



Making Transitions Work

ANNUAL REPORT
FISCAL YEAR 2012
JULY 1, 2011 – JUNE 30, 2012



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Oakland Housing Authority

FY 2012 MTW Annual Report

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Oakland Housing Authority

Fiscal Year 2012 MTW Annual Report

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Section I. Introduction

The Oakland Housing Authority (OHA) is pleased to release its Fiscal Year (FY) 2012 Moving to Work Annual Report. OHA is one of 34 participants in the US Department of Housing and Urban Development's (HUD) Moving to Work (MTW) demonstration program, which provides select housing authorities the opportunity to explore and test new and innovative methods of delivering housing and supportive services to low-income residents. OHA has tailored its program to the needs of the City of Oakland, and renamed the program "Making Transition Work."

The FY 2012 MTW Annual Report presents specific information as required in the Oakland Housing Authority's MTW Agreement with HUD. OHA entered into an Amended and Restated Moving to Work Demonstration Agreement (the "Agreement") with HUD on February 4, 2009. The Agreement extended OHA's participation in the MTW program through OHA's FY 2018. The report is intended to make available to HUD, OHA residents, and the public, baseline information on OHA programs and an analysis of changes that occurred during the period between July 1, 2011 and June 30, 2012. In addition, the report provides summary financial information, including comparisons between projected and actual expenditures during FY 2012.

Overview of the Agency's Goals and Objectives for FY 2012

The long-term and ongoing goals of the Oakland Housing Authority include (1) preserving and enhancing the Public Housing portfolio, (2) preserving and expanding affordable housing opportunities, and (3) promoting resident empowerment and self-sufficiency. More information about the long-term goals of OHA can be found in Section IV. Last fiscal year, OHA used its MTW flexibility to implement several new MTW Activities to further the achievement of these goals. More information on the specific MTW Activities and the outcomes achieved in FY 2012 can be found in Section V.

Fiscal Year 2012 was an important year for OHA's participation in the MTW Program. OHA continued to improve the quality of its housing stock, streamline programs and explore opportunities for innovation while assisting over 15,000 low-income families in Oakland.

The FY 2012 MTW Annual Plan and Report are available on OHA's website at www.oakha.org/MTW/mtwplan.html.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

Table 1		
FY 2012 Inventory Breakdown		
	Beginning of FY 2012 July 1, 2011	End of FY 2012 June 30, 2012
PUBLIC HOUSING		
Large Family Sites		
Campbell Village	154	154
Lockwood Gardens	372	371
Peralta Villa	<u>390</u>	<u>390</u>
	916	915
Designated Senior Sites		
Harrison Towers	101	101
Adell Court	30	30
Oak Grove North	77	77
Oak Grove South	75	75
Palo Vista Gardens	<u>100</u>	<u>100</u>
	383	383
HOPE IV Sites		
Foothill Family Apts.	21	21
Linden Court	38	38
Chestnut Court	45	45
Mandela Gateway	46	46
Lion Creek Crossings (Phases 1 - 4)	<u>136</u>	<u>157</u>
	286	307
TOTAL PUBLIC HOUSING	1,585	1,605
VOUCHER PROGRAM		
MTW		
General MTW HCV	12,433	12,433
Non-MTW		
Section 8 Mod Rehab	498	329
Section 8 Mainstream	175	175
VASH	105	205
Non-Elderly Disabled Vouchers	85	85
Tenant Protection Vouchers	<u>0</u>	<u>169</u>
	863	963
TOTAL VOUCHERS	13,296	13,396
Shelter Plus Care Program	242	242
TOTAL INVENTORY	15,123	15,243

1. Number of public housing units at the end of the Plan Year

At the Fiscal Year End (FYE) 2012, OHA had 1,605 Public Housing units, described in Table 1. Unit counts for the HOPE VI sites listed include only the public housing units.

2. Description of any significant capital expenditures by development

The Capital Fund Program (CFP) funding is included in the MTW Block Grant and used for eligible purposes under OHA's MTW Agreement. The largest capital spending on a single development was for a full renovation of all units, installation of a new boiler and radiant heat system, and repair and replacement of exterior concrete and landscaping at Palo Vista Gardens. The total amount of CFP funding spent on this project was \$2,151,152. This improvement was part of a project funded under the American Recovery and Reinvestment Act (ARRA). A description of the funding spent in FY 2012 on capital and maintenance projects is included in Appendix C.

3. Description of any new public housing units added during the year

Twenty-one (21) public housing units were added during this fiscal year when construction was completed on Phase 4 of Lion Creek Crossings. These are the last units to be completed as part of the Lion Creek Crossings HOPE VI revitalization grant.

4. Number of public housing units removed from inventory during the year

No public housing units were removed from the inventory during this fiscal year. However, two units at Lockwood Gardens (a 4-bedroom unit and a 2-bedroom unit) were merged to accommodate an under-housed family consisting of 12 household members. The merged unit will be split back into two units when this household ends their tenancy.

5. Number of MTW HCV authorized at the end of the Plan Year

At the end of FY 2012, OHA had 12,433 authorized Housing Choice Vouchers (HCV) in the MTW program, described in Table 1. At the beginning of the year, OHA reported that there were 12, 518 MTW vouchers authorized. However, at the end of the fiscal year, the local HUD field office informed OHA that it had an allocation of 85 Non-Elderly Disabled (NED) vouchers, which are not allowed to be included in the MTW vouchers. These vouchers have been removed from the MTW voucher program and moved into a separate category under the Non-MTW voucher section.

6. Number of non-MTW HCV authorized at the end of the Plan Year

At the end of FY 2012, OHA had 973 authorized non-MTW HCV, described in Table 1. In July of 2011 and April of 2012, OHA was awarded an additional 100 Veterans Affairs Supportive Housing (VASH) vouchers. As described above, a total of 85 NED vouchers were identified as part of the non-MTW program. Tenant Protection Vouchers (TPV) were authorized for expiring Moderate Rehabilitation (Mod Rehab) contracts at three sites. These

169 TPVs will convert to MTW vouchers at their one-year anniversary. Overall, these changes resulted in a 12% increase in the number of non-MTW vouchers.

OHA also administers a Shelter Plus Care program under contract with Alameda County that serves approximately 242 families.

7. Number of HCV units project-based during the Plan Year

A total of 452 new units were project-based in FY 2012, described in Table 2. In FY 2012, OHA executed PBV program Housing Assistance Payment (HAP) contracts at seven developments. In addition, OHA added 112 units to existing HAP contracts for former public housing scattered sites where conversion to PBV is ongoing.

In FY 2010, OHA anticipated that HUD-provided Tenant Protection Vouchers awarded for the approved disposition of 1,615 family public housing units at scattered sites could immediately become PBVs. However, project-basing of TPVs was not allowed by HUD. With the TPVs, existing families in former public housing units at scattered sites are allowed to rent in place. When the TPV-assisted family moves out, OHA then re-tenants the vacant unit under the PBV program. This strategy has been employed at other PBV sites where units committed to PBV are currently occupied by a family not eligible for the PBV program. When units turn over, they will be re-tenanted as PBV units and added to the HAP contract at these sites.

Table 2				
HCV Units Project-Based in FY 2012				
Development Name	Date of Board Approval	# of PBV Units	Contract Date	Project Description
OHA Scattered Sites (1554)*	7/27/2009	112	Ongoing	Low Income Families
Foothill Family Apartments	6/28/2010	11	8/1/2011	Low Income Families
St. Joseph's Senior Apartments	5/29/2007	83	8/22/2011	Senior
Lion Creek Crossings Phase IV	4/28/2008	10	1/13/2012	Low Income Families
The Savoy (Jefferson Oaks) Stage 1	3/9/2010	55	2/14/2012	Special Needs
Hugh Taylor House	5/23/2011	35	5/8/2012	Low Income Families
Madison Park Apartments	5/23/2011	96	6/7/2012	Low Income Families
Merritt Crossing	5/4/2009	50	6/27/2012	Low Income Families
Total Units		452		

* Conversion to PBV ongoing as units turnover

8. Overview of other housing managed by the Agency

OHA has contracted with professional third party property management companies to provide management of the HOPE VI sites and Tassafaronga Village, which includes 980 tax credit units. These units also include subsidy layering from replacement public housing units and/or PBVs. Table 3 provides an overview of the properties' tax credit units and a breakdown of the subsidy layering included at each property.

Table 3			
Overview of Other Housing			
	Total Unit Count - All Tax Credit Units	Subsidy Layering - Public Housing Replacement Units	Subsidy Layering - Project Based Voucher Units
HOPE IV Sites			
Chestnut Court	72	45	
Linden Court	79	38	
Mandela Gateway	168	46	30
Foothill Family Apartments	65	21	11
Lion Creek Crossings - Phases 1 - 4	439	157	44
Other Mixed Developments			
Tassaforanga Village - Phases 1 and 2	157		99
Total Units	980	307	184

B. Leasing Information

1. Total number of MTW public housing units leased in the Plan Year

Table 4		
Public Housing Units Leased in FY 2012		
	FY 2012 Projection	FYE 2012 Actual
Total PH Units	1,606	1,605
HOPE IV Units in Development	(21)	0
Units Approved for Non-dwelling Use	(13)	(11)
Vacant Units Off-line for Rehabilitation	(120)	0
Total Public Housing Units Available	1,452	1,594
Routine Vacancies	(63)	(74)
Total PH Units Leased at the end of FY 2012	1,389	1,520
Percent of Available Units Leased	95.7%	95.4%

At FYE 2012, OHA had 1,520 public housing units under active lease, which includes the public housing units in the five HOPE VI developments. Overall, OHA leased 95.4% of the available public housing units; see Table 4 for more details. A description of issues related to leasing can be found in Section II.B.5.

Non-Dwelling Use Units: OHA designated 11 units for non-dwelling use. Six units are designated for occupancy by employees and the remaining five are used for temporary relocation (stage units), anti-crime activities, and office space.

Vacant Units Offline for Rehabilitation: OHA initially designated 120 units for rehabilitation. At Palo Vista Gardens, American Recovery and Reinvestment Act (ARRA) funding was used to rehabilitate the 100-unit development. This project was completed in May of 2012.

The remaining units planned for rehabilitation did not require extensive rehabilitation work; therefore, these units were reported as routine vacancies.

2. Total number of non-MTW public housing units leased in the Plan Year

OHA does not have any non-MTW public housing units.

3. Total number of MTW HCV units leased in the Plan Year

At FYE 2012, OHA had 12,482 MTW HCVs under active lease. This represents a utilization rate of 100.4%. Table 5 provides a summary of OHA's HCV units leased at FYE 2012. A description of issues related to leasing can be found in Section II.B.5.

4. Total number of non-MTW HCV units leased in the Plan Year

At FYE 2012, OHA had 710 non-MTW HCVs under active lease; see Table 5 for more details. This represents a utilization rate of 73%. A description of issues related to leasing can be found in Section II.B.5.

In total, OHA had 98.4% of all vouchers in use at the end of FY 2012.

Table 5 Housing Choice Vouchers (HCV) In Use						
	Projected Authorized	Projected In Use	% Utilized	Actual Authorized	Actual In Use	% Utilized
MTW HCV	12,518	12,518	100.0%	12,433	12,482	100.4%
Non-MTW HCV						
Section 8 Mod Rehab	498	483	97.0%	339	317	93.5%
Section 8 Mainstream	175	170	97.1%	175	136	77.7%
VASH	105	102	97.1%	205	126	61.5%
Non-Elderly Disabled Vouchers	0	0	0.0%	85	0	0.0%
Tenant Protection Vouchers	<u>0</u>	<u>0</u>	0.0%	<u>169</u>	<u>131</u>	77.5%
Total Non-MTW HCV	778	755	97.0%	973	710	73.0%
Total Housing Choice Vouchers	13,296	13,273	99.8%	13,406	13,192	98.4%

5. Description of any issues related to leasing of public housing or HCVs

Public Housing Program

While the rate of the lease up has increased at several sites, OHA facilitated a number of aggressive lease enforcement activities that resulted in an increase of the vacancy rate from 2.8% at FYE 2011 to 4.6% at FYE 2012. This increase in vacancies coupled with the exhaustion of families eligible for the size of units vacant on the site based waiting list has

slowed leasing success. OHA will initiate the purge of the current waiting list and anticipates opening the site based wait lists in the fall of 2012.

Four senior developments (Oak Grove Plaza North & South, Adel Court, and Harrison Towers), one family housing development (Campbell Village), and five HOPE VI sites are managed by third party property management companies that administer their own site-based waiting lists, process annual re-certifications, rehabilitate and lease vacant units, and enforce lease agreements. They have experienced similar trends in exhaustion of their respective site based wait lists and will also be reopening the wait lists during the upcoming fiscal year.

Housing Choice Voucher Program

OHA is actively leasing available units in Oakland up to the 101% lease-up goal. One of the lease-up challenges faced by OHA is the significant number of port-out vouchers administered by other housing authorities surrounding Oakland, cumulatively nearly 1,400 port-out vouchers. Despite this challenge, at FYE 2012, OHA had 100.4% of the MTW vouchers leased.

In the non-MTW HCV program, the decrease in the amount of units leased up was due to different factors in each of the sub-programs. In the Section 8 Mod Rehab program, many of the referrals did not pass suitability screening with the property manager or criminal history screening with OHA. In addition, many Mod Rehab buildings need updating and applicants often refuse the available unit because certain amenities are not available. These factors resulted in a lease up rate of 93.5% for the Mod Rehab vouchers.

In the Section 8 Mainstream program, families continue to be screened for these designated slots; however, the lease up at FYE 2012 was 77.7%. OHA is actively processing families from the wait list. During the intake process, OHA staff identify households that meet the criteria for designation as Mainstream, "one disabled adult in the household". These families will be added to the Mainstream voucher program.

In the Veterans Affairs Supportive Housing (VASH) program, OHA continues to process referrals for qualified veterans in collaboration with the Veterans Affairs Medical Center (VAMC). Many referred veterans are struggling with substance abuse and mental health issues that often extend the processing and lease-up time frames. OHA staff works closely with VAMC case managers to develop strategies and best practices to serve this population. Additionally, OHA received 100 new VASH vouchers during the year with the last allocation of 50 awarded in April. Due to these circumstances, at FYE 2012, this program was 61.5% leased.

As described in Section II.A.5, Non-Elderly Disabled (NED) vouchers were identified towards the end of the fiscal year. These vouchers had been awarded to OHA previously, but the vouchers had been incorporated into the MTW voucher program. These vouchers have now been removed from the MTW voucher inventory and are being issued to eligible participants. Because the vouchers were only identified at the end of the fiscal year, utilization of these vouchers had not begun as of June 30, 2012.

Overall, at FYE 2012, in the combined MTW and non-MTW HCV program 98.4% of all vouchers were leased.

6. Number of project based vouchers in use or committed at the end of the Plan Year

At the close of FY 2012, OHA had a total of 3,086 PBV in use or committed to projects. At FYE 2012, a total of 902 PBV units were under a HAP contract and in use. This number includes the sites that were project-based during FY 2012 and units added to scattered site HAP contracts that were executed in FY 2012 as described in Section II.A.7. This represents an increase of 516 PBV units under lease from the beginning of the fiscal year. Table 6 describes the PBV units under HAP contract as of June 30, 2012.

Table 6				
Approved Project Based Voucher (PBV) Allocations - Units In Use at FYE 2012				
Development Name	Date of Board Approval	Number of PBV Units	Contract Date	Project Description
Mandela Gateway	2/12/2003	30	10/20/2004	Low Income Families
Altenheim Senior Housing Phase I	7/13/2005	23	1/1/2007	Senior
Lion Creek Crossings II	11/9/2005	18	7/3/2007	Low Income Families
Madison Apartments	7/13/2005	19	4/25/2008	Low Income Families
Lion Creek Crossings III	6/14/2006	16	6/25/2008	Low Income Families
Seven Directions	7/13/2005	18	9/12/2008	Low Income Families
Orchards on Foothill	6/14/2006	64	11/7/2008	Senior
Fox Courts / Uptown Oakland	12/3/2004	20	5/15/2009	Low Income Families / Homeless with HIV/AIDS
Jack London Gateway - Phase II	2/26/2007	60	6/5/2009	Senior
14 th St Apartments at Central Station	1/22/2007	20	11/25/2009	Low Income Families
OHA Scattered Sites*	7/27/2009	244	4/1/2010	Low Income Families
Altenheim Senior Housing Phase II	4/28/2008	40	4/5/2010	Senior
Tassafaronga Village Phase I	2/25/2008	80	4/23/2010	Low Income Families
Tassafaronga Village Phase II	7/21/2008	19	5/27/2010	Low Income Families / Homeless with HIV/AIDS
Effie's House*	5/4/2009	6	8/1/2010	Low Income Families
Harp Plaza	5/24/2010	18	8/1/2010	Low Income Families
Drachma Housing*	5/4/2009	4	12/1/2010	Low Income Families
Fairmount Apartments	10/24/2008	16	3/18/2011	Low Income Families
Foothill Family Apartments	6/28/2010	11	8/1/2011	Low Income Families
St. Joseph's Senior Apartments	5/29/2007	83	8/22/2011	Senior
Lion Creek Crossings IV	4/28/2008	10	1/13/2012	Low Income Families
The Savoy (Jefferson Oaks) Stage 1	6/28/2010	55	2/14/2012	Special Needs
Hugh Taylor House*	5/23/2011	4	5/8/2012	Low Income Families
Madison Park Apartments	5/23/2011	1	6/7/2012	Low Income Families
Merritt Crossing*	5/4/2009	23	6/27/2012	Senior
Total Units Under HAP Contract (In Use)		902		

*Conversion to PBV ongoing as units turnover.

In FY 2012, new PBV commitments were made to two developments totaling 141 additional PBV units. As described in Section II.A.7, PBVs were committed for use at OHA former family public housing scattered sites as part of an approved disposition plan. Project-basing of these units is ongoing and units are added to HAP contracts after in-place families with tenant protection vouchers move out. PBV commitments made in FY 2012 are described below in Table 7.

Table 7				
Approved Project Based Voucher (PBV) Allocations - Commitments as of FYE 2012				
Development Name	Date of Board Approval	Number of PBV Units	Contract Date	Project Description
Harrison & 17 th Senior Housing	5/29/2007	11	Pending	Senior
720 East 11 th Street	4/28/2008	16	In Dev.	Low Income Families / Persons with Disabilities
Merritt Crossing	5/4/2009	27	Pending	Senior
Slim Jenkins Court	5/4/2009	11	Pending	Low Income Families
Drachma Housing*	5/4/2009	10	Pending	Low Income Families
OHA Scattered Sites*	7/27/2009	1,310	Pending	Low Income Families
The Savoy (Jefferson Oaks) Stage 2	3/9/2010	46	Pending	Low Income Families / Special Needs
Effie's House*	5/4/2010	4	Pending	Low Income Families
Oak Point Limited (OPLP)	10/25/2010	15	Pending	Low Income Families
James Lee Court	10/25/2010	12	Pending	Low Income Families
Drasnin Manor	10/25/2010	25	Pending	Low Income Families
St Joseph's Family Apts.	10/25/2010	15	Pending	Low Income Families
MacArthur Apartments	10/25/2010	14	Pending	Low Income Families
11th and Jackson	12/6/2010	48		Low Income Families
Cathedral Gardens	2/28/2011	43	Pending	Low Income Families
MacArthur Transit Village Apts.	2/28/2011	22	Pending	Low Income Families
California Hotel	2/28/2011	135	In Dev.	Low Income Families / Special Needs
460 Grand	3/16/2011	34	Pending	Low Income Families
Marcus Garvey Commons	4/11/2011	10	Pending	Low Income Families
Kenneth Henry Court	4/11/2011	13	Pending	Low Income Families
Madison Park Apartments	5/23/2011	96	Pending	Low Income Families
Hugh Taylor House	5/23/2011	35	Pending	Low Income Families
Lakeside Senior Apartments	6/27/2011	91	Pending	Senior
Lion Creek Crossings Phase V	10/17/2011	127	Pending	Low Income Families
94th & International	10/17/2011	14	Pending	Low Income Families
Commitments In Development or Pending		2,184		

*Conversion to PBV ongoing as units turnover.

C. Waiting List Information

1. Number and characteristics of households on the waiting lists

At the end of FY 2012, there were a combined total of 21,430 households on waiting lists for the Public Housing program, Section 8 program, and mixed finance developments with Public Housing, PBVs, and tax credit units, see Table 8 on the next page. Many of the waiting lists are site-based. The conversion to site-based waiting lists allowed families to apply for and be on one or more waiting list based on their personal preferences. As a result, in some cases these numbers may represent duplicated household counts. Table 8 provides a summary of the number of households on each waiting list by property and type.

The OHA-managed PBV waiting list includes data from the site-based waiting lists established for the family housing scattered sites AMPs formerly in the public housing inventory.

For the Section 8 Mainstream program, a voucher program for very low-income disabled families and individuals, a separate waiting list is not maintained as families are selected from the Section 8 General waiting list managed by OHA based on their eligibility for the program as a disabled household.

Additionally, OHA provides subsidies for approximately 242 households under the Shelter Plus Care program. The Shelter Plus Care program waiting list is managed by Alameda County. There is one waiting list for the entire Shelter Plus Care program in this county and applicants are referred to the next available housing for which they are eligible. Detailed demographic information for the households on the Shelter Plus Care waiting list was not available at the time of this report. Therefore, the following breakdown of applicant characteristics does not include households on the Shelter Plus Care waiting list. Although the Shelter Plus Care applicants are not included in the following demographic breakdowns, all households on the waiting list are categorized as disabled and have incomes at or below 50% of the Area Median Income (AMI).

**Table 8
Wait Lists for OHA Programs**

	Public Housing	Section 8	Public Housing, PBV, and Tax Credit
OHA Managed Wait Lists			
<i>Public Housing</i>			
Lockwood Gardens	327		
Palo Vista Gardens	127		
Peralta Villa	380		
<i>Section 8</i>			
General, Mainstream, and Mod Rehab		10,230	
<i>Project Based Vouchers (PBV)</i>			
OAHPI (Formerly public housing scattered sites)		5,647	
Public Housing Sites Privately Managed for OHA			
Harrison Towers	71		
Adel Court	139		
Campbell Village	493		
Oak Grove North	36		
Oak Grove South	36		
HOPE VI Sites Managed by a Third Party			
Chestnut Court and Linden Court*			12
Foothill Family Apartments*			230
Mandela Gateway			5
Lion Creek Crossings Phases I - IV			368
PBV and Tax Credit Units Managed by a Third Party			
<i>Project Based Vouchers and Tax Credit Units</i>			
Altenheim Phase I		72	
Altenheim Phase II		193	
Fox Courts		121	
Ironhorse		164	
Seven Directions Apartments		615	
Tassafaronga Village Phase I		609	
Tassafaronga Village Phase II		28	
The Orchards		31	
<i>Project Based Vouchers Only</i>			
Effie's House		72	
Hugh Taylor House		414	
Madison Street Lofts		662	
Madison Park Apartments		42	
St. Joseph's Senior Apartments		214	
The Savoy		55	
Shelter Plus Care Managed by Alameda County		37	
Total Households	1,609	19,206	615
Combined Total			21,430

* These properties do not have PBV units, only public housing and tax credit units.

Characteristics of Applicants on Waiting Lists

The characteristics of the waiting list applicants include a breakdown of households for each grouping presented above by household size, family type, income group, race, and ethnicity. The data compares a snapshot taken at June 30, 2011, the Fiscal Year End (FYE) of 2011, to June 30, 2012, FYE 2012. A comparison was made between the distribution of the characteristics in each category. The detailed demographic tables containing this information can be found in Appendix D.

Household Size of Applicants on Waiting Lists

Similar to FY 2011, the majority of households in the Public Housing and Section 8 program are one-person families, representing 42% and 43% of the total households, respectively. In the HOPE VI program, the majority of households are four-person families, representing 38% of the total households. The HOPE VI sites also had a higher prevalence of two- and three-person families compared to either the Public Housing or Section 8 program. These results are reflective of the housing stock available in each program. Chart 1 and Chart 2 show the household size of waiting list applicants by program at the end of FY 2012 and FY 2011 respectively.

Overall the majority of families on the waiting list in all programs are one- and two-person families, representing 42% and 30% of the total households respectively. The household size of applicants on OHA waiting lists is consistent with the household size of renters in the larger community of Oakland. According to the 2010 US Census, in renter-occupied housing in Oakland, one- and two-person families represent the majority with 39.5% and 27.3% of the total households respectively¹.

¹ US Census Bureau,
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_SF1_QTH2&prodType=table

Chart 1 - FYE 2012 Household Size of Applicants on Wait Lists

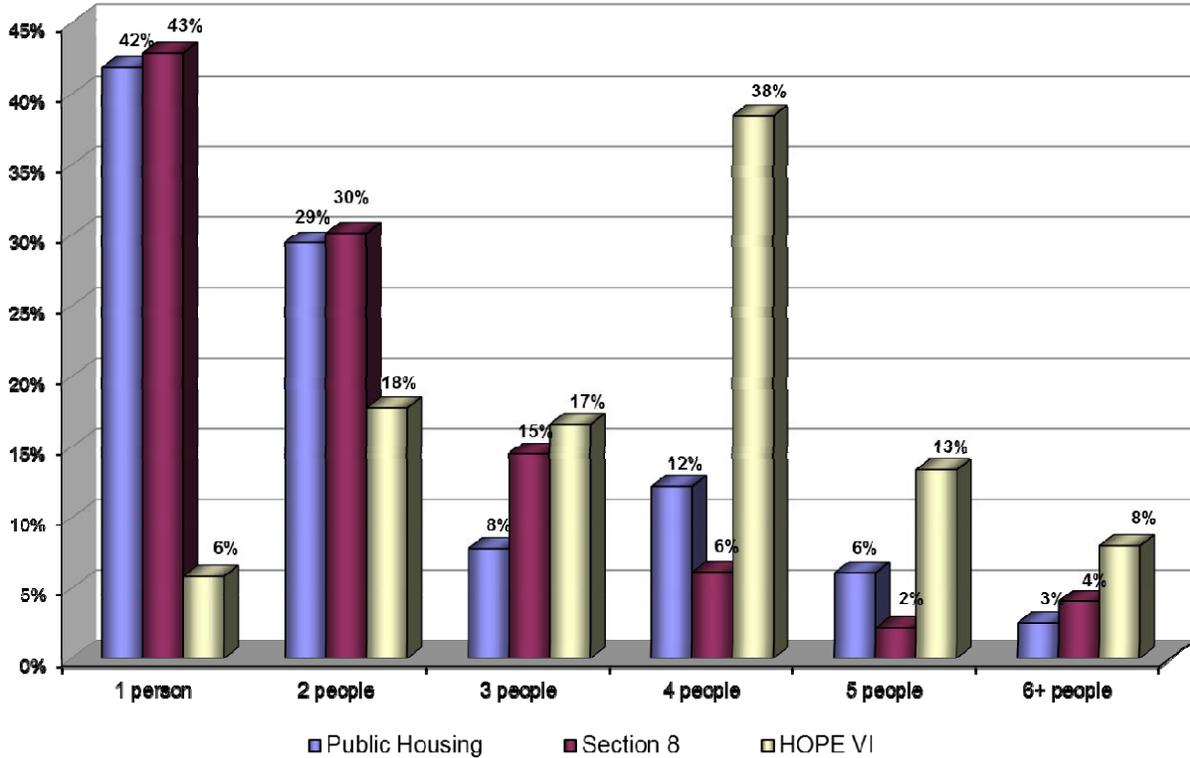
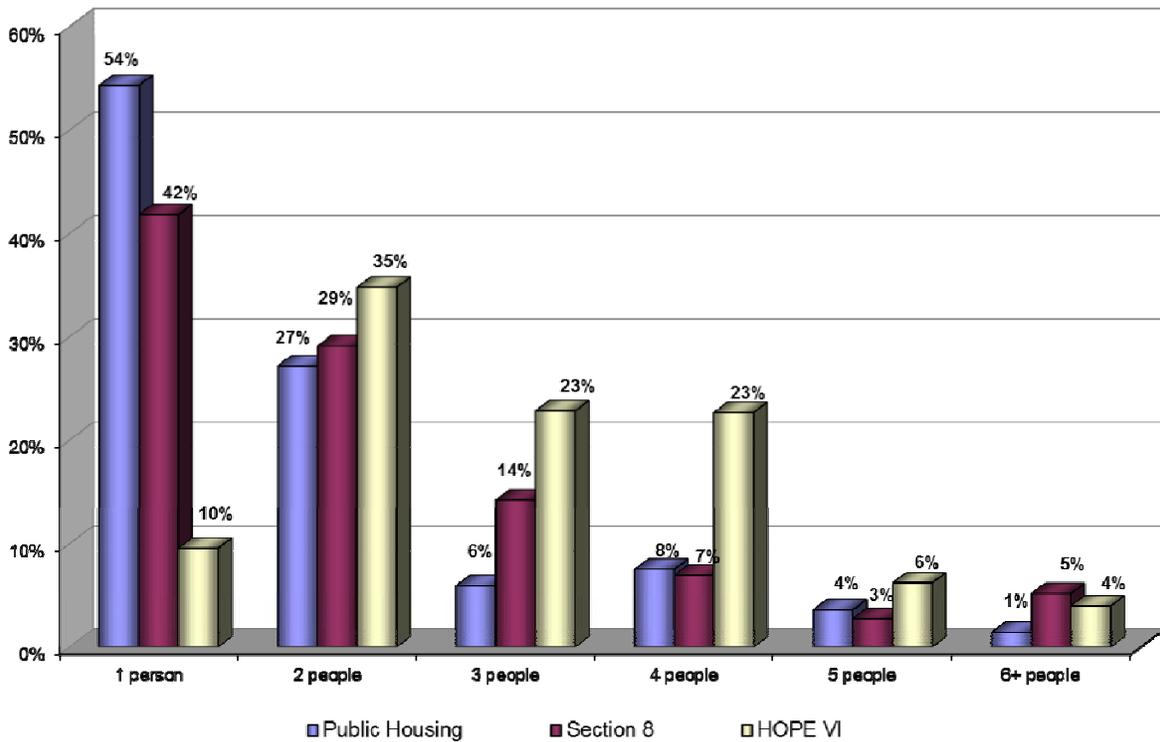


Chart 2 - FYE 2011 Household Size of Applicants on Wait Lists

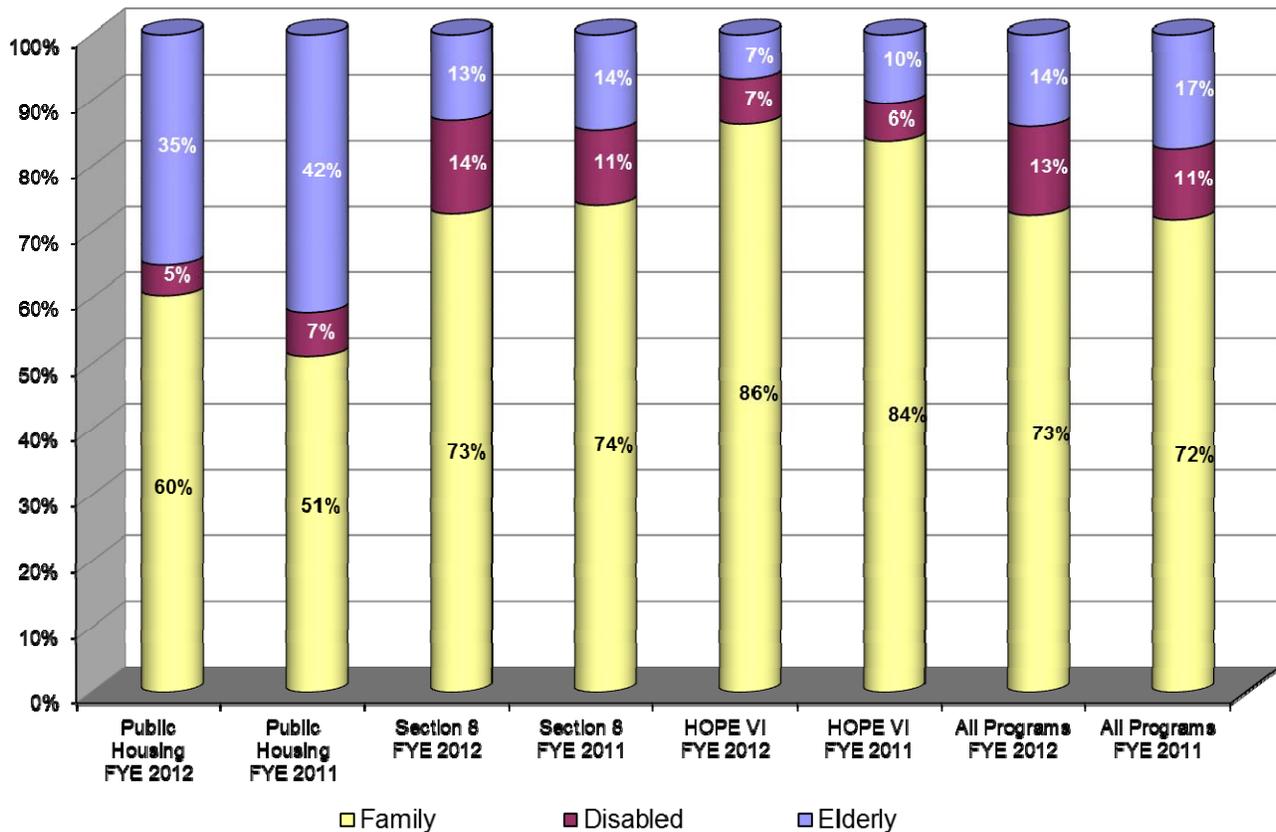


Family Type of Applicants on Waiting Lists

For purposes of this report, “elderly” includes all households where the head of household, co-head, or spouse of the head of household is age 62 years old or older and may or may not have a disability. “Disabled” includes households where the head of household, co-head, or spouse of the head of household is disabled and under the age of 62 years old. “Family” includes all other households not previously counted. Thus, “family” includes single individuals as well.

In all three housing program waiting lists for FY 2012, the majority of households are families representing 60% in Public Housing, 73% in Section 8, and 86% in the HOPE VI sites, resulting in 73% in all programs. See Chart 3 for a breakdown of the family type of applicants by fiscal year and program. The data for FY 2012 was fairly consistent with the results from FY 2011. The Public Housing and HOPE VI programs saw a 7% and 4% decrease, respectively, in the number of elderly households along with a corresponding increase in the amount of family households. In the Section 8 program, the number of disabled households increased by 3% with a corresponding decrease in the number of elderly and family households. Overall, the number of disabled households increased by 3% from FY 2011 to a total of 13% of the total population in all programs in FY 2012.

Chart 3 - Family Type of Applicants on Wait Lists

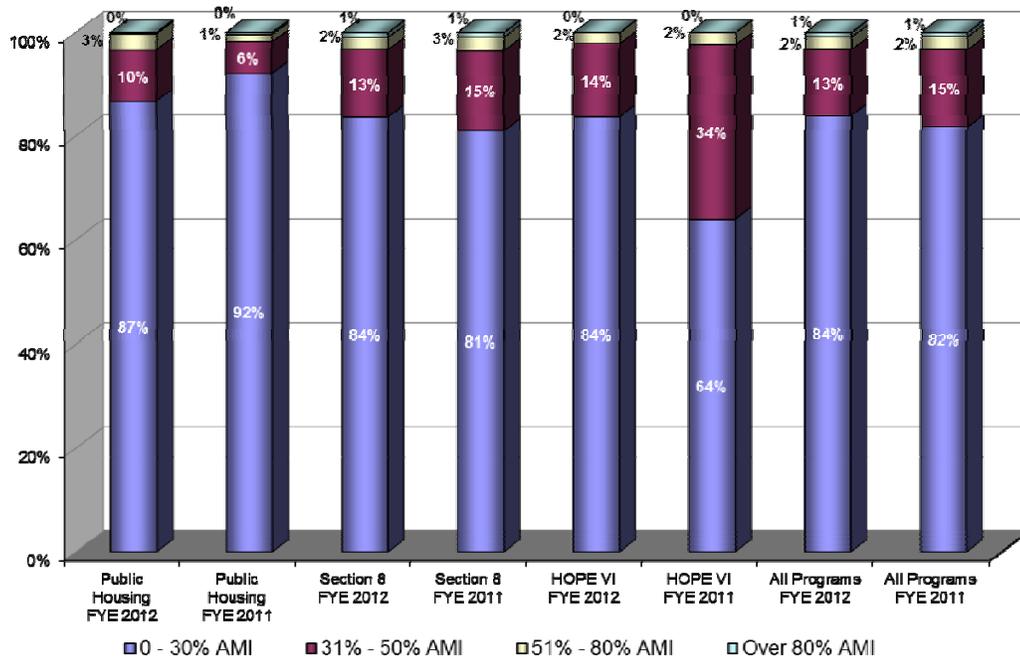


Income Group of Applicants on Waiting Lists

Households with incomes ranging from 0-30% of Area Median Income (AMI) were the largest percentage representing 87% of total households in Public Housing, 84% in Section 8, and 84% in the HOPE VI developments. See Chart 4 for a breakdown of the income group of applicants by fiscal year and program. In all programs combined, this income group represented 84% of the total households, which was an increase of 2% from last fiscal year. Across programs, the distribution of households by income group was relatively consistent with the previous fiscal year with the exception of the HOPE VI developments. In the HOPE VI developments, households in the 0-30% AMI income group increased by 20% while households in the 31%-50% AMI saw a corresponding decrease.

Income identified on applications for program waiting lists is not verified until the person is selected for the program and they go through the eligibility process. Given the amount of time applicants may be on the waiting list before being selected, this procedure ensures that applicants are considered and have an opportunity to participate in the program based on their current circumstances. Thus, in some cases, households have been placed into income categories that might not be eligible for the program. For the Public Housing program, applicants who fall in the income category of over 80% AMI are not eligible for the program. For FY 2012, four households fell into this category. In the Section 8 program, applicants that fall in the income categories of over 50% AMI are not eligible for the program. For FY 2012, a total of 3.3% of households were in this category. This is primarily a result of the waiting lists for the scattered sites that were populated when those units were under the Public Housing program. As a result, when the units were converted to Section 8, households that were eligible under the Public Housing requirements became ineligible under the Section 8 program requirements. However, those households were not removed from the waiting list, but continue to be reviewed for income eligibility when they are chosen from the waiting list.

Chart 4 - Income Group of Applicants on the Wait Lists



Race of Applicants on Waiting Lists

In the Public Housing, Section 8, and HOPE VI programs, the majority of applicants on the waiting list are African American, representing 57%, 68%, and 79% respectively for an overall total of 68% in all programs. Asian applicants represent the second largest majority with 24% in Public Housing, 17% in Section 8, and 9% in HOPE VI resulting in 18% of the total households in all programs. The racial breakdown of applicants for FY 2012 was consistent with the breakdown for FY 2011 as there were no significant shifts. Chart 5 through Chart 10 show the racial composition of applicants on the waiting lists by program and by fiscal year with FY 2012 on the left and FY 2011 on the right. Chart 11 provides the racial composition of Oakland from the 2010 US Census.

Compared to the demographics of Oakland, Asian households on the waiting lists were representative of the number of Asian households in the community with 17.7% represented on the waiting list for all programs compared to 17.1% of the total population in Oakland.² However, African American households were over-represented compared to the community with 68.1% represented on the waiting lists for all programs compared to 27.1% in Oakland. Conversely, White households were under-represented compared to the community with 9.3% represented in waiting lists for all programs and 35.8% in Oakland. Other racial categories were consistent with the demographics for those categories in Oakland.

Chart 5 - FYE 2012 Race of Applicants on Public Housing Wait Lists

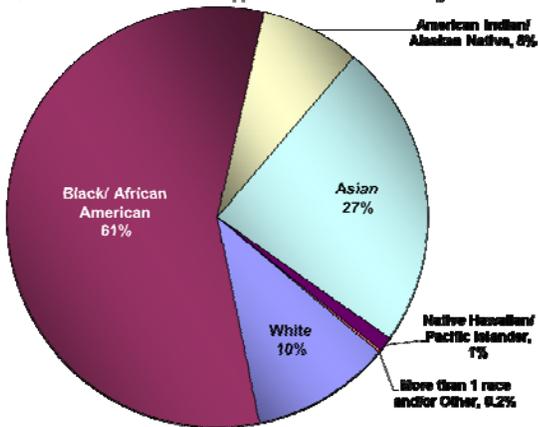
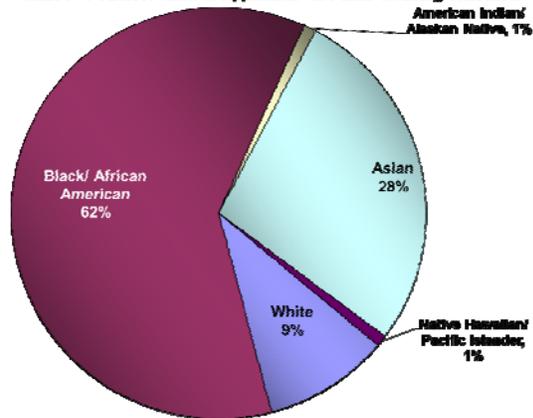


Chart 6 - FYE 2011 Race of Applicants on Public Housing Wait Lists



² All statistics in this paragraph came from the US Census Bureau, http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_SF1_QTP3&prodType=table

Chart 7 - FYE 2012 Race of Applicants on Section 8 Wait Lists

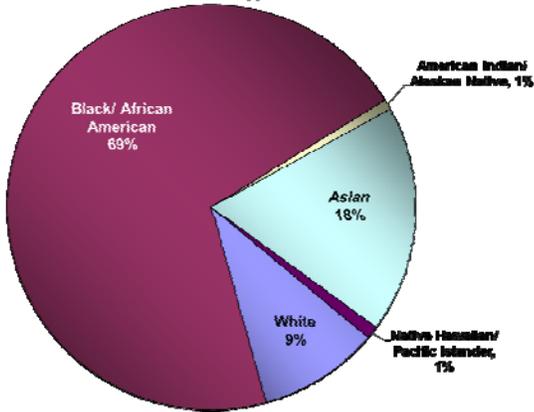


Chart 8 - FYE 2011 Race of Applicants on Section 8 Wait Lists

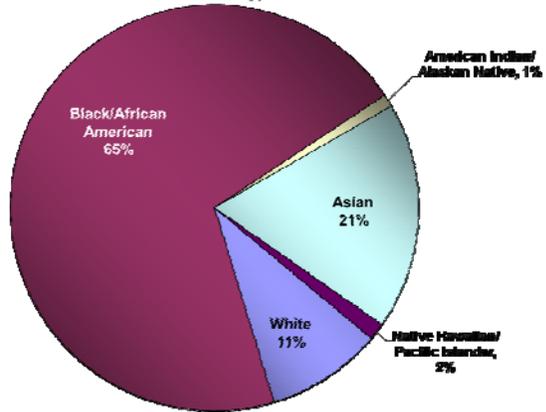


Chart 9 - FYE 2012 Race of Applicants on HOPE VI Wait Lists

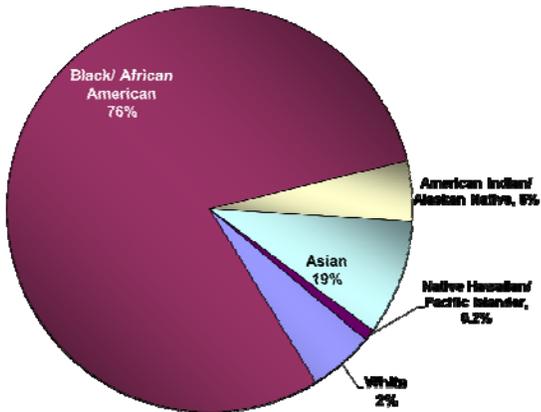


Chart 10 - FYE 2011 Race of Applicants on HOPE VI Wait Lists

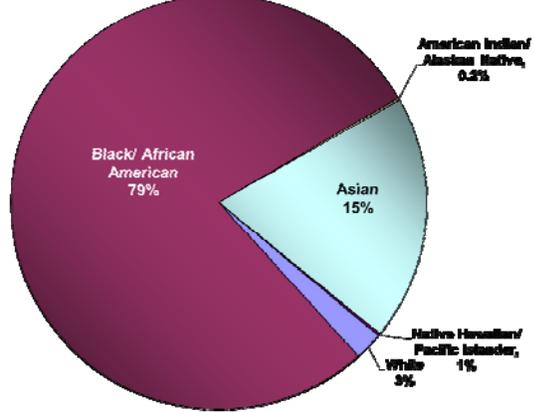
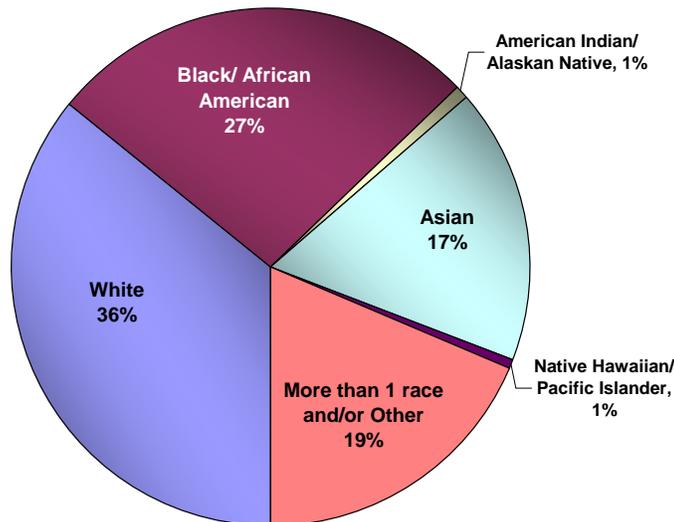


Chart 11 - 2010 Race of the Total Population of Oakland



Ethnicity of Applicants on Waiting Lists

In all programs, Hispanic applicants represented 10.2% of the total households in FY 2012 compared to 14.5% in FY 2011. Hispanic applicants are still under-represented compared to the community where 24.2% of the population of Oakland identifies as Hispanic³. Chart 12 through Chart 17 show the percentage of Hispanic and non-Hispanic households on the waiting lists by program and by fiscal year with FY 2012 on the left and FY 2011 on the right. Chart 18 provides the percentage of Hispanic and non-Hispanic individuals in Oakland from the 2010 US Census.

Chart 12 - FYE 2012 Ethnicity of Applicants- Public Housing Waitlists

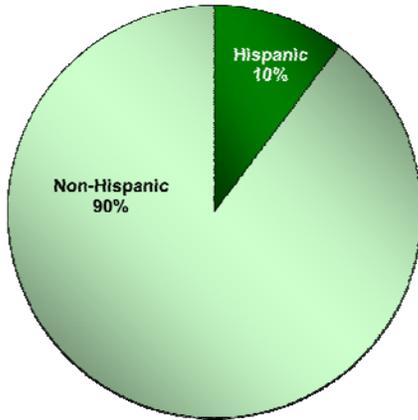


Chart 13 - FYE 2011 Ethnicity of Applicants- Public Housing Wait Lists

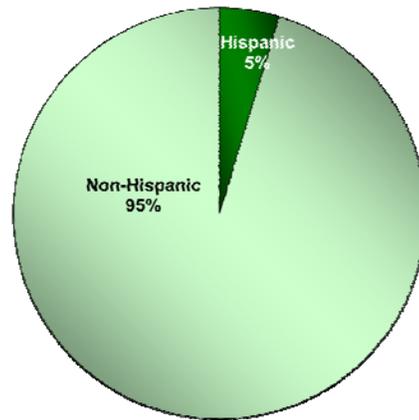


Chart 14 - FYE 2012 Ethnicity of Applicants on Section 8 Wait Lists

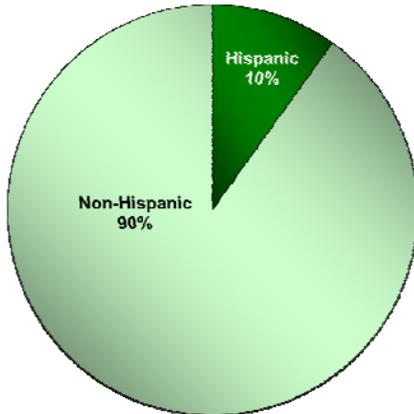
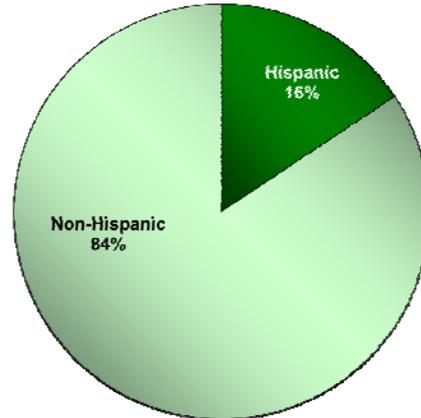


Chart 15 - FYE 2011 Ethnicity of Applicants on Section 8 Wait Lists



³ US Census Bureau at http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_SF1_QTP3&prodType=table

Chart 16 - FYE 2012 Ethnicity of Applicants on HOPE VI Wait Lists

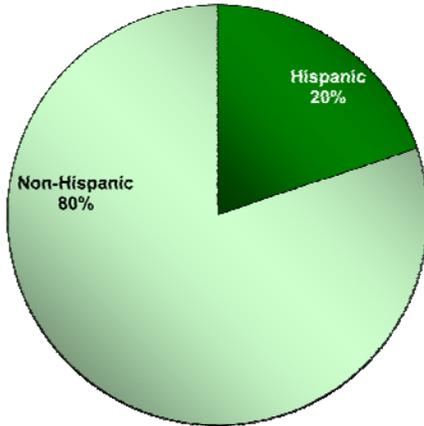


Chart 17 - FYE 2011 Ethnicity of Applicants on HOPE VI Wait Lists

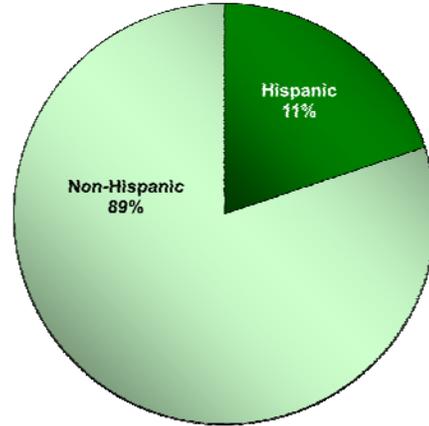
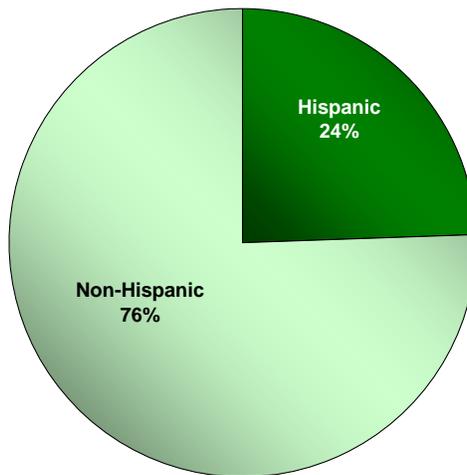


Chart 18 - 2010 Ethnicity of the Total Population of Oakland



2. Description of waiting lists and any changes that were made in the past fiscal year

Public Housing Waiting Lists

The list of applicants placed on the public housing site-based waiting lists has been nearly exhausted within two years of establishing the lists. OHA is in the process of purging the existing waiting lists in accordance with the Admission and Continued Occupancy Policy (ACOP). In FY 2013, OHA and the third party property management companies plan to open the site-based waiting lists for most of the public housing AMPs.

Although a site-based waiting list is established for each public housing AMP, the waiting list for the public housing sites managed by OHA (Lockwood Gardens, Palo Vista Gardens, and Peralta Villa) will be maintained by a centralized unit that also maintains the Section 8 waiting list. The purpose of having a centralized unit manage the waiting lists is in part to provide residents with more privacy by separating the determination of eligibility from the

ongoing property management relationship. Centralizing the management of the waiting lists allows the property management staff to focus on property management and not be privy to information that is unnecessary to manage the units. In addition, centralized management of the waiting lists will ensure the integrity of the waiting lists, improve service to residents, and create a seamless intake and screening process.

Section 8 Waiting Lists

OHA continues to manage a single waiting list for the HCV program. The Section 8 waiting list remained closed during FY 2012.

Shelter Plus Care Program

Alameda County manages a single waiting list for the entire Shelter Plus Care program for the county. This waiting list is always open for single adults eligible for a Single Room Occupancy (SRO) unit at the Harrison Hotel and for individuals or heads of households eligible for housing for people with HIV/AIDS. The County has adopted a new policy that states that any applicant who refuses a housing referral, absent a compelling reason such as related to their health, safety, disability, and/or self-sufficiency, is removed from the waiting list. This policy was put in place in order to focus on the most vulnerable and in need applicants, who are most often those without other housing resources.

Section III. Non-MTW Related Housing Authority Information

This section provides information about OHA's non-MTW activities.

A. List planned versus actual sources and uses of other HUD or other Federal Funds (excluding HOPE VI)

OHA elects not to include this optional information in this section. Information related to the planned versus actual sources and uses of funding received can be found in Section VII.

B. Description of non-MTW activities implemented by the Agency

Planned Disposition Request

On December 20, 2010, OHA submitted an application to HUD for the disposition of 383 senior public housing units on five scattered sites; see Table 9 for a list of these properties. OHA has come to the conclusion that disposition is the most cost effective and viable option for the preservation of this affordable housing resource based on the costs associated with operating and managing these properties, as well as, the enormous backlog of deferred maintenance at the sites created by the lack of adequate subsidy in the public housing program over a sustained period of time. If the disposition application as submitted is approved by HUD and the subsequent request to HUD for Tenant Protection Vouchers is granted, OHA will transfer the control of the properties via long-term lease or through the sale of the properties to an OHA affiliate for this purpose. The affiliate organization will maintain and manage the units using conventional financing and management strategies to address the physical needs of the properties and ensure their continued operation as affordable senior housing sites in Oakland.

OHA is committed for the next 55 years to maintaining the affordability of these scattered senior site units to low-income seniors earning at or below 60% of Area Median Income (AMI). After disposition, the senior units will be project-based to maintain their affordability at current levels, subject to compliance with HUD requirements. Residents who choose to move will be offered tenant-based vouchers. Any proceeds from increased operating income will be utilized to improve the existing units and properties or used to support the public housing program. OHA intends to continue to make progress in our efforts toward meeting our capital improvement and quality of life goals for all of our households, including our senior households, and provide both healthier, greener units and greater housing choice. OHA has determined that this is the most effective manner to accomplish these goals.

Table 9 Senior Sites for Disposition	
Site Name	Number of Units
Adel Court	30
Oak Grove Plaza South	75
Oak Grove Plaza North	77
Palo Vista Gardens	100
Harrison Towers	101
Total Units	383

Section IV. Long-term MTW Plan

The Oakland Housing Authority utilizes its participation in the MTW Demonstration program in the following primary areas:

1. Preserving and Enhancing the Public Housing Portfolio
OHA has made a long-term commitment to use MTW authority to preserve and enhance its portfolio of Public Housing units through a combination of enhanced operations and an aggressive effort to address deferred maintenance and improve physical conditions.
2. Preserving and Expanding Affordable Housing opportunities
OHA's participation in the MTW Program has allowed OHA to preserve affordable housing resources and expand housing opportunities through real estate development, site acquisition, partnerships with nonprofit developers, and active coordination with the City of Oakland. These "brick and mortar" strategies are complemented by new innovative subsidy programs designed to meet local needs and initiatives.
3. Promoting Resident Empowerment and Self Sufficiency
The long-term success for many of OHA's clients requires a level of support beyond simply housing. MTW allows OHA to enhance the quality and variety of client services provided both in-house and in partnership with community-based service providers that are experts in their respective fields.
4. Expanding Housing Choice in the Public Housing Program
One of the long-term goals of OHA is to expand housing opportunities for residents in the Public Housing program. The primary strategy to accomplish this goal is to provide clients with the ability to transfer their housing subsidy similar to the current policy in the PBV program. As the programs are designed now, depending on when and where an opening exists in the Public Housing or Housing Choice Voucher programs, families admitted for assistance receive significantly different housing options. For Public Housing residents, their assistance, with very few exceptions, is limited to the unit they accept when they enter the program. In contrast, a participant in the HCV program is able to relocate with continued assistance to meet the changing needs of their family. This strategy will allow residents in the Public Housing program to move, with continued assistance, if their housing needs change.

Section V. Proposed MTW Activities: Approved but Not Implemented

This section includes information on proposed Moving to Work activities that were approved by HUD as a new MTW activity in the FY 2012 MTW Annual Plan, but have not yet been implemented.

There was only one new MTW activity approved in the FY 2012 MTW Annual Plan and it was implemented during the fiscal year. Information on this activity and other ongoing MTW activities can be found in Section VI.

Section VI. Ongoing MTW Activities: HUD Approval Granted

The MTW activities listed in this section have received HUD approval. For each activity, information is provided on the relationship between the ongoing activities and the statutory objectives, as well as, detailed information on the measurements and impacts.

The ongoing MTW Activities are shown below in Table 10. The MTW Activity number indicates the fiscal year in which the activity was first identified (e.g. 12-01 indicates that the activity was identified in the FY 2012 MTW Annual Plan).

Table 10			
Ongoing MTW Activities: HUD Approval Granted			
Activity #	Fiscal Year Implemented	MTW Activity Name	Authorization(s)
NOT IMPLEMENTED and/or ON HOLD			
11-02	To Be Determined (TBD)	Standardized Transfer Policy	Attachment C, Section B.1 Attachment D, Use of Funds
11-03	TBD	SRO/ Studio Apartment Project-based Preservation Program	Attachment C, Section D.7
10-08	2011	Redesign Family Self Sufficiency (FSS) Program	Attachment C, Section E
09-02	2010	Short-Term Subsidy Program	Attachment C, Section B.1 Attachment D, Use of Funds
IMPLEMENTED			
12-01	2012	Eliminate Caps on PBV allocations	Attachment C, Section D.1.e
11-01	2011	Project-Based Voucher (PBV) Occupancy Standards	Attachment C, Section D.7
11-05	2011	PBV Transitional Housing Programs	Attachment C, Section B.1, B.4, D.1.a, b Attachment D, Section B.2
10-01	2010	Specialized Housing Programs	Attachment C, Section B.1, B4 Attachment D, Use of Funds
10-02	2010	Program Extension for Households Receiving \$0 HAP	Attachment C, Section D.1.b, D.3.a
10-03	2010	Combined PBV HAP Contract for Non-contiguous Sites	Attachment C, Section D.1.a, D.7
10-04	2010	Alternative Initial Rent Determination for PBV Units	Attachment C, Section D.2, D.7
10-05	2010	Acceptance of Lower HAP in PBV Units	Attachment C, Section D.7
10-06	2010	Local Housing Assistance Program	Attachment C, Section B.1 Attachment D, Use of Funds
10-07	2010	Disposition Relocation and Counseling Services	Attachment C, Section B.1 Attachment D, Use of Funds
09-01	2011	Alternative Housing Quality Standards (HQS) System	Attachment C, Section D.5 Attachment D, Section D
08-01	2008	Fund Affordable Housing Development Activities	Attachment C, Section B.1 Attachment D, Use of Funds
07-01	2010	Triennial Income Recertification	Attachment C, Section C.4, D.1.c
06-01	2006	Site Based Wait Lists	Attachment C, Section C.1
06-02	2006	Allocation of PBV Units: Without Competitive Process	Attachment C, Section D.7.a
06-03	2006	Allocation of PBV Units: Using Existing Competitive Process	Attachment C, Section D.7.b
REMOVED FROM THIS REPORTING SECTION			
11-04	TBD	Use of RHF Funds to Develop Non-Public Housing Units	Attachment C, Section B.1 Attachment D, Use of Funds

All MTW Activities that utilize the authorization found in Attachment D, Use of Funds, are in conformance with HUD's Public and Indian Housing (PIH) Notice 2011-45: Parameters for Local, Non-Traditional Activities under the Moving to Work Demonstration Program including the provision that families served are at or below 80% AMI at the time of initial eligibility.

NOT IMPLEMENTED and/or ON HOLD

MTW Activity #11-02: Standardized Transfer Policy

Description of MTW Activity: Adopt a policy to allow residents to transfer from Public Housing or PBV assisted housing to the tenant-based Section 8 voucher program (Housing Choice Vouchers). Amend the current transfer policies to standardize the procedures across programs.

Anticipated Impacts: Increase housing choices for families by allowing residents of public housing and PBV assisted housing the option to move when family, employment, or other circumstances change.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #11-02 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of families requesting a transfer voucher from the Public Housing program.	0 families	100 families	N/A	Not Yet Implemented and On Hold
Number of PBV assisted families requesting a transfer voucher under new policy	0 families	43 families	N/A	Not Yet Implemented and On Hold

This policy is expected to include provisions such as the length of tenancy required before requesting a transfer to the tenant-based Section 8 program, impacts to the HCV waiting list, and a cap on the number of transfers allowed annually. For example, families may be required to complete a two-year tenancy in order to be eligible to transfer from either Public Housing or PBV programs. Additionally, in order to mitigate the impact on the HCV waitlist, the issuance of transfer vouchers may be subject to a one-for-one policy. OHA may issue at least one or more new vouchers to a family selected off of OHA's HCV tenant-based waiting list for each Public Housing or PBV program transfer allowed. In order to control demand, OHA will also consider limiting the number of transfer vouchers available to no more than 10% of the total units in the Public Housing and PBV programs combined per year. These transfer restrictions will be applied to OHA's inventory of PBV program units to standardize the conversion opportunities between the two programs.

OHA anticipates that up to 100 Public Housing families will request to convert to tenant-based Section 8 assistance as a result of this activity. Activity development and respective policy revisions are currently on hold.

In light of current funding cuts in the Public Housing and Section 8 programs, OHA held off on implementing this activity in FY 2012. Once the federal funding has stabilized, OHA intends to implement this activity. OHA is concerned that this activity might place undue pressure on the tenant based voucher program. In this current economic climate, OHA has chosen to prioritize the tenant-based voucher program over increasing the housing choices of public housing residents.

MTW Activity #11-03: SRO/ Studio Apartment Project-based Preservation Program

Description of MTW Activity: Develop a PBV sub-program to award long-term Section 8 assistance to Single Room Occupancy and studio apartment developments offering service enriched housing.

Anticipated Impacts: Increase housing options for special needs households by preserving and improving distressed SRO/studio apartment developments with service enriched housing.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #11-03 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of SRO/studio units awarded PBV assistance under this activity	0 units	150 units	N/A	Not Yet Implemented and On Hold

The goal of this program is to help stabilize and improve this unique and valuable housing type. Participants admitted to a PBV assisted SRO unit often request to convert to the HCV program and move at the first available opportunity. Under standard PBV program rules, this transfer request would only be permitted after the participant has completed an initial 1-year tenancy. Upon transfer, a participant’s occupancy standard is automatically upgraded to a 1 bedroom, the lowest standard available in the HCV program, which makes it difficult to anticipate funding needs. PBV transfers also impact OHA’s ability to select families off of the Section 8 waiting list. For these reasons, historically, OHA has excluded SRO and Studio unit types from the competitive process for long-term PBV awards.

In combination with MTW Activity #11-02, OHA will begin awarding PBV assistance to SRO and studio units and implementing the new transfer policy for the PBV units as described above. The operating subsidies provided by PBV assistance are a valuable financing component for projects in need of redevelopment. Long-term PBV commitments can be used to leverage and secure other available funding resources. PBV assistance will help large SRO developments acquire quality property management, maintain or retain necessary services for residents, and secure redevelopment financing to address years of deferred maintenance.

Policies for conversion to HCV must ensure that families admitted to these specialized unit types are capable of functioning independently before a conversion to tenant-based assistance is approved. Therefore, the PBV sub-program may also include “graduation” requirements before tenants can request conversion to tenant-based voucher assistance. Criteria for a “graduation” requirement at these sites will be developed in partnership with local providers with

expertise operating service enriched housing. OHA anticipates that approximately 200 units will be awarded PBV assistance as a result of this activity.

OHA held off on implementing this activity in FY 2012 due to funding uncertainties in the federal appropriations, as described under MTW Activity #11-02. OHA will implement this activity in tandem with MTW Activity #11-02 in order to ensure the viability of this program and not create excessive vacancies that may lead to financial instability.

MTW Activity #10-08: Redesign FSS Program

Description of MTW Activity: Redesign the Family Self Sufficiency (FSS) program building on best practices in the industry and, where applicable, working in tandem with other community-based programs and initiatives.

Anticipated Impacts: Increase participant enrollment in the program and improve outcomes by better matching program design with participant needs.

Statutory Objective: Provide incentives for families with children to become economically self sufficient

Measurement & Outcomes:

Activity #10-08 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of families enrolled in FSS	222 families enrolled in FSS	250 families enrolled	N/A	On Hold
Number of new contracts signed	43 new contracts signed	75 new contracts signed	N/A	On Hold
Number of workshops held	3 workshops held	8 workshops held	N/A	On Hold

The redesign of the FSS program is on hold. The FSS program continues to operate under the regulations outlined in the associated Notice of Funding Availability (NOFA). As a result, use of MTW flexibilities in this program is prohibited in order to continue receiving this grant funding. OHA has placed this activity on hold until such a time as the NOFA for the FSS program allows for use of MTW flexibilities to enhance the program design.

MTW Activity #09-02: Short-Term Subsidy Program

Description of MTW Activity: Provide temporary subsidy funding to buildings 1) that were developed with assistance from the City of Oakland; 2) where there is a risk of an imminent threat of displacement of low-income households; and 3) where it can be reasonably expected that providing short-term subsidy assistance will provide the necessary time for the ownership entities and funders to restructure debt, increase revenue and/or change the ownership structure necessary to preserve the affordable housing resource.

Anticipated Impacts: Preserving existing housing resources with a short-term subsidy is more cost effective in many circumstances than relocating in-place families and providing HAP. Keeping units in service and providing options for tenants to stay in place increases housing choice.

Statutory Objectives: Increase housing choices, reduce costs and achieve greater cost effectiveness

Measurement & Outcomes:

Activity #09-02 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Cost to issue subsidies	Cost to issue new HCV annually	Cost to issue short-term subsidy	N/A	On Hold
Number of families occupying units	Number of families living in units that may be taken out of service	Number of families given the option to remain in-place	N/A	On Hold

This activity was not used this fiscal year and is currently on hold. This activity was utilized in FY 2011 and FY 2010 to provide subsidies to the Oaks Hotel and Slim Jenkins Court, two affordable housing developments in Oakland. Both developments were owned by a nonprofit developer that went out of business. As a result of funds provided under this activity, both of these properties remain viable today and have stabilized. More information about this activity can be found in the FY 2011 and FY 2010 MTW Annual Reports.

IMPLEMENTED

MTW Activity #12-01: Eliminate Caps on PBV Allocations

Description of MTW Activity: Eliminate caps on project-based voucher (PBV) allocations. Under the existing regulations, Public Housing Authorities (PHA) are limited to project-basing up to 20 percent (20%) of the amount of budget authority allocated to the PHA by HUD in the PHA voucher program. In addition, PHAs are limited to project-basing up to 25 percent (25%) of units in a single development. Previously, OHA has received approval in the FY 2010 MTW Plan to remove the cap on the number of PBVs allocated to a single development. This activity expands on the previously approved activity to eliminate caps on PBV allocations in all areas.

Anticipated Impacts: Preserve the affordable housing stock as Public Housing and Moderate Rehabilitation program assisted units are converted to PBV assistance. Award projects to developers that will leverage the PBV funding commitment in order to build additional affordable housing.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #12-01 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of PBV units awarded above 25% of the total units in a project	0 PBV units	220 new and/or preservation units	191 new and/or preservation units	No – 87% of the benchmark was achieved.
Number of PBV units awarded above 20% of total units in the voucher program	0 PBV units	250 new and/or preservation units	582 new and/or preservation units	Yes – 233% of the benchmark was achieved.

Prior to the implementation of this activity, OHA was only allowed to award PBV to 100% of the units under HUD PBV exception rules (24 CFR 983.56(b)). Otherwise, PBV awards are limited to a cap of 25% of the units in a development. In FY 2012, OHA awarded PBVs to 191 new and/or preservation units. Since implementation in FY 2010, OHA has awarded 1,999 PBVs to units above the 25% cap for a total of 2,765 PBV units. Table 11 provides a breakdown of the PBVs awarded by development. The developments shaded in grey are the PBVs awarded in FY 2012.

Senior Housing

There is an exception to the 25% PBV cap for senior housing developments that allows for awarding PBV assistance to up to 100% of the units in a development. However, if this exception is utilized, then all units in the project must adhere to the Section 8 definition of senior as 62 years or older. All senior projects listed in Table 27 also received tax credit financing from the California Tax Credit Allocation Committee. Projects awarded under this program are allowed to use 55 years and older as the definition of senior. Without this activity, the projects would have had to decide between accessing PBV assistance and utilizing the definition of senior as 55 years and older. By implementing this activity, tax credit senior developments were allowed to utilize the applicable age 55+ standard for senior housing and receive PBV awards for up to 100% of the units at these developments. In FY 2012, St. Joseph's Senior Apartments and Lakeside Senior Apartments had increases of 14 and 59 PBVs respectively awarded to their existing PBV awards. One new project was awarded PBVs in FY 2012, Lion Creek Crossings Phase V – the final phase of the Coliseum Gardens HOPE VI revitalization.

Special Needs Housing

OHA also utilized this activity to award 100% PBV assistance at two special needs developments that are currently being developed. These PBV commitments are a critical leveraging component allowing the project to secure necessary financing. When completed, 239 newly created service enriched housing units will be added to the housing stock in Oakland.

Family Affordable Housing

In FY 2012, two projects, Cathedral Gardens and 460 Grand, reduced their PBV awards slightly, but the total vouchers awarded to those projects were still above the 25% cap.

**Table 11
Number of PBV Units Awarded Above the 25% Cap**

Site Name	Total Units	25% of the Total Units	Total PBV Units Awarded	PBV Units Awarded Above the 25% Cap
Senior Housing				
Jack London Gateway - Phase II	61	15	60	45
Orchards on Foothill	65	16	64	48
Altenheim Senior Housing Phase II	81	20	40	20
St. Joseph's Senior Apartments	84	21	98	77
Merritt Crossing (formerly 6th & Oak Apts.)	70	17	50	33
Lakeside Senior Apartments	92	23	91	68
Lion Creek Crossings Phase V	128	32	127	95
<i>Senior Housing Total</i>	581	144	530	386
Special Needs Housing				
Jefferson Oaks	102	25	101	76
California Hotel	137	34	135	101
<i>Special Needs Housing Total</i>	239	59	236	177
Family Affordable Housing				
Drachma Housing (On-going)	14	3	14	11
Oak Point Limited	31	7	15	8
James Lee Court	26	6	12	6
Drasnin Manor	26	6	25	19
MacArthur Apartments	32	8	14	6
11th and Jackson	98	24	48	24
Cathedral Gardens	100	25	43	18
Marcus Garvey Commons	22	5	10	5
460 Grand	74	18	34	16
Madison Park Apartments	98	24	96	72
Hugh Taylor House	43	10	35	25
<i>Family Affordable Housing Total</i>	564	136	346	210
OHA Former Public Housing				
OHA Scattered Sties	1,554	388	1,554	1,166
Tassafaronga Village Phase I	137	34	80	46
Tassafaronga Village Phase II	20	5	19	14
<i>Former Public Housing Total</i>	1,711	427	1,653	1,226
Total Units	3,095	766	2,765	1,999

OHA Former Public Housing

At former family public housing scattered sites, units continue to be converted to the PBV program as in-place families with Tenant Protection Voucher assistance move-out. The PBV awards provide a one-for-one deep subsidy replacement program for public housing units that were approved for disposition. Without this activity, PBV awards would be limited by the 25% per project cap. This activity was also utilized for the one-for-one replacement of 87 public housing units taken offline at the Tassafaronga development, which was previously reported under Activity #6 in the FY 2010 MTW Annual Report.

The implementation of this activity has allowed for the award of an additional 1,952 PBV units in FY 2012. Overall, this activity has contributed to the creation and/or preservation of 2,718 PBV

assisted units. If these projects were limited to a 25% per project cap, then only 766 units would have been eligible for PBV assistance.

Awards Above 20% of the Total Authorized Vouchers

Under the current regulations, housing authorities are only allowed to project-base 20% of the total authorized vouchers in the HCV program. For OHA, this equates to 2,504 (based on the total amount of voucher authorized at 12,518). Since implementation of this activity, OHA has committed PBVs to 582 units above the authorized level under the traditional regulations for a total of 3,086 PBVs under contract or committed.

MTW Activity #11-01: PBV Occupancy Standards

Description of MTW Activity: Modify the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. Low Income Housing Tax Credit program). The activity applies to new participants in the PBV program and to in-place families where household composition changes would require them to relocate.

Anticipated Impacts: Create consistent occupancy standards for all units in a development regardless of source of subsidy, thereby, increasing housing options for households assisted with PBVs.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #11-05 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of families housed according to the new occupancy standards	0 families	8 families	3 families	No – 37.5% of the benchmark was achieved.

When PBV assistance is attached to units developed or rehabilitated with other state or locally administered affordable housing funds, the occupancy standards of other programs may differ from the PBV program occupancy standards. This difference creates circumstances whereby a family of a particular size or composition will qualify for a specific unit under the general occupancy standards for the development, but not be eligible for PBV assistance because of a different standard applicable for the PBV program. For example, a family with two children would qualify for a two-bedroom unit, in most cases, under the PBV occupancy standards; whereas that same family might qualify for a three-bedroom unit in certain developments based on the occupancy standard in the tax credit program. Thus, this activity provides additional housing options for families assisted under the PBV program.

In FY 2012, this activity was used for three households that leased units under the new occupancy standards, expanding the housing options for these families.

MTW Activity #11-05: PBV Transitional Housing Program

Description of MTW Activity: Develop a PBV sub-program to allow for transitional housing programs at developments serving low-income special needs households who otherwise might not qualify for or be successful in the Public Housing and/or Section 8 Programs.

Anticipated Impacts: Expand housing options for low-income special needs families that would traditionally not be served by the Public Housing or Section 8 program.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #11-05 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of applicants	4 applicants	6 applicants (50% increase)	6 applicants	Yes – 100% of the benchmark was achieved. A total of 16 applications were received, 6 met the requirements for the program, but only 5 were housed.
Number of families participating in PBV transitional housing program	0 families	11 families (100% occupied)	7 families	No – 64% of the benchmark was achieved at the end of FY 2012. However, during the course of the year, the site was fully occupied. See the narrative for more information.
Vacancy Rate	50% vacancy rate	10% vacancy rate	36% vacancy rate	No – There were 4 units vacant at the end of FY 2012.

OHA operates the Maximizing Opportunities for Mothers to Succeed (MOMS) Program in partnership with the Alameda County Sheriff’s Office, which provides 11 units of service enriched transitional housing for formerly incarcerated mothers leaving the county jail system. This program provides an opportunity for these women to reunite with their children and families while living in a supportive environment. The program was designed to prevent recidivism by providing customized on-site case management, group counseling services, and safe and affordable housing. OHA has designated a twelve unit apartment building for transitional housing for eligible participants of the MOMS Program. Eleven fully furnished apartments have been allocated for the participants and one unit is designated for administrative purposes such as on-site meetings and counseling sessions.

The program starts while the participants are still in custody with an eight-week course designed to prepare them for the environment and challenges outside of jail. At the end of the pre-release phase of the program, the participants are referred to OHA and housed for a maximum of 24 months to complete the post-release phase of the program. Graduates of the post-release phase of the program are offered an option to transfer into the next available Section 8 PBV unit within the current AMP grouping, AMP 10. At that point, they are participants of the traditional PBV program and have the option to transfer to a Section 8 tenant-based voucher after completing the tenancy requirement.

In FY 2012, six applicants met the minimal requirements for the program; however, only five applicants were housed. One applicant that passed initial screening did not respond to the final

intake appointment request. Since the program counselor was unable to reach the applicant after several attempts, the applicant was removed from the program.

OHA and its partners have established significant improvements this reporting period that will impact both the leasing and management of the MOMS program including:

- Monthly communication with the program counselors, site management staff, and tenants;
- Enhancement of the lease to include the required compliance with MOMs program activities
- Team documentation of and immediate response to reports of lease noncompliance with timely tenant counseling meetings and pre-notices; and
- The selection of one MOMs participant as a resident representative, who receives a stipend for this effort. Her duties include providing janitorial assistance and reporting maintenance issues to the Property Manager.

The number of participating families fluctuated during FY 2012. At the beginning of FY 2012, there were seven families participating in the MOMS program and living at the site. During FY 2012, an additional five families entered the program. By the end of the fiscal year, three families graduated and were offered an option to transfer into the next available PBV unit in AMP 10. All three families chose to transfer and are currently residing in PBV units in AMP 10. By the end of fiscal year 2012, seven families resided at the designated site. This program has increased the housing choices available to these families who otherwise may not have qualified for the traditional Public Housing or Section 8 programs.

MTW Activity #10-01: Specialized Housing Programs

Description of MTW Activity: In collaboration with the Alameda County Sheriff's Department and the Alameda County Social Services Agency, OHA operates the Maximizing Opportunities for Mothers to Succeed program providing 11 units of service enriched transitional housing to women leaving the county jail system and reuniting with their children. This activity increases the allocation of resources to the MOMS program to improve outcomes and enhance program coordination among partners.

Anticipated Impacts: Improve self-sufficiency outcomes for residents.

Statutory Objective: Provide incentives for families with children to become more economically self-sufficient, increase housing choices

Measurements & Outcomes:

Activity #10-01 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Amount of services available	Zero (0) services available	4 types of services offered	11 types of services offered	Yes – 275% of the benchmark was achieved. See Table 19 for a list of services.
Number of families graduating from the program	0 families	3 families	3 families	Yes – 100% of the benchmark was achieved.

This activity works in combination with the previous Activity #11-05 to support the MOMS program. Activity #11-05 focuses on the creation of a transitional housing PBV program while this activity focuses on the allocation of resources to improve outcomes and enhance program coordination among partners. As a result, this activity focuses primarily on the goal of providing incentives for families with children to become more economically self-sufficient. The measurements and outcomes related to increasing housing choices (the number of applicants and the vacancy rate) have been reported under Activity #11-05.

The MOMS program offers services designed to help families increase their economic self-sufficiency and strengthen family relationships. While the funding restrictions continue to dictate the availability of services and resources, OHA's partnership with other agencies has resulted in the implementation of several new services for the program participants. These additional services are described in Table 12.

Table 12 Services Offered in FY 2012		
Type of Service	Frequency	Timeframe
* <i>Children's Hospital Research Center, Early Intervention Services Department: Early Childhood Mental Health Services</i>	Once a week	January 2012 – June 2012
*Narcotics Anonymous	2 hours twice a month	June 2009 - June 2012
*Parent Support Group	3 hours every month	February 2012 – June 2012
<i>Habitat Children's Museum: Family Enrichment</i>	Once a month	January 2012 – June 2012
St Mary's Leadership Group	2 hours, every week for 6 weeks	August 2010 – June 2012
Alumni/Tenant Meeting	3 hours every month	June 2010 - June 2011
<i>Project Avary: Mentoring program for children of incarcerated parents (ages 5-10)</i>	Care Giver Support Group: 2 hours every month Camp Retreat: every weekend (Summer only)	February 2011 – June 2012
<i>Life Project: Mentoring program for children of incarcerated parents (ages 11-18)</i>	Group: 2 hours every month Camp Retreat: monthly	February 2011 – Jun 2012
<i>A Safe Place in Oakland: Domestic Violence Counseling</i>	Quarterly	June 2011 – June 2012
<i>Sleepytime Program: Teaches bedtime routines for ages 0-5 years old.</i>	Weekly	April 2012 – May 2012
<i>Niroga Institute: Yoga classes</i>	Weekly	April 2012 – June 2012

*Certified programs recognized by the Alameda County Court System

These services are intended to provide life enrichment activities to program participants. In addition, the OHA Department of Family Community Partnership provides workforce development support and referrals to participants in the program. OHA continues to work with its collaborative partners to expand the day-to-day coordination of the program including a pre-release orientation and training, as well as, the delivery of on-site services.

An additional metric was added to this activity to measure the number of families that graduate from the program. A participant graduating from the program indicates that the family has successfully remained housed in the program and is ready to enter the traditional subsidized housing market and/or the private housing market. In FY 2012, three families graduated from the program and transferred into the traditional PBV program, maintaining their housing stability and increasing their economic self-sufficiency.

Other important outcomes of the program during FY 2012 included:

- 3 participants maintained full time employment (2 were promoted)
- 2 participants reunited with their families due to availability of stable and affordable housing under strict conditions required by Child Protective Services
- 1 participant complete a job training program
- 1 participant completed a full-time outpatient substance abuse treatment program
- 1 participant started her own Narcotics Anonymous recovery group
- 1 adult child enrolled in a four-year university (living with mother in program)
- 1 participant is a part-time student

MTW Activity #10-02: Program Extension for Households Receiving Zero HAP

Description of MTW Activity: Modify the HCV program rules to allow participants receiving a Housing Assistance Payment of zero (\$0) to remain in the program for up to 24 months before being terminated from the program.

Anticipated Impacts: Remove incentives for families to end employment or reduce sources of income in order to maintain housing assistance. Encourage employment by providing additional security for participants trying to increase their income.

Statutory Objective: Provide incentives for families with children to become economically self-sufficient

Measurement & Outcomes:

Activity #10-02 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of households that receive zero HAP assistance for more than 6 months	0 families	96 families	88 families	No – 92% of the benchmark was achieved. Out of 134 families with zero HAP assistance, 66% were able to remain in Section 8 past 6 months.
Number of families that returned to a HAP payment after being at zero HAP assistance for more than 6 months	0 families	21 families	38 families	Yes – 181% of the benchmark was achieved. 43% were able to take advantage of the safety net and return to receiving a rental subsidy.

Prior to implementing this activity, participants were required to be terminated from the Section 8 program if they reached zero HAP assistance for a consecutive period of six months. As a result of implementing this activity, in FY 2012, a total of 88 families were allowed to remain in the Section 8 program at zero HAP beyond six months. This represents 66% of the total families that were at zero HAP assistance for any period of time during the fiscal year (134 families). These 88 families would have been terminated from the Section 8 program without this activity. The other 46 families at zero HAP assistance had not been at zero HAP assistance for more than six months at the time of the report; so it is yet to be determined if they will benefit from this activity.

Of those 88 families, a total of 38 families (43%) returned to a HAP payment with continued Section 8 assistance, after being at zero HAP payment for more than six months. Returning to a HAP payment is often a result of a decrease in income, such as losing a job or a reduction in work hours. However, it could be attributed to other factors, such as a change in household composition, moving to a larger or higher priced unit, or the landlord increasing the rent. These 38 families were able to take advantage of the safety net provided by this activity and allowed to return to receiving subsidy assistance for their rent. This was an 81% increase in the number of families that returned to HAP assistance from the previous fiscal year, indicating that a family's ability to remain self-sufficient is often volatile. Without this activity, these families would have been automatically terminated from the Section 8 program and would need to reapply for Section 8 rental assistance if their circumstances changed. Given the long wait time for admission into the Section 8 program, it could be several years before these families would be able to return to a stabilized housing environment.

Of the 88 families, fifty (50) families (57%) were able to achieve economic self-sufficiency during this period by remaining at zero HAP assistance for more than six months. The additional safety net provided by this activity allowed these families to remain in the program without fear of losing Section 8 assistance until the point that they felt they could be self-sufficient. Overall, this activity removes the disincentive for families to become economically self-sufficient by providing them with up to 24 months before losing the protection afforded by rental assistance should their circumstances change unexpectedly.

MTW Activity #10-03: Combined PBV HAP Contract for Non-Contiguous Scattered Sites

Description of MTW Activity: Modify PBV program rules to allow HAP contracts to be executed for non-contiguous buildings. OHA’s scattered site portfolio consists of 254 developments with 1,615 units grouped into six AMPs. Under this activity, a single HAP contract can be executed for each AMP, consisting of multiple non-contiguous sites.

Anticipated Impacts: Reduce the staff time and administrative costs associated with preparing, executing, and managing the HAP contracts.

Statutory Objective: Reduce costs and achieve greater cost effectiveness

Measurement & Outcomes:

Activity #10-03 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of HAP contracts executed	254 contracts for scattered sites	6 contracts for scattered sites	N/A	N/A
Staff time to execute HAP contracts	1,524 hours for scattered site contracts	36 hours for scattered site contracts	N/A	N/A

This activity was not applied in FY 2012, but remains an active MTW Activity.

This activity was created and utilized originally for the conversion of the formerly public housing scattered site inventory to project-based voucher assisted units. Implementation of this activity allowed for a single HAP contract to be executed for multiple properties within a similar geographic area resulting in significant savings both in the number of contracts and the time to execute those contracts. More information about the results of the application of this activity to the scattered site portfolio can be found in the FY 2011 MTW Annual Report.

MTW Activity #10-04: Alternative Initial Rent Determination for PBV Units

Description of MTW Activity: Modify the PBV program requirement to use a state certified appraiser to determine the initial contract rent for each PBV project. Under this activity, initial contract rents are determined using a comparability analysis or market study certified by an independent agency approved to determine rent reasonableness for OHA-owned units. In addition, the definition of PBV “project” is expanded to include non-contiguous scattered sites grouped into AMPs. Initial PBV contract rents are determined for each bedroom size within an AMP. The rent established for a two-bedroom unit is applicable to all two-bedroom units within an AMP and so on for all bedroom sizes.

Anticipated Impacts: Reduce the costs associated with establishing reasonable rents.

Statutory Objective: Reduce costs and achieve greater cost effectiveness

Measurement & Outcomes

Activity #10-04 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Per unit cost to determine initial PBV program rents at scattered site units.	\$192 per unit cost to use a state certified appraiser for a market rent study for each PBV "project".	\$48 per unit cost for a state certified appraiser to perform a market rent study based on scattered sites AMP property groups. (75% cost reduction)	N/A	N/A

This activity was not applied in FY 2012, but remains an active MTW Activity.

This activity was created and utilized primarily for the conversion of the formerly public housing scattered site inventory to project-based voucher assisted units. OHA owned scattered sites were similar in size, age, condition, and all other respects; however, they are not on contiguous lots so they could not be considered a single project. This activity based rent comparability on a geographic area so that an individual state certified appraiser market rent study would not have to be ordered for each and every scattered site, 254 in all. More information about the application of this activity to the scattered site properties can be found in the FY 2010 MTW Annual Report.

This activity was not utilized in the PBV awards made in FY 2012 because awards were not made to similar type housing. It may be utilized in the future if project-based voucher assistance is awarded to similar type housing or when a comparable market rent study based on a geographic area would be feasible for determining rent reasonableness at other PBV sites.

MTW Activity #10-05: Acceptance of Lower HAP in PBV Units

Description of MTW Activity: As a result of disposition, some households may become considered "over-housed" based on occupancy policies in the Public Housing and Section 8 programs. In these situations, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms certified for the family as opposed to the actual number of bedrooms in the unit.

Anticipated Impacts: Ensure access to housing for families impacted by disposition.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #10-05 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of over-housed households eligible to remain in place with PBV assistance	Zero (0) over-housed households prior to implementation	100 over-housed households <i>Revised Benchmark: 15</i> over-housed households	16 over-housed households have remained in place during FY 2012	No – 16% of the benchmark was achieved because the estimated number of families that would be impacted was significantly overstated. See the narrative for more details. Over 100% of the revised benchmark was achieved.

Implementation of this initiative began during FY 2010. As a result of the conversion of the public housing scattered site units to the PBV program, it was anticipated that a large number of families would be over-housed due to program regulations that only allow a certain number of family members in each unit size (occupancy standards).

OHA had anticipated that Tenant Protection Vouchers awarded for the approved disposition of the scattered site units could immediately convert to PBVs. However, project-basing of TPVs was not allowed by HUD. In-place families in former public housing scattered site units were allowed to remain in place with TPV assistance, which does not require enforcement of a minimum number of family members per bedroom size, as is the case with PBV assisted units. As a result, the number of families impacted by this activity was significantly reduced. The benchmark for this activity has been revised to reflect these changes in assumptions.

In FY 2012, this activity was utilized for 16 families in PBV assisted scattered site units. These families would otherwise have had to move from their PBV assisted unit because of a change in their family composition, resulting in the family being over-housed. PBV sites rarely have an appropriately size unit readily available for a family when there is a change in their occupancy standard. Additionally, unit turnover can be very costly for a landlord and the expense often outweighs a rent reduction; so it becomes the logical choice for the PBV owner to renew the contract at lower rent. Also, a PBV owner may elect the option to accept a lower HAP if needed to fill vacant units when an appropriately sized family is not available. In total, this activity increased the housing options for 16 over-housed families in FY 2012 and created optional efficiencies for rental property owners.

MTW Activity #10-06: Local Housing Assistance Programs

Description of MTW Activity: Local Housing Assistance Programs (LHAP) provides support to households that might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP provides subsidies to eligible households and to partnering agencies operating service enriched housing for low-income households with special needs.

Anticipated Impacts: Increase the housing choices for hard-to-house families and provide critical support to agencies operating serviced enriched housing for special needs households.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #10-06 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of over-income households in former public housing scattered sites assisted by LHAP	Zero (0) households	36 households	47 households assisted by LHAP at the end of FY 2012	Yes – 100% of the benchmark has been achieved. 11 additional families were assisted by this program during FY 2012.
Number of hard-to-house clients assisted by LHAP	Zero (0) households	90 households	105 households	Yes – 117% of the benchmark was achieved.

This activity was originally designed to protect families that might be negatively impacted by the disposition of the formerly public housing scattered sites. Some families that were paying the flat rent in the public housing units faced an increase in rent upon conversion of the unit to Section 8. Also, some families were not eligible for the Section 8 program because they were over-income for the Section 8 program, despite being income eligible for the Public Housing program. These families were offered the option to remain in place and be assisted under LHAP. At the end of the fiscal year, forty-seven (47) were assisted directly by LHAP, which included an additional 11 households from the previous fiscal year.

Additionally, OHA used this activity to develop a local housing program in partnership with the City of Oakland for the purpose of housing traditionally hard-to-house individuals. OHA executed an agreement with the City of Oakland to provide housing subsidy assistance for up to 90 individuals who are either homeless or living in encampments or ex-offenders reentering the community upon release from prison or jail. Qualifying participants assisted through the program must also be receiving services through providers working under contract with the City of Oakland's Department of Human Services. The program is intended to leverage the resources and expertise of the City's efforts while expanding OHA's ability to serve special needs populations.

Program eligibility was streamlined to best meet the needs of the target populations while maintaining program integrity. Households receiving assistance through the program pay no more than 30% of their income towards rent and must meet the same income limits as the Section 8 program. Households are prohibited from participation if any member has a conviction for the production or manufacture of methamphetamine on the premises of federally assisted housing or is subject to a lifetime registration requirement under a state sex offender registration program. In addition, the household must meet OHA's immigration eligibility requirements. All housing units subsidized through the program must meet the Housing Quality Standards (HQS).

In September of 2011, OHA's Board of Commissioners approved the expansion of this program to include funding for 20 additional slots. As of June 30, 2012, a total of 105 individuals have been housed by this program. This activity has allowed OHA to expand the housing options available to these critical special needs households in a way that also provides the services necessary to support their housing stability.

MTW Activity #10-07: Disposition Relocation and Counseling Services

Description of MTW Activity: Provide counseling and relocation assistance to residents impacted by an approved disposition of public housing units.

Anticipated Impacts: Increase participants' knowledge and understanding of housing options available in the community and improve outcomes for households that receive a transfer voucher.

Statutory Objectives: Increase housing choices

Measurement & Outcomes:

Activity #10-07 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Amount of resources available for relocation and housing options assistance for families impacted by disposition (group briefings and one-on-one counseling sessions)	0 group briefings 0 one-on-one counseling sessions	0 group briefings 900 one-on-one counseling sessions	0 group briefings specifically related to disposition 85 one-on-one counseling sessions	No – the benchmark should have been revised in the FY 2012 Plan since most of the relocation related to disposition happened during previous fiscal years.
Number of transfer vouchers requested as a result of the disposition of scattered sites units	0 transfer vouchers requested	500 transfer vouchers requested	532 transfer vouchers requested to date. 85 transfer vouchers requested in FY 2012	Yes – 106% of the benchmark has been achieved since the implementation of this activity in FY 2010.

Using Single Fund Flexibility as an MTW agency, OHA provided counseling and relocation assistance to residents impacted by the disposition of the family public housing scattered site units. The majority of impacted households received group briefings and one-on-one counseling sessions during FY 2010. The benchmarks should have been revised for FY 2012 to lower numbers since most of the impacted households had already received services.

During FY 2012, a total of 85 families participated in one-on-one counseling sessions informing them of their housing options and how to access the appropriate programs. These families also participated in group counseling sessions that explained how the Section 8 program operates. These group sessions were not counted toward this activity because they were not specifically for families impacted by disposition, but were conducted for general participants of the Section 8 program. As a result of being more informed, families were able to make housing choices that were best suited for their unique situation.

Families impacted by the disposition that wished to relocate were provided a transfer voucher. In FY 2010, a total of 129 families requested transfer vouchers. In FY 2011, a total of 318 families requested transfer vouchers. In FY 2012, a total of 85 families requested transfer vouchers. To date, over 100% of the benchmark has been achieved. This activity continues to be ongoing because families can request a transfer voucher anytime in the future. However, relocation benefits ended this year in March for families impacted by disposition.

MTW Activity #09-01: Alternative HQS System

Description of MTW Activity: Develop an alternative inspection methodology and frequency for Housing Quality Standards inspections based on a risk assessment system and findings from prior inspections. Properties that are HQS compliant and pass their first inspection are only inspected every two years. Properties that fail on the first inspection remain on the annual inspection schedule. Properties that fail to pass HQS after two inspections will be inspected more frequently and require semi-annual inspections for the next year. After two inspections that pass, the property may be placed back on an annual or biennial inspection schedule.

Anticipated Impacts: The protocol is designed to be less intrusive to residents, requiring fewer inspections in properties that maintain units in good condition. In addition, resources can be better allocated to focus on properties with HQS deficiencies rather than on properties with a history of compliance.

Statutory Objective: Reduce costs and achieve greater cost effectiveness

Measurement & Outcomes:

Activity #09-01 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of units inspected	10,807 units	6,484 units (40% reduction)	7,180 units	Yes – A 34% reduction in units inspected from the baseline was achieved. However, this was a 40% reduction in the actual number of units that would have been inspected in FY 2012.
Number of inspections	10,807 inspections	7,609 inspections (30% reduction)	8,460 units	No – A 22% reduction in units inspected from the baseline was achieved. However, this was a 29% reduction in the actual number of inspections that would have been conducted in FY 2012.
Cost to perform HQS inspections	\$332,855 to perform HQS inspections	\$234,357 (30% reduction)	\$260,568	No – A 22% reduction in the cost was achieved. However, this was a 29% reduction in the cost to perform inspections on the actual number of units in FY 2012.

Implementation of this activity began on July 1, 2010. All properties were inspected during FY 2011. The properties that received a “Pass” score in FY 2011 will not be inspected again until FY 2013 (beginning July 1, 2012). In FY 2012, under the traditional model, OHA would have had to inspect 11,950 units. However, with the implementation of this activity, only 7,180 units had to be inspected in FY 2012. This represents a 34% reduction in the number of units inspected from the baseline and a 40% reduction in the number of units that would have been required to be inspected in FY 2012.

Properties that fail two consecutive inspections and come into compliance on the third inspection are scheduled for semi-annual inspections for one year. Thus, while this activity is reducing the number of inspections on properties that are in compliance, it is also increasing the number of inspections on properties that chronically fail to meet HQS. As a result, the benchmark for the number of inspections to be conducted was slightly higher than the number of units to be inspected because some units may be inspected more than once in a year. In FY 2012, under the traditional model, OHA would have had to conduct 11,950 inspections. However, with the implementation of this activity, only 8,460 inspections were conducted in FY 2012. This represents a 22% reduction in the number of inspections conducted from the baseline and a 29% reduction in the number of inspections that would have been required in FY 2012.

The cost to perform the HQS inspections is based on a rate of \$30.80 per inspection. Since the cost is tied to the number of inspections, OHA achieved a corresponding 22% reduction in the cost to perform inspections compared to the baseline and a 29% reduction in the cost to perform inspections on the actual number of units in FY 2012.

MTW Activity #08-01: Fund Affordable Housing Development Activities

Description of MTW Activity: Utilize Single Fund Flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.

Anticipated Impacts: Create new and replacement affordable housing thereby increasing the housing choices for low-income households.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #08-01 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of non-traditional affordable housing units brought on-line	0 units	150 units in predevelopment	119 units in predevelopment 41 units placed in service	Yes – 107% of the benchmark was achieved when combining the units in predevelopment and the units placed in service.
Number of non-traditional units rehabilitated	0 units	141 units rehabilitated	141 units rehabilitated	Yes – This is a new indicator so the benchmark was established using the actual outcome for this fiscal year.

**Table 13
Breakdown of Unit Types of Affordable Housing Development Activities**

	FY 2012 Outcomes Non-traditional Units	FY 2012 Outcomes Traditional Units	Total Units	Public Housing	Project-Based Vouchers	Tax Credit Only	Sec. 236 PRAC
PLACED IN SERVICE							
Lion Creek Crossings Phase IV	41	31	72	21	10	41	0
<i>Total Placed in Service</i>	41	31	72	21	10	41	0
PREDEVELOPMENT							
Harrison Street Senior Apartments	62	11	73	0	11	62	0
Cathedral Gardens	57	43	100	0	43	57	0
<i>Total Predevelopment</i>	119	54	173	0	54	119	0
REHABILITATION							
The Savoy	0	55	101	0	101	0	0
Keller Plaza	141	0	201	0	0	44	157
OAHPI	0	204	1,554	0	1,554	0	0
<i>Total Rehab</i>	141	259	1,856	0	1,655	44	157
Totals	301	344	2,101	21	1,719	204	157

OHA continues to use the Single Fund Flexibility allowed under MTW to provide funding and leverage funds for affordable housing development. Table 13 above shows a breakdown of the types of units described under this activity and the outcomes for FY 2012. Non-traditional units are units that are not public housing units or project-based voucher units (Section 8 and 9). Traditional units include public housing and project-based voucher units.

There were 72 units placed in service this year. Of the 72 units, a total of 21 units were replacement public housing units that were demolished as a part of the HOPE VI revitalization of the former Coliseum Gardens public housing development. Forty-one (41) of the units placed in service were non-traditional units.

There are currently 119 non-traditional affordable units in predevelopment. There are two “new construction” affordable housing developments that are under construction. These two developments will result in 173 new units, with 119 of those units considered non-traditional. One of the developments under construction will be placed in service in 2013 (Harrison Street Senior) the other is estimated to be placed in service in 2014 (Cathedral Gardens).

There are two affordable developments in the process of being rehabilitated. At The Savoy, a total of 55 units were rehabilitated and occupied in 2012. There are an additional 46 units in the process of being rehabilitated at The Savoy. These 46 units will be completed and occupied in 2013. These are all traditional units as they are project-based voucher units. The second rehabilitation project currently under construction is Keller Plaza Apartments. In 2012, a total of 141 non-traditional units were completed and occupied. The remaining 60 non-traditional units at Keller Plaza will be completed and occupied in 2013. This year the benchmark for units in predevelopment was exceeded. These units will increase the number of affordable housing units available in Oakland for low-income families.

OHA also utilizes the Single Fund Flexibility to rehabilitate units in scattered site properties that OHA owns and leases to the Oakland Affordable Housing Preservation Initiative (OAHPI). These units were converted from public housing to project-based vouchers, as part of an approved disposition, due to the deterioration of the sites as a result of years of underfunding in the Capital Fund program. Utilizing this activity, OHA was able to rehabilitate 204 units in the scattered site portfolio; see Appendix C for a detail of the types of repairs and costs. This activity has allowed these units to remain viable as an affordable housing option for low-income families in Oakland.

MTW Activity #07-01: Triennial Income Recertification

Description of MTW Activity: Conduct income reexaminations every three years for elderly and disabled households on fixed incomes in the Public Housing and Section 8 programs. In the interim years, an automatic adjustment is applied to the households' housing payment equal to the cost of living adjustment (COLA) made to the households' related income subsidy program.

Hardship Exception (Rent Reform activity): Households may request an interim review at any time if they believe their rent portion would be lower than the stated cost of living increase or decrease.

Anticipated Impacts: Reduce the administrative time and costs associated with conducting reexaminations for households on fixed incomes.

Statutory Objective: Reduce costs and achieve greater cost effectiveness

Measurement & Outcomes:

Section 8

Activity #07-01 Outcomes: Section 8 Program				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of full rent review reexaminations performed	2,532 rent reviews (all eligible households for FY 2012)	1,772 full rent reviews conducted (30% reduction)	792 full rent reviews conducted	Yes – 69% reduction in the amount of full rent reviews conducted.
Staff time to perform all rent review reexaminations	2,532 hours based on 2,532 eligible households	1,772 hours (30% reduction)	1,372 hours	Yes – 46% reduction in the amount of time to complete all rent review reexaminations.
Labor cost to perform all rent review reexaminations	\$105,838 based on 2,532 eligible households	\$74,086 (30% reduction)	\$53,754	Yes – 49% reduction in costs to complete rent review on all households.

Implementation of this policy began for the March, 2010 annual recertifications. When this activity was first implemented, there were 3,092 households identified as eligible based on their status as elderly and/or disabled and on a fixed income. In FY 2012, the number of eligible households decreased to 2,532 as a result of families increasing their income and becoming ineligible for this activity, as well as a number of single member household being deceased. The baselines and benchmarks were revised to reflect these changes.

Eligible households were divided into three groups of roughly equal size. Every year, one group receives a full rent review while the other two groups have their rent payment updated based on the annual cost of living increase or decrease related to their income subsidy program (a COLA review). The full rent reviews are conducted by Housing Assistance Representatives, while the updates based on COLAs are handled by the Eligibility Technicians. This cycle rotates annually so that every group participates in a full rent review every three years; see Table 13.

Table 14 Section 8 Program Triennial Review Schedule		
Household Group	Full Rent Review Year	Full Rent Review Year
Group A	2010	2013
Group B	2011	2014
Group C	2012	2015

In FY 2012, staff conducted 792 full rent reviews and 1,740 COLA reviews. This resulted in a 69% reduction in the amount of full rent reviews that were conducted. The average time to complete a full rent review was based on management estimates. The full rent review includes the time taken to prepare the packet, follow up with residents, and perform data entry. Hourly rate calculations were based on an average of the salary and benefits for the positions described. This activity resulted in a 46% and 49% reduction in the amount of staff time and staff costs respectively. See Table 14 for a breakdown of the number of reviews, staff time, and staff costs associated with this activity.

Table 15			
Section 8 Triennial Review Breakdown for FY 2012			
	Full Rent Reviews	COLA Reviews	Total
Total Number of Reviews	792	1,740	2,532
Hours per Review	1	0.33	
Total Staff Hours for Reviews	792	580	1,372
Staff Cost per Review	\$41.80	\$35.60	
Total Staff Costs for Reviews	\$33,105.60	\$20,648.00	\$53,753.60

Since this is a rent reform initiative, a hardship policy has been established that states that households may request an interim review at any time if they believe their rent portion would be lower than the stated cost of living increase or decrease. In FY 2012, no families requested a full rent review as a result of implementing the triennial reexamination schedule.

Public Housing

Activity #07-01 Outcomes: Public Housing Program				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of full rent review reexaminations performed	144 full rent reviews (all eligible households for FY 2012)	100 full rent reviews conducted (30% reduction)	54 full rent reviews conducted	Yes – 62% reduction in the amount of reexaminations conducted.
Staff time to perform all rent review reexaminations	432 hours based on 144 eligible households	302 hours (30% reduction)	207 hours	Yes – 52% reduction in the amount of time to complete reexaminations.
Labor cost to perform all rent review reexaminations	\$10,800 based on 144 eligible households	\$7,550 (30% reduction)	\$5,175	Yes – 52% reduction in costs to complete rent review on all households.

This activity was implemented in May of 2009 for two public housing properties, Oak Grove Plaza North and Oak Grove Plaza South, managed by a third party property management company. When this activity was initially implemented, there were 135 households identified as eligible based on their status as elderly and/or disabled and on a fixed income. For FY 2012 the baseline and benchmark were adjusted to reflect the actual number of eligible households currently residing at the properties.

Eligible households were divided into three groups based on the floor they occupied in the building; see Table 15 below. Every year, one group receives a full rent review while the other two groups have their rent payment updated based on the annual cost of living increase or decrease related to their subsidy program (a COLA review). This cycle rotates annually so that every group participates in a full rent review every three years. The Property Manager and Assistant Property Manager conduct the rent reviews.

Table 16 Oak Grove Plaza North & South Triennial Review Schedule		
Household Group	Full Rent Review Year	Full Rent Review Year
Floors 1 & 2	2009	2012
Floor 3	2010	2013
Floors 4 & 5	2011	2014

In FY 2012, the benchmarks for all indicators were exceeded. The benchmarks that measure staff's time and labor cost to perform all rent review examinations were met and the results indicate that this activity has significantly reduced the amount of time and resources allocated to annual reexaminations. This activity resulted in a 62% reduction in the amount of full rent reviews conducted and a 52% reduction in the amount of staff time and costs allocated to completing reexaminations. See Table 16 for an accounting of the number of reviews, staff time, and staff costs associated with this activity.

Table 17 Public Housing Triennial Review Breakdown for FY 2012			
Floor Reviewed	Full Rent Reviews	COLA Reviews	Total
1st Floor	15	0	15
2nd Floor	32	5	37
3rd Floor	2	36	38
4th Floor	4	34	38
5th Floor	<u>1</u>	<u>15</u>	<u>16</u>
Total Number of Reviews	54	90	144
Hours per Review	<u>3</u>	<u>0.5</u>	
Total Staff Hours for Reviews	162	45	207
Staff Cost per Review	<u>\$25.00</u>	<u>\$25.00</u>	
Total Staff Costs for Reviews	\$4,050.00	\$1,125.00	\$5,175.00

Since this is a rent reform initiative, a hardship policy has been established that states that households may request an interim review at any time if they believe their rent portion would be lower than the stated cost of living increase or decrease. In FY 2012, no families requested a full rent review as a result of implementing the triennial reexamination schedule.

MTW Activity #06-01: Site-based Waiting Lists

Description of MTW Activity: Establish site-based waiting lists at all Public Housing sites, HOPE VI sites, and developments with PBV allocations.

Anticipated Impacts: Site-based waiting lists allow applicants to choose what sites or areas of the city they choose to live, and reduces the number of households rejecting an apartment because it is not near the family's support systems, work and schools. Applicants may apply for multiple lists as well. Additionally, OHA has chosen to lotterize its site-based waiting lists down to a number where offers can be made within a reasonable period of time. Thus, the site-based waiting lists will be opened and closed more frequently than before, thereby increasing the frequency of access to affordable housing opportunities, reducing the long waiting periods for applicants, and reducing the need and cost of waiting list purging and maintenance.

Statutory Objective: Reduce costs and achieve greater cost effectiveness

Measurement & Outcomes:

Activity #06-01 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Time to tenant a vacant unit	19 hours per household	11 hours per household	11 hours per household	Yes – 42% reduction in the amount of time to tenant a vacant unit.
Cost to tenant a vacant unit	\$875 per household	\$500 per household	\$499 per household	Yes – 43% reduction in the cost to tenant a vacant unit.

Currently all Public Housing sites, HOPE VI sites, and developments with PBV assistance, including the former public housing scattered site portfolio, have site-based waiting lists. The implementation of site-based waiting lists has resulted in a significant cost savings for OHA both in terms of the amount of staff time saved in the process of tenanting a unit, as well as, an increase in the efficiency and effectiveness to lease a unit promptly. Since the implementation of this activity, the process continues to be revised and enhanced in order to maximize the efficiencies related to site-based waiting lists.

Before the implementation of site-based waiting lists, OHA maintained a central waiting list for all public housing applicants. When a unit became available, an applicant would first go through eligibility determination. Once the applicant was identified as eligible for the program, they would be shown the available unit, which could be at any of the public housing properties. If the applicant turned down the first unit shown, which happened often, then the applicant would go back to eligibility and wait for another unit. If there was another unit vacant, the applicant would be shown a second unit. If the applicant accepted the unit, then they would begin the leasing process. Assuming that this household leased the second unit offered; the staff time involved in tenanting that unit totaled approximately 19 hours costing OHA approximately \$873 per household.

With the implementation of site-based waiting lists, the process to tenant a vacant unit has been cut down considerably. When people apply for the waiting list, they have the option to apply directly for the properties where they want to reside. Applicants are allowed to apply for multiple site-based waiting lists based on their personal preferences. This alone represents a significant increase in the household’s exercising housing choice, because they are in a position to determine in which area or property they will live, rather than having to take only what is offered. When a unit becomes available at a property, the applicant is brought in to look at the unit. If they accept the unit, they then go through the eligibility process to determine appropriateness for the program. Once eligibility has been determined, the household can complete the lease. This process now takes an estimated 11 hours of staff time to complete, a cost of approximately \$499 per household. This represents a 42 percent (42%) reduction in the amount of staff time spent on this activity and a 43 percent (43%) reduction in costs.

MTW Activity #06-02: Allocation of PBV Units: Without a Competitive Process

Description of MTW Activity: Allocate PBV units to developments owned directly or indirectly by OHA (e.g. through a partnership affiliated with OHA) without using a competitive process.

Anticipated Impacts: Reduce the administrative time and development costs associated with issuing a Request for Proposal (RFP) when OHA has a qualifying development. Increase housing choices by creating new or replacement affordable housing opportunities.

Statutory Objectives: Reduce costs and achieve greater cost effectiveness, Increase housing choices.

Measurement & Outcomes:

Activity #06-02 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Cost to develop and issue a Request for Proposal (RFP)	\$7,500 cost to develop and issue one RFP for a competitive process	\$0 cost to develop and issue an RFP without a competitive process	\$0	Yes – OHA saved an estimated \$15,000 by not having to develop and issue 2 RFPs to select and award PBV assistance to 2 projects in FY 2012.
Cost to respond to a RFP	\$4,000 cost to respond to one RFP in a competitive process	\$0 cost to respond to RFP without a competitive process	\$0	Yes – OHA saved an estimated \$8,000 by not having to prepare 2 project applications in response to a separate PBV RFP.
Number of PBV units allocated for the creation and/or preservation of affordable housing	0 units	176 PBV units	186 PBV units in FY 2012	Yes – 2,163 PBV units have been awarded without the use of a competitive process since this activity was implemented.

Reducing Costs and Achieving Greater Cost Effectiveness

Prior to implementation of this activity, OHA would be required to develop and conduct its own competitive PBV project selection procedure and process, in accordance with 24 CFR 983.51, to select award project-based voucher assistance, regardless of any OHA ownership interest in the project.

The cost associated with issuing a competitive Request for Proposal (RFP) include staff time to conduct the RFP process, development of the RFP packet, public notice, advertising costs, materials costs, and the organization of a selection committee. An accurate determination of the actual direct and indirect costs involved in conducting a PBV specific, competitive RFP cannot be assessed for this activity. However, a reasonable estimate is approximately \$7,500 per RFP, based on information from an independent contractor that OHA has worked with in the past to provide similar services. In FY 2012, two RFPs would have been conducted to award

PBVs to two OHA projects selected without a formal competition. This would have cost approximately \$15,000 to develop and issue the RFPs for the projects awarded.

In addition, OHA would have had to respond to these RFPs for the projects seeking PBVs. The cost associated with the preparation of individual project applications in response to an RFP is estimated at \$4,000 per application, based on information from an independent contractor that OHA has worked with in the past to provide this service. Thus, for the two applications, the total cost to respond to the RFPs would have been an additional \$8,000 this year. This reflects a combined total of \$23,000 saved by OHA as a result of this policy.

Increasing Housing Choices

Since FY 2006, a total of 15 projects were selected for PBV funding without a competitive process, described in Table 17. OHA has an identity of interest in all of these sites. The projects were not required to independently apply and compete with other projects for PBV assistance. As a result of this activity, these projects were directly presented to the OHA Board of Commissioners for review and approval.

Table 18	
Number of PBV Units Awarded without a Competitive Process	
Site Name	Number of PBV Units Awarded
FY 2006 - FY 2010	
Tassafaronga Village Phase 1	80
Tassafaronga Village Phase 2	19
Harrison Street Senior Apartments	11
Lion Creek Crossings Phase 2	18
Lion Creek Crossings Phase 3	16
Lion Creek Crossings Phase 4	10
Jefferson Oaks	101
OHA Scattered Sites	1,554
Foothill Family Partners	11
460 Grand	34
Cathedral Gardens	43
11th and Jackson	48
Lakeside Senior Apartments	<u>32</u>
<i>FY 2006 - FY 2011 Total</i>	<i>1,977</i>
FY 2012	
Lion Creek Crossings Phase 5	127
Lakeside Senior Apartments	<u>59</u>
<i>FY 2012 Total</i>	<i>186</i>
Total PBV Units Awarded	2,163

In FY 2012, this activity contributed to the creation and/or preservation of 186 PBV assisted units. Thus far, this activity has contributed to the creation and/or preservation of 2,163 affordable PBV assisted units throughout Oakland.

MTW Activity #06-03: Allocation of PBV Units: Using Existing Competitive Process

Description of MTW Activity: Allocate PBV units to qualifying developments using the City of Oakland’s Notice of Funding Availability, Request for Proposals or other existing competitive process.

Anticipated Impacts: Reduce the administrative time and development costs associated with issuing a RFP. Increase housing choices by creating new or replacement affordable housing opportunities.

Statutory Objectives: Reduce costs and achieve greater cost effectiveness, increase housing choices

Measurement & Outcomes:

Activity #06-03 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Cost to develop and issue a Request for Proposal (RFP)	\$7,500 cost to develop and issue one RFP for a competitive process	\$0 cost to utilize an existing competitive process	\$0	Yes – OHA saved an estimated \$7,500 by utilizing an existing competitive process for the project awarded.
Number of PBV units allocated for the creation and/or preservation of affordable housing	0 units	150 PBV units	14 PBV units	No – Due to the lack of funding available from the City, only one project was awarded PBV units this fiscal year.

Reducing Costs and Achieving Greater Cost Effectiveness

This activity relates to MTW Activity #06-02 producing similar outcome measures. Prior to implementation of this activity, OHA would be required to develop its own competitive offering and project selection process to award PBV funding, in accordance with 24 CFR 983.51. Projects identified as City of Oakland priorities would have to individually apply and be concurrently selected for both city funding and an OHA PBV award in separate RFP if both funding sources were needed.

In FY 2012, OHA saved an estimated \$7,500 by utilizing the City’s competitive funding process. This policy not only reduces costs for OHA, but also makes OHA a more attractive partner to developers due to the cost savings and project timeliness achieved. The implementation of this activity allowed applicant projects to compete for both City of Oakland development resources and PBV funding in one competitive process. If projects were required to separately compete for these two funding sources, there would be no assurance that projects selected for City funding, would also be concurrently selected for a PBV award during the same funding year. This could result in significant project construction delays or in a worst case scenario, a project could be entirely withdrawn or abandoned by the developer because of the inability to secure necessary funding from other sources. Combining the PBV competitive process with the City NOFA is efficient and significantly improves delivery of resources to projects that meet local housing priorities.

Increasing Housing Choice

In FY 2012, due to significant cuts to Oakland's redevelopment funding, only one project requesting 14 PBV units was selected for funding utilizing the City of Oakland's annual competition for development, preservation or rehabilitation of affordable rental housing funding. OHA does not have an identity of interest in this development. The projects listed in this activity do not include the projects discussed above in MTW Activity #06-02. OHA has utilized this competition to award PBVs since the 2005-06 funding round. The projects selected for each funding year are described in Table 18. This activity has contributed to creation and/or preservation of 870 affordable PBV assisted units since its initial implementation.

Table 19							
Number of PBV Units Awarded Using an Existing Competitive Process							
Site Name	City of Oakland Funding Round:						
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Fox Courts	20						
Altenheim Senior Housing Phase I	23						
Madison Apartments	19						
Seven Directions	18						
Orchards on Foothill	64						
Jack London Gateway - Phase II	60						
Foothill Plaza	W/D						
14 th St Apartments at Central Station		20					
Altenheim Senior Housing Phase II		40					
St. Joseph's Senior Apartments		83					
Fairmount Apartments			16				
720 East 11 th Street			16				
6th and Oak Apts (formally Willow Pl)				50			
Effie's House (Ongoing)				10			
Slim Jenkins Court				11			
Drachma Housing				14			
Marin Way Apartments				W/D			
Oak Point Limited					15		
James Lee Court					12		
Drasnin Manor					25		
St Joseph's Family Apts					15		
MacArthur Apartments					14		
MacArthur Transit Village Apts						22	
California Hotel						135	
Marcus Garvey Commons						10	
Kenneth Henry Court						13	
Madison Park Apartments						96	
Hugh Taylor House						35	
94th & International							14
Total PBV Units Awarded	204	143	32	85	81	311	14

W/D - Withdrawn: project selected for funding under this activity, but the commitment expired, was unused, or the project became ineligible.

REMOVED FROM THIS REPORTING SECTION

MTW Activity #11-04: Use of RHF Funds to Develop Non-Public Housing Units

Description of MTW Activity: Use Replacement Housing Factor (RHF) funds received as a result of an approved disposition of public housing units for the development of new low-income housing that does not include public housing designated units.

Anticipated Impacts: Develop low-income housing using multiple sources of financing, including the Low-income Housing Tax Credit program, and, in some cases, PBV subsidies. Expand opportunities to develop new and replacement low-income housing thereby increasing housing choices for families.

Statutory Objective: Increase housing choices

Measurement & Outcomes:

Activity #11-04 Outcomes				
Measurement	Baseline	Benchmark	Outcomes	Achieved Benchmark?
Number of non-public housing units developed using RHF funds	0 units	N/A	N/A	N/A

This activity is no longer considered an MTW Activity because it has been authorized as part of an amendment to the MTW Agreement. Reporting on the RHF Plan will be documented in Section VII.A Sources and Uses of Funds.

During FY 2012, OHA executed a Second Amendment to the Standard MTW Agreement and a Technical Amendment to the FY 2012 MTW Annual Plan. HUD approved these amendments on January 31, 2012. The amendment to the MTW Agreement allows OHA to select from three options in determining how to handle RHF funds. The three options are as follows:

- 1) Option 1: The Agency may administer its RHF awards outside of its MTW Funds. These funds must be used in accordance with RHF requirements and may accumulate under an approved RHF Plan or be subject to the two-year obligation and four year expenditure deadlines. The Agency would be eligible for second increment RHF funds, which would be administered outside of the agency's MTW Funds.
- 2) Option 2: The Agency may combine its first increment RHF funds in its MTW Funds and use the funds for any purpose allowable in this Agreement and approved in an MTW Plan. Obligation and expenditure requirements of Section 9(j) of the 1937 Act still apply to these funds. If administering first increment RHF funds in this way, the Agency forgoes eligibility for second increment RHF funds.
- 3) Option 3: If the Agency combines its first increment RHF funds in its MTW Funds pursuant to Option 2, but wants to receive a second increment of RHF funds, while the Agency may use the funds for any purpose allowable in this Agreement and approved in an MTW Plan, the Agency must spend a portion of its MTW Funds for construction of new public and/or affordable housing. The amount of MTW Funds the Agency must

spend on construction of new public and/or affordable units must be equal to or greater than the total amount of RHF funds included in the MTW Funds. In addition, the number of new public and/or affordable units it constructs must be equal to or greater than the number of public housing units the Agency would have developed if it had not included its RHF funds in its MTW Funds.

In the FY 2012 MTW Plan Technical Amendment, OHA elected Option 3 as the method for handling RHF funds. In accordance with this Option, OHA will block grant the RHF funds, accumulate them for the full ten years, and use the funding to develop low-income affordable housing that does not include public housing designated units. OHA's RHF Plan can be found in the FY 2012 MTW Plan Technical Amendment in Appendix F.

Section VII. Sources and Uses of Funding

This section describes the sources and uses of funding included in the consolidated MTW and Special Purpose (Non-MTW) Program Budgets. Actual funding for FY 2012 is compared with budget projections for FY 2012 made at the beginning of the fiscal year.

A. List of Planned Versus Actual Sources and Uses of MTW Funds

Table 20 FY 2012 Sources and Uses of MTW Funds			
	MTW Consolidated	FY 2012 Actual	Variance
Sources			
Rental Income	3,821,596	3,820,359	(1,237)
Subsidy Earned	175,256,195	206,557,697	31,301,502
HUD Grants (CFP)	2,700,000	5,308,211	2,608,211
HUD Grants (RHF)	4,160,554	0	(4,160,554)
Investment Income	200,000	89,800	(110,200)
Other Revenue	1,037,000	4,799,130	3,762,130
Total Sources	\$187,175,345	\$220,575,197	\$33,399,852
Uses			
Administrative	15,888,231	15,026,788	(861,443)
Tenant Services	3,052,708	1,836,730	(1,215,978)
Utilities	1,300,000	1,117,403	(182,597)
Maintenance	4,704,671	12,680,405	7,975,734
Protective Services	3,830,395	5,335,076	1,504,681
General	348,206	18,681,380	18,333,174
Housing Assistance Payments	147,910,958	143,169,878	(4,741,080)
Capital Expenditures	22,417,274	5,415,634	(17,001,640)
Indirect Cost Allocations	4,696,728	7,031,475	2,334,747
Total Uses	\$204,149,171	\$210,294,769	\$6,145,598
Revenue Over/ (Under) Expenses	(\$16,973,826)	\$10,280,428	\$27,254,254

Notes:

Sources:

1. Subsidy Earned – HAP funding was based on the number of Units Available
2. Other Revenue – Payments received from NAHRO training, unanticipated fraud recovery income, and State Intercept funding.

Uses:

1. Capital Expenditures – 2009 CFP grant balance and the beginning balance for 2010 CFP was not budgeted. OHA did not anticipate drawing down the 2010 CFP grant.
2. HAP Expense – Payments based on the number of Units Leased
3. Other General Expenses – Reflects OAHPI expenditures

B. List of Planned Versus Actual Sources and Uses of State or Local Funds

Table 21 FY 2012 Sources and Uses of Special Purpose (Non-MTW) Funds									
	Non-MTW Vouchers	ROSS	Other (State/Local)	Real Estate Dev.	CAHI	ARRA	Non-MTW Consolidated	FY 2012 Actual	Variance
Sources									
Rental Income	0	0	6,000	0	0	0	6,000	20,097,943	20,091,943
Subsidy Earned	6,779,000	168,000	0	0	360,000,000	0	366,947,000	397,328,600	30,381,600
HUD Grants (CFP)	0	0	0	0	0	2,300,000	2,300,000	0	(2,300,000)
Investment Income	0	0	100,000	0	35,000	0	135,000	151,181	16,181
Other Revenue	1,240,000	0	0	154,176	0	0	1,394,176	4,273,467	2,879,291
Total Sources	\$8,019,000	\$168,000	\$106,000	\$154,176	\$360,035,000	\$2,300,000	370,782,176	\$421,851,191	\$51,069,015
Uses									
Administrative	348,100	0	69,000	433,420	266,000	208,026	1,324,546	9,683,749	8,359,203
Tenant Services	100,000	168,000	0	0	0	0	268,000	577,840	309,840
Utilities	0	0	0	0	0	0	0	2,578,589	2,578,589
Maintenance	0	0	0	0	0	0	0	21,510,126	21,510,126
Protective Services	0	0	0	0	0	0	0	1,390,478	1,390,478
General	0	0	25,000	0	10,607,379	0	10,632,379	34,029,370	23,396,991
Housing Assistance Payments	7,186,082	0	0	0	347,000,000	0	354,186,082	384,404,459	30,218,377
Capital Expenditures	0	0	0	0	0	2,091,974	2,091,974	0	(2,091,974)
Indirect Cost Allocation	352,000	0	12,000	0	80,000	0	444,000	22,015	(421,985)
Total Uses	\$7,986,182	\$168,000	\$106,000	\$433,420	\$357,953,379	\$2,300,000	368,946,981	\$454,196,626	\$85,249,645

C. Planned Versus Actual Sources and Uses of the COCC

Table 22			
Planned Sources & Uses of the COCC			
	FY 2012 Budget	FY 2012 Actual	Variance
<u>Sources</u>			
Administration	7,731,650	8,109,028	377,378
Maintenance	150,600	165,178	14,578
Utilities	75,000	38,005	(36,995)
General	<u>222,000</u>	<u>52,659</u>	<u>(169,341)</u>
Total Sources	\$8,179,250	\$8,364,870	\$185,620
<u>Uses</u>			
Salaries	4,096,000	3,840,851	(255,149)
Benefits	2,581,690	2,606,821	25,131
Office Expenses	1,108,960	1,661,357	552,397
Maintenance & Contract Costs	170,600	203,182	32,582
General Expenses	<u>222,000</u>	<u>52,659</u>	<u>(169,341)</u>
Total Uses	\$8,179,250	\$8,364,870	\$185,620
Surplus (Deficit)	\$0	\$0	\$0

D. Describe Actual Deviations from the Cost Allocation or Fee-for-Service Approach in the 1937 Act Requirements That Were Made During the Plan Year

OHA utilizes a Cost Allocation Approach.

- OHA developed Asset Management Projects (AMP) as part of a requirement for preparing the Operating Budget.
- OHA has prepared budget for each of the AMPs in addition to a COCC budget. Included in the COCC budgets are the Executive Office, Human Resources, Information Technology, Finance, Contract Compliance and General Services, Property Operations, Program Administration, and the Administration Building.
- OHA has a cost allocation method which allows the COCC to allocate monthly to several departments including for example, all the AMPs, Section 8, and Central Maintenance.
- All COCC expenses are reconcilable to the Financial Data Schedule line.

E. List Planned Versus Actual Use of Single Fund Flexibility

Single Fund Budget Flexibility was used to meet many of the OHA's goals under the MTW Program. The sources included in the MTW Single Fund Budget are summarized in Table 43. The primary MTW activities that require Single Fund Budget authority are summarized below by their respective MTW activity number.

Ongoing Activities that utilize Single Fund Budget Flexibility:
08-01 Fund Affordable Housing Development Activities
09-02 Short-term Subsidy Program
10-06 Local Housing Assistance Programs

In addition, there are two MTW Activities that only utilize the Single-Fund budget flexibility. These activities include the following:

- Fund Public Housing Operations
 - Block granting flexibility has allowed OHA to use funds based on local needs and identified strategies.
- Fund Deferred Maintenance and Capital Improvements at Public Housing Sites
 - Block granting flexibility has allowed OHA to address decades of deferred maintenance at public housing sites due to under-funding of the Capital Funds Program.

F. List Planned Versus Actual Reserve Balances at the End of the Plan Year (Optional)

OHA elects not to include this optional information.

G. Planned Versus Actual Sources and Uses by AMP (Optional)

OHA elects not to include this optional information.

Section VIII. Administrative

A. Description of Progress on the Correction or Elimination of Observed Deficiencies Cited in Monitoring Visits, Physical Inspections, or Other Oversight and Monitoring Mechanisms

1. Public Housing Program

Work Orders

Emergency Work Orders: During FY 2012, a total of 84 emergency work orders were received. All but two (98%) of the work orders were abated or resolved within 24 hours.

Non-Emergency Work Orders: OHA received and processed a total of 6,219 non-emergency work orders in FY 2012. The average completion time for a routine work order is 17 days.

REAC Score Improvement

MTW authority has allowed OHA to address years of underfunding in the Capital Fund Program through the use of the Single Fund Budget flexibility. This has provided OHA with the opportunity to address deferred maintenance issues, thus minimizing deficiencies and improving REAC scores. As a result, the REAC scores increased from 65.71 in 2009 to 86.29 in 2010 and 89.37 in 2011. OHA received an American Recovery and Reinvestment Act (ARRA) award that has been used, in part, to substantially rehabilitate Palo Vista Gardens. As a result of the comprehensive rehabilitation work, Palo Vista Gardens' REAC score increased from 70 in the 2010 to 96 in 2011. Additionally, with the exception of Chestnut Court, eight of the public housing sites received a REAC score higher than 90; the remaining five sites received a score of 80 or higher. See Table 22 for a list of 2011 REAC scores for each property.

Table 23		
2011 REAC Scores by Property		
AMP	Property	Score
101	Harrison Towers	96
102	Adel Court	99
103	Campbell Village	92
104	Lockwood Gardens	86
105	Oak Grove Plaza North	93
106	Oak Grove Plaza South	94
107	Palo Vista Gardens	96
108	Peralta Village	92
115	Linden Court	93
117	Mandela Gateway	89
118	Chestnut Court	77
119	Lion Creek Crossings I & II	80
120	Foothill Family	80
123	Lion Creek Crossings III	85

2. Section 8 Program

The Office of the Inspector General (OIG) conducted a review of OHA's Housing Quality inspection services between March 2012 and June 2012. A final report was issued on August 3, 2012. The OIG found most allegations against the Oakland Housing Authority were not valid. However, the OIG identified eight of 19 units were in material noncompliance. As a result, the Authority had paid \$28,508 in Section 8 program funds to owners of housing units that were not decent, safe and of standard quality.

B. Results of the Latest Agency-directed Evaluations of the Demonstration

At this time, OHA is not using outside evaluators to measure the MTW activities. During FY 2013, OHA plans to solicit proposals from outside evaluators through a Request for Proposals process. OHA anticipates working with outside evaluators in FY 2013 to begin a longitudinal study that will measure the impacts of the MTW activities from FY 2013 through FY 2019, one year past the expiration of the current MTW Agreement.

C. Performance and Evaluation Report for Capital Fund Activities not Included In the MTW Block Grant

See Appendix C.

D. Certification from the Board of Commissioners

See Appendix B.

Appendices

Appendix A. Board Resolution

Appendix B. Certification of Compliance with MTW Statutory Requirements

Appendix C. Report of Capital Fund Activities

Appendix D. Waiting List Demographics Tables

Appendix E. Glossary of Acronyms

APPENDIX A

Board Resolution

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

On Motion of Commissioner: Tanya Pitts

Seconded by Commissioner: Barbara Montgomery

And approved by the following vote:

AYES: Commissioners Montgomery, Pitts, Castillo, Hartwig

NAYS: 0

ABSTAIN: 0

EXCUSED: 3 (Hurd, Mayne, Nagraj)

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 4472

**RESOLUTION APPROVING THE FISCAL YEAR 2012
MOVING TO WORK ANNUAL REPORT
AND CERTIFICATIONS OF COMPLIANCE**

WHEREAS, the Moving to Work (MTW) Agreement requires the Oakland Housing Authority Board of Commissioners to submit to the U.S. Department of Housing and Urban Development (HUD) a MTW Annual Report for each fiscal year in which it submits a MTW Annual Plan; and

WHEREAS, the Oakland Housing Authority adopted the Fiscal Year (FY) 2012 MTW Annual Plan on April 11th, 2011, and subsequently a Technical Revision on January 31st, 2012; and

WHEREAS, the FY 2012 MTW Annual Report provides HUD, OHA residents and community stakeholders with the information necessary to compare OHA's performance over the last year to the agenda OHA set for itself at the beginning of the fiscal year in its FY 2012 Annual Plan; and

WHEREAS, the Board of Commissioners must approve the FY 2012 MTW Report prior to submission to HUD; and

WHEREAS, the Certification of Compliance with the MTW Statutory Requirements must be included with the MTW Annual Report; and

WHEREAS, the Certification states that the Oakland Housing Authority has met the three statutory requirements of 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration; and

WHEREAS, the FY 2012 MTW Annual Report is in compliance with all HUD regulations and requirements;

**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 approves the Oakland Housing Authority FY 2012 MTW Annual Report; and

THAT, the Chair of the Board of Commissioners is authorized to certify that the Oakland Housing Authority will comply with all regulations as stated in the Certification of Compliance; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to submit the FY 2012 MTW Annual Report and Certification of Compliance to the U.S. Department of Housing and Urban Development, and 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 24, 2012.*



Eric Johnson, Secretary/Executive Director

ADOPTED: September 24, 2012

RESOLUTION NO. 4472

APPENDIX B

Certification of Compliance with MTW Statutory Requirements

Certification of Compliance with MTW Statutory Requirements

The Oakland Housing Authority Board of Commissioners approves the submission of the Fiscal Year 2012 MTW Annual Report. The Oakland Housing Authority Board of Commissioners certifies that the Oakland Housing Authority has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Authority are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration. The FY 2012 MTW Annual Report is in compliance with all applicable MTW regulations and requirements.

Oakland Housing Authority:



Gregory D. Hartwig
Chair, Board of Commissioners



Date

APPENDIX C

Report of Capital Fund Activities

Table 23
Funding Spent in FY 2012 on Capital and Large Maintenance Projects

Public Housing	AMP #	Site Address or Development Name	Date of NEPA Review	Description of Work	# of Units	Amount Spent in FY 2012	Source
X	107	Palo Vista Gardens	9/11/2009	Full renovation of all units; installation of new boiler and radiant heat system; repair and replacement of exterior concrete and landscaping.	100	\$2,390,121	ARRA
X	108	Peralta Villa	10/16/2009	Landscape redesign, roof replacement, window replacement, parking area sealing and restriping.	390	\$223,502	ARRA
X	102	Adel Court	6/11/2009	Install fire and security alarm system.	30	\$59,932	ARRA
X	103	Campbell Village	10/16/2009	Installation of a playground	154	\$3,950	ARRA
Total ARRA Funds						\$2,677,505	
X	107	Palo Vista Gardens	9/11/2009	Full renovation of all units; installation of new boiler and radiant heat system; repair and replacement of exterior concrete and landscaping.	100	\$2,151,152	CFP
X	104	Lockwood Gardens	10/16/2009	Exterior painting, replacement of exterior doors, flooring replacement in administrative building, roof replacement for clubhouse	371	\$78,281	CFP
X	103	Campbell Village	10/16/2009	Renovation of community center.	154	\$45,198	CFP
X	102	Adel Court	6/11/2009	Install fire and security alarm system.	30	\$13,311	CFP
X	108	Peralta Villa	10/16/2009	Landscape redesign, roof replacement, window replacement, parking area sealing and restriping.	390	\$2,475	CFP
		1619 Harrison Street (Administrative Building)	9/11/2009	Renovation of Board of Commissioners room and installation of audio-visual system	0	\$46,624	CFP
	112	1227 East 17th Street	N/A	Accessibility conversion and unit rehabilitation including accessible parking space, entrance ramps, and accessible interior remodeling.	1	\$31,856	CFP
	114	13 properties	N/A	Roof repairs	69	\$12,900	CFP
	109	9233 Hillside Street	N/A	Replaced all windows in the building	4	\$10,267	CFP
	111	7 properties	N/A	Roof repairs	50	\$5,410	CFP
	113	7 properties	N/A	Roof repairs	32	\$4,805	CFP
	111	2110 25th Avenue	N/A	Concrete and paving repair	6	\$3,316	CFP
	110	3 properties	N/A	Roof repairs	20	\$1,535	CFP
	112	3 properties	N/A	Roof repairs	16	\$875	CFP
	109	1730 85th Avenue	N/A	Roof repairs	6	\$275	CFP
Total CFP Funds						\$ 2,408,280	

**N/A indicates that the project was categorically exempt from a National Environmental Protection Agency (NEPA) review.

APPENDIX D

Waiting Lists Demographics Tables

Household Size of Waiting List Applicants

Public Housing					
Household Size	FYE 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/Decrease
1 person	1,516	54.3%	672	41.9%	-12.4%
2 people	758	27.2%	473	29.5%	2.3%
3 people	166	5.9%	125	7.8%	1.8%
4 people	210	7.5%	196	12.2%	4.7%
5 people	101	3.6%	98	6.1%	2.5%
6+ people	<u>40</u>	<u>1.4%</u>	<u>41</u>	<u>2.6%</u>	1.1%
Total	2,791	100.0%	1,605	100.0%	

Section 8					
Household Size	FYE 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/Decrease
1 person	9,454	41.8%	8,576	42.9%	1.1%
2 people	6,571	29.1%	6,032	30.2%	1.1%
3 people	3,206	14.2%	2,905	14.5%	0.3%
4 people	1,575	7.0%	1,230	6.2%	-0.8%
5 people	627	2.8%	440	2.2%	-0.6%
6+ people	<u>1,173</u>	<u>5.2%</u>	<u>810</u>	<u>4.1%</u>	-1.1%
Total	22,606	100.0%	19,993	100.0%	

Combined PH, PBV, Tax Credit					
Household Size	FYE 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/Decrease
1 person	60	9.6%	36	5.9%	-3.7%
2 people	218	34.8%	109	17.8%	-17.0%
3 people	143	22.8%	102	16.6%	-6.2%
4 people	142	22.6%	236	38.4%	15.8%
5 people	39	6.2%	82	13.4%	7.1%
6+ people	<u>25</u>	<u>4.0%</u>	<u>49</u>	<u>8.0%</u>	4.0%
Total	627	100.0%	614	100.0%	

All Programs					
Household Size	FYE 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/Decrease
1 person	11,030	42.4%	9,284	41.8%	-0.6%
2 people	7,547	29.0%	6,614	29.8%	0.8%
3 people	3,515	13.5%	3,132	14.1%	0.6%
4 people	1,927	7.4%	1,662	7.5%	0.1%
5 people	767	2.9%	620	2.8%	-0.2%
6+ people	<u>1,238</u>	<u>4.8%</u>	<u>900</u>	<u>4.1%</u>	-0.7%
Total	26,024	100.0%	22,212	100.0%	

Family Type of Waiting List Applicants

Public Housing					
Family Type	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Elderly	1,178	42.2%	373	35.0%	-7.2%
Disabled	184	6.6%	49	4.6%	-2.0%
Family	<u>1,429</u>	<u>51.2%</u>	<u>645</u>	<u>60.4%</u>	9.2%
Total	2,791	100.0%	1,067	100.0%	

Section 8					
Family Type	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Elderly	3,312	14.5%	2,629	13.0%	-1.5%
Disabled	2,609	11.4%	2,871	14.2%	2.8%
Family	<u>16,986</u>	<u>74.2%</u>	<u>14,777</u>	<u>72.9%</u>	-1.3%
Total	22,907	100.0%	20,277	100.0%	

Combined PH, PBV, Tax Credit					
Family Type	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Elderly	65	10.4%	41	6.7%	-3.7%
Disabled	36	5.7%	42	6.8%	1.1%
Family	<u>526</u>	<u>83.9%</u>	<u>531</u>	<u>86.5%</u>	2.6%
Total	627	100.0%	614	100.0%	

All Programs					
Family Type	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Elderly	4,555	17.3%	3,043	13.9%	-3.4%
Disabled	2,829	10.7%	2,962	13.5%	2.7%
Family	<u>18,941</u>	<u>72.0%</u>	<u>15,953</u>	<u>72.7%</u>	0.7%
Total	26,325	100.0%	21,958	100.0%	

Income Group of Waiting List Applicants

Public Housing					
Income Group	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
0% - 30% AMI	2,570	92.1%	1,392	86.7%	-5.4%
31% - 50% AMI	171	6.1%	159	9.9%	3.8%
51% - 80% AMI	40	1.4%	50	3.1%	1.7%
Over 80% AMI	<u>10</u>	<u>0.4%</u>	<u>4</u>	<u>0.2%</u>	-0.1%
Total	2,791	100.0%	1,605	100.0%	

Section 8					
Income Group	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
0% - 30% AMI	18,328	81.1%	16,733	83.7%	2.6%
31% - 50% AMI	3,487	15.4%	2,600	13.0%	-2.4%
51% - 80% AMI	595	2.6%	475	2.4%	-0.3%
Over 80% AMI	<u>196</u>	<u>0.9%</u>	<u>185</u>	<u>0.9%</u>	0.1%
Total	22,606	100.0%	19,993	100.0%	

Combined PH, PBV, Tax Credit					
Income Group	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
0% - 30% AMI	401	64.0%	514	83.7%	19.8%
31% - 50% AMI	211	33.7%	87	14.2%	-19.5%
51% - 80% AMI	15	2.4%	13	2.1%	-0.3%
Over 80% AMI	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>	0.0%
Total	627	100.0%	614	100.0%	

All Programs					
Income Group	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
0% - 30% AMI	21,299	81.8%	18,639	83.9%	2.1%
31% - 50% AMI	3,869	14.9%	2,846	12.8%	-2.1%
51% - 80% AMI	650	2.5%	538	2.4%	-0.1%
Over 80% AMI	<u>206</u>	<u>0.8%</u>	<u>189</u>	<u>0.9%</u>	0.1%
Total	26,024	100.0%	22,212	100.0%	0.0%

Race and Ethnicity of Waiting List Applicants

Public Housing					
Race & Ethnicity	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Race					
White	154	9.8%	120	10.7%	0.9%
Black/African American	956	60.8%	636	56.7%	-4.1%
American Indian/ Alaskan Native	15	1.0%	86	7.7%	6.7%
Asian	432	27.5%	264	23.6%	-3.9%
Native Hawaiian/ Other Pacific Islander	14	0.9%	13	1.2%	0.3%
More than 1 race and/or Other	1	0.1%	2	0.2%	0.1%
Total	1,572	100.0%	1,121	100.0%	
Ethnicity					
Hispanic	99	4.7%	89	10.3%	5.6%
Non-Hispanic	2,019	95.3%	778	89.7%	-5.6%
Total	2,118	100.0%	867	100.0%	
Not Reported Race	1,219		488		
Not Reported Ethnicity	673		742		

Section 8					
Race & Ethnicity	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Race					
White	1,854	9.0%	1,692	9.3%	0.3%
Black/African American	14,172	68.5%	12,431	68.4%	-0.1%
American Indian/ Alaskan Native	200	1.0%	143	0.8%	-0.2%
Asian	3,645	17.6%	3,201	17.6%	0.0%
Native Hawaiian/ Other Pacific Islander	276	1.3%	181	1.0%	-0.3%
More than 1 race and/or Other	531	2.6%	523	2.9%	0.3%
Total	20,678	100.0%	18,171	100.0%	
Ethnicity					
Hispanic	3,114	15.6%	1,625	9.9%	-5.7%
Non-Hispanic	16,800	84.4%	14,777	90.1%	5.7%
Total	19,914	100.0%	16,402	100.0%	
Not Reported Race	2,229		2,152		
Not Reported Ethnicity	2,993		3,921		

Race and Ethnicity of Waiting List Applicants

Combined PH, PBV, Tax Credit					
Race & Ethnicity	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Race					
White	12	2.1%	28	5.1%	3.0%
Black/African American	425	75.8%	433	79.3%	3.5%
American Indian/ Alaskan Native	1	0.2%	26	4.8%	4.6%
Asian	104	18.5%	50	9.2%	-9.4%
Native Hawaiian/ Other Pacific Islander	1	0.2%	5	0.9%	0.7%
More than 1 race and/or Other	18	3.2%	4	0.7%	-2.5%
Total	561	100.0%	546	100.0%	
Ethnicity					
Hispanic	45	10.7%	87	19.9%	9.1%
Non-Hispanic	374	89.3%	351	80.1%	-9.1%
Total	419	100.0%	438	100.0%	
Not Reported Race	66		69		
Not Reported Ethnicity	208		177		

All Programs					
Race & Ethnicity	FY 2011	% of Total FY 2011	FYE 2012	% of Total FY 2012	% Increase/ Decrease
Race					
White	2,020	8.9%	1,840	9.3%	0.4%
Black/African American	15,553	68.2%	13,500	68.1%	-0.1%
American Indian/ Alaskan Native	216	0.9%	255	1.3%	0.3%
Asian	4,181	18.3%	3,515	17.7%	-0.6%
Native Hawaiian/ Other Pacific Islander	291	1.3%	199	1.0%	-0.3%
More than 1 race and/or Other	550	2.4%	529	2.7%	0.3%
Total	22,811	100.0%	19,838	100.0%	
Ethnicity					
Hispanic	3,258	14.5%	1,801	10.2%	-4.3%
Non-Hispanic	19,193	85.5%	15,906	89.8%	4.3%
Total	22,451	100.0%	17,707	100.0%	
Not Reported Race	3,514		2,709		
Not Reported Ethnicity	3,874		4,840		

APPENDIX E

Glossary of Acronyms

Glossary

AMI – Area Median Income. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. Housing programs are often limited to households that earn a percent of the Area Median Income.

AMP – Asset Management Project. A building or collection of buildings that are managed as a single project as part of HUD's requirement that PHAs adopt asset management practices.

ARRA – American Recovery and Reinvestment Act. Signed into law by President Obama to provide economic stimulus. The Act includes funding for PHAs to spend on capital improvements.

COLA – Cost of Living Adjustment. The federal government adjusts assistance programs, such as Social Security, annually based on changes in the cost-of-living index. The adjustment is a percentage amount that is added to the prior year's amount.

FCP – OHA's Department of Family and Community Partnerships.

FSS – Family Self-Sufficiency. A program operated by a PHA to promote self-sufficiency of families in the Section 8 and Public Housing programs.

FY – Fiscal Year. A 12 month period used for budgeting and used to distinguish a budget or fiscal year from a calendar year. OHA's fiscal year runs from July 1 through June 30.

FYE – Fiscal Year End. OHA's fiscal year end is June 30.

HAP – Housing Assistance Payment. The monthly payment by a PHA to a property owner to subsidize a family's rent payment.

HCV – Housing Choice Voucher. Sometimes referred to as a Section 8 voucher or tenant-based voucher, the voucher provides assistance to a family so that they can rent an apartment in the private rental market.

HOPE VI – Housing Opportunities for People Everywhere. A national HUD program designed to rebuild severely distressed public housing. The program was originally funded in 1993.

HQS – Housing Quality Standards. The minimum standard that a unit must meet in order to be eligible for funding under the Section 8 program.

HUD – United States Department of Housing and Urban Development. The federal government agency responsible for funding and regulating local public housing authorities.

LHAP – Local Housing Assistance Programs. Under this MTW Activity, OHA has developed local housing programs that provide support to households that might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs.

Mod Rehab – Moderate Rehabilitation. The Section 8 Moderate Rehabilitation program provides project-based rental assistance for low income families. Assistance is limited to properties previously rehabilitated pursuant to a HAP contract between an owner and a PHA.

MOMS – Maximizing Opportunities for Mothers to Succeed. A partnership between OHA and the Alameda County Sheriffs Department. The program provides 11 units of service enriched housing for women leaving the county jail system and reuniting with their children.

MTW – Moving to Work. A national demonstration program for high performing public housing authorities. OHA has named its MTW program “Making Transitions Work”.

NED – Non-Elderly Disabled vouchers. This is a voucher program that provides subsidies to families where the head of household or a family member is disabled but not a senior citizen.

NOFA – Notice of Funding Availability. As part of a grant process, NOFAs are issued to dictate the format and content of proposals received in response to funding availability.

OHA – Oakland Housing Authority.

PBV – Project Based Voucher. Ongoing housing subsidy payments that are tied to a specific unit.

REAC – Real Estate Assessment Center. A HUD department with the mission of providing and promoting the effective use of accurate, timely and reliable information assessing the condition of HUD's portfolio; providing information to help ensure safe, decent and affordable housing; and restoring the public trust by identifying fraud, abuse and waste of HUD resources.

RFP – Request for Proposals. As part of a procurement or grant process, RFPs are issued to dictate the format and content of proposals received in response to funding availability.

RHF – Replacement Housing Factor. These are Capital Fund Grants that are awarded to PHAs that have removed units from their inventory for the sole purpose of developing new public housing units.

SRO – Single Room Occupancy. A unit that only allows occupancy by one person. These units may contain a kitchen or bathroom, or both.

TANF – Temporary Assistance to Needy Families. A federal assistance program providing cash assistance to low-income families with children.

TPV – Tenant Protection Voucher. A voucher issued to families displaced due to an approved demolition/disposition request, natural disaster, or other circumstance as determined by HUD. The vouchers provide families with tenant-based rental assistance that they can use in the private rental market.

VASH – Veterans Affairs Supportive Housing. This HUD program combines tenant-based rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran's Affairs at their medical centers and community-based outreach clinics.