apartment units; at Lockwood Gardens, a family site built in 1943, roofs were replaced and new water shut-off valves and moisture barriers were installed; and at Palo Vista Gardens, a 100-unit senior site built in 1964, the \$4 million scope of work includes major interior and exterior upgrades, roof replacements, landscaping repairs, and installation of solar panels on one building.

PROJECT BASED VOUCHERS SUPPORT CITY-WIDE DEVELOPMENT

Consistent with the Authority's mission to expand the affordable housing inventory in Oakland, project-based Section 8 rental assistance vouchers are being strategically directed to maximize financing opportunities. In fiscal year 2010, the Authority renewed a contract for another ten years with **Harp Plaza**, funding 18 of the 20 units serving extremely low-income families; and OHA also committed another 101 vouchers to **Jefferson-Oaks**, a renovation project sponsored by the Authority. These combined commitments deliver an estimated **\$1.2 million** in annual revenue. During this same period, two outstanding developments that benefit from project-based Section 8 assistance were completed and are now occupied. **Jack London Gateway Senior Housing**, which is 100% subsidized, offers low-income seniors 60 units of very affordable one- and two-bedroom units. The complex is 100% accessible to the disabled. The building received the highest Green-Point Rating given by Build It Green. At the award-winning **Ironhorse at Central Station**, 20 of the 99 units are set aside for very low-income families. During the fiscal year, project-based rental assistance for 427 units generated **\$6.6 million** of operating income for local affordable housing developers.

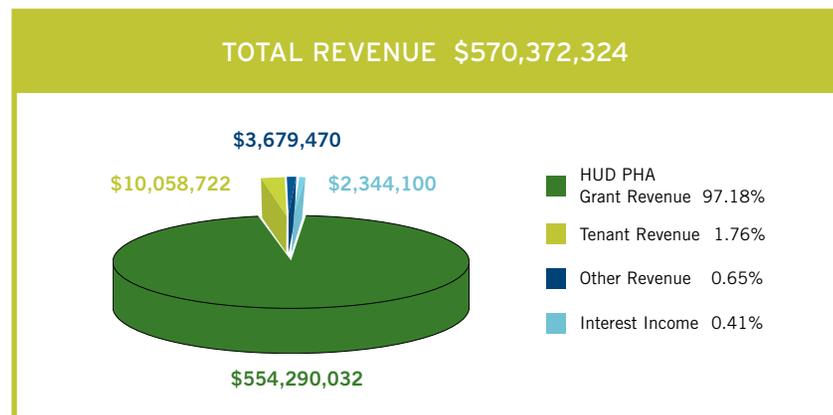
Images, clockwise from top left: Workers replacing the heating systems at Palo Vista Gardens. Contractors removing deteriorated siding at Campbell Village thanks to ARRA funding. The 60 units at Jack London Gateway Senior Housing benefit from Section 8 subsidy.

CONSOLIDATED STATEMENT OF NET ASSETS
FOR YEAR ENDED JUNE 30, 2010
UNAUDITED

	PROGRAMS	CAHI	TOTAL
ASSETS			
Cash and Investments	\$ 59,644,489	\$ 21,087,176	\$ 80,731,665
Receivables	\$ 13,928,712	\$ 3,146,333	\$ 17,075,045
Other Current Assets	\$ 14,441,846	\$ 55,587	\$ 14,497,433
Fixed Assets	\$ 106,603,614	\$ 711	\$ 106,604,325
Non-Current Assets	\$ 56,912,587	\$ -	\$ 56,912,587
Total Assets	\$ 251,531,248	\$ 24,289,807	\$ 275,821,055
LIABILITIES			
Accounts Payable	\$ 6,911,836	\$ 30,899	\$ 6,942,735
Tenant Security Deposits	\$ 572,376	\$ -	\$ 572,376
Other Current Liabilities	\$ 8,718,642	\$ 1,849,095	\$ 10,567,737
Non-Current Liabilities	\$ 12,351,158	\$ -	\$ 12,351,158
Total Liabilities	\$ 28,554,012	\$ 1,879,994	\$ 30,434,006
NET ASSETS			
Invested in Capital Assets - Net of Related Debt	\$ 106,144,805	\$ 711	\$ 106,145,516
Unrestricted Assets	\$ 116,832,431	\$ 22,409,102	\$ 139,241,533
Total Net Assets	\$ 222,977,236	\$ 22,409,813	\$ 245,387,049
Total Liabilities and Net Assets	\$ 251,531,248	\$ 24,289,807	\$ 275,821,055

CONSOLIDATED STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN NET ASSETS
FOR YEAR ENDED JUNE 30, 2010
UNAUDITED

	PROGRAMS	CAHI	TOTAL
OPERATING REVENUE			
Tenant Revenue	\$ 10,058,722	\$ -	\$ 10,058,722
HUD PHA Grants	\$ 189,583,379	\$ 364,706,653	\$ 554,290,032
Investment and Other Income	\$ 2,323,432	\$ 20,668	\$ 2,344,100
Total Operating Revenue	\$ 201,965,533	\$ 364,727,321	\$ 566,692,854
OPERATING EXPENSE			
Administration	\$ 22,378,825	\$ 10,848,955	\$ 33,227,780
Tenant Services	\$ 1,828,084	\$ -	\$ 1,828,084
Utilities	\$ 2,805,009	\$ -	\$ 2,805,009
Maintenance and Contracts	\$ 19,500,169	\$ -	\$ 19,500,169
Police Services	\$ 4,110,213	\$ -	\$ 4,110,213
Housing Assistance Payments	\$ 127,458,279	\$ 350,085,604	\$ 477,543,883
Insurance and General	\$ 3,011,144	\$ 178,943	\$ 3,190,087
Non-Routine Expenses	\$ (734,271)	\$ -	\$ (734,271)
Depreciation	\$ 9,918,953	\$ 449	\$ 9,919,402
Total Operating Expenses	\$ 190,276,405	\$ 361,113,951	\$ 551,390,356
Net Operating Surplus/(Deficit)	\$ 11,689,128	\$ 3,613,370	\$ 15,302,498
NON-OPERATING REVENUES/(EXPENSES)			
Interest Expense	\$ (19,581)	\$ -	\$ (19,581)
Other Income	\$ 3,679,470	\$ -	\$ 3,679,470
Loss from Disposition of Assets	\$ (1,789)	\$ -	\$ (1,789)
Total Non-Operating Revenues/(Expenses)	\$ 3,658,100	\$ -	\$ 3,658,100
Income (Loss) before Capital Contributions	\$ 15,347,228	\$ 3,613,370	\$ 18,960,598
Capital Contributions	\$ 9,313,000	\$ -	\$ 9,313,000
Change in Net Assets	\$ 24,660,228	\$ 3,613,370	\$ 28,273,598
Net Assets - Beginning of Year	\$ 198,317,008	\$ 18,796,443	\$ 217,113,451
Net Assets - End of Year	\$ 222,977,236	\$ 22,409,813	\$ 245,387,049



Alec A-Hiokatoo
 Porfirio Acevedo
 Michael Adkins
 Hanan Alabtain
 Yvonne Amado
 Terry Ampon
 Julita Andaya
 Raha Atencion
 Ugonna Atulobi
 Tyrone Aubry
 Eugene Bachmanov
 Melissa Baddie
 Abraham Bahta
 William Bailey
 Elaine Banks
 Tara Banks
 Caroline Barnett
 Naushad Beg
 Bobby Bell
 Chas Bell
 Lucinda Ben-David
 Kristina Benavidez-Perry
 Wanda Benson
 Asha Bhatia
 Belfort Biagas
 Lenardo Bowden
 Kim Boyd
 Mai Brew
 Frederica Brewer
 Kouakou Brou
 Catherine Brown
 James Brown
 Lillie Brown
 Rose Brown

Crispin Castillo
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 Chih-Hsia Chao
 Subrata Chatterjee
 Sophia Chen
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 Larry Childress
 Larry Childress Jr.
 Namgyal Choedon
 Kin Chow
 Amy Christen
 Julie Christiansen
 Stephanie Christmas
 Ann Clegg
 Keith Clemons
 Jerold Coats
 Cleotis Collins Jr.
 Roxane Congi
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 Tashoni Cooper
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 Tibor Csontos
 Brian Czechowski
 Thupten Daga
 MeLanie Daos
 Jeffrey Davis
 Vernon Days
 Sairul Dean
 Cel Deleon
 Leon Delmonte
 Monique Douthit

Vaughn Eubanks
 Lonetta Evans
 AnaMarie Farias
 LeeAnn Farnier
 Todd Farris
 Steven Finley
 Ricardo Flores
 Andrew Frankel
 Evahalina Franklin
 Bridget Galka
 Helga Garcia
 Inez Garcia
 John Gayton
 Zewditu Gebrekristos
 Quyen Giang
 Melanie Gilbert
 Rhonda Gilbert
 Adelfa Gill
 Terrance Godfrey
 Velda Goe
 Anthony Gomez
 Yvette Gordon
 Raymond Graham
 Berie Gray
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 Jon Gresley
 Rose Marie Griffin
 Guadalupe Guiza
 Elena Gutierrez
 Dwayne Hankerson
 Stacy Harding
 Michelle Hasan
 Billy Henderson
 Sean Heron

Lawrence Jackson
 Ramon Jacobo Jr.
 Proverb Jacobs III
 Franklin Jeffrey
 Sylvia Jenkins
 Martha Jimenez
 Deidre Johnson
 Eric Johnson
 Henry Johnson
 Lajoy Johnson
 Qiana Johnson
 Alan Jones
 Darlene Jones
 Ronald Jones
 Anna Kaydanovskaya
 Arifa Khan
 Michael Kleinsmith
 Sharyllee Laviste
 Anders Lee
 Anne Lee
 Douglas Lee
 Mely Lee
 Yaokouei Lee
 Tim Leistico
 Florice Lewis
 Victor Li
 Evonne Liang
 Kit Liang
 Charles Lira
 Clinton Loftman
 Rik Lopes
 Krinzia Lopez
 Janice Love
 Kimberly Low

Anna Gwyn May
 Craig McBurney
 Leah McCoy
 Keith McCree
 Terry McCully
 Daniel McGill
 Janet McGill
 Gina McGlynn
 Rickey McLane
 Donald McShane
 Daniel Mermelstein
 Jacqueline Mesterhazy
 Robert Michaels
 Madhu Misri
 Judy Monnier
 Casey Mooningham
 Candyce Moore
 Darryl Moore
 Jan Moore
 Valerie Moore
 Robert Morgan
 Michael Morris
 Jeffrey Muegge
 Nathan Mumbower
 Patricia Murphy
 Zesky Nelson
 Boris Nemirovskiy
 Elizabeth Nervis
 Philip Neville
 Gary New
 Nguyet Nguyen
 Kenneth Nielsen
 Christian Njoku
 Juvenal Nunez

Janet Rice
 Monica Rice
 Camilya Robinson
 Diana Rocha
 Zola Rodgers
 Stephen Rodriguez
 Danny Rouseve
 Shaun Royster
 Ricardo Rubio
 Joshua Ruiz
 Jillian Ryan
 Chioseng Saechao
 Muang Saetern
 Koy Saeyang
 Mohammed Safiul
 Kenneth Sakurai
 Juan Santillan
 Ronald Scarborough
 Dorinda Shelton
 Gregory Shklyarevsky
 Avery Sim
 Limmie Sims
 Shadrick Small
 Denise Smith
 Freddie Smith
 Leonard Smith
 Shelia Smith
 Joseph Smithonic
 Xiao Bing Song
 Albert Soohoo
 Derek Souza
 Deborah Stanfield
 Sharon Starwood Smith
 Mark Stephenson

Cynthia Torres
 Carmella Tuttle
 Brandon Valentine
 Clara Velasco
 David Vickrey
 Stephen Villarreal
 Federico Villarreal
 Yolanda Vinson
 Clint Wade
 Ricardo Walker
 Sandra Wallace
 Hazel Walter
 Adam Ward
 David Watson
 Frances Watson
 Debbie Wellnitz
 Denis Whitfield
 Donna Whitmore
 Angelene Williams
 Icie Williams
 James Williams
 Laroy Williams
 Malcolm Williams
 Paul Williams
 Paula Williams
 Tami Williams
 Leonard Smith
 Shelia Smith
 Joseph Smithonic
 Xiao Bing Song
 Albert Soohoo
 Derek Souza
 Deborah Stanfield
 Sharon Starwood Smith
 Mark Stephenson



OAKLAND HOUSING
 AUTHORITY EMPLOYEES



Dennis Brumfield
 Jack Bryson
 Connie Burgin
 Michael Burns
 Danielle Butler
 Ismael Cabrera
 Carol Cade
 Ramon Canton
 Jerome Cardona
 Maria Caro
 Teela Carpenter
 Alejandro Carrillo

Marisela Duenes
 Leo Duhay
 Laura Dunwood
 Carel Duplessis
 Aida DuPree
 Artesia DuPree
 Donald DuPree
 Luther DuPree III
 Pacquin Dwyer
 Andre Edwards
 Angela Eisenman
 Ditra Ellis

Bernard Ho
 Gerling Hogan
 Arzo Homayun
 Steven Hoppe
 Kimberly Horstman
 Christopher Hough
 James Houghton
 Kayley House
 He Huang
 Andy Ie
 Patricia Ison
 Christopher Jackson

Monica Ly
 John Lyons
 Anthony Ma
 Orlino Macaraeg
 Christopher MacGregor
 Joel Major
 Erica Malcolm
 Paul Malech
 Christabell Malloy
 Jamie Manalang
 Lanell Marshall
 Erica Martinez

Wilma O'Brien
 Chantha Oum
 Clarence Patterson
 Aileen Perez
 Ronald Phillips
 Dawn Pipkins
 Michael Pope
 Michael Quijano
 John Ralls
 Manuel Ramos
 Richard Reyes
 Jerry Ribeira

Billy Sterling
 Linda Stone
 Tiffany Strickland
 Diane Summerville
 Cynthia Taylor
 Joetta Taylor
 Issayas Tewelde
 Pamela Thomas
 Reginald Thomas
 Nicole Thompson
 Robert Thornton
 Tamara Thrower

Evelyn Yip
 Carolina Yong
 Derwin Young
 Ron Young
 Joy Zandona
 Meihui Zhang
 Jason Zimiga
 Robert Zimiga



The Oakland Housing Authority, founded in 1938, is an independent agency that owns federally-funded public housing and administers Section 8 subsidies within the City of Oakland.

For more information about the Oakland Housing Authority, please contact the Customer Assistance Center at 510.874.1653, info@oakha.org, or visit our Web site at www.oakha.org.

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