



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Ms. Patricia Wells  
Executive Director  
Oakland Housing Authority  
1619 Harrison St.  
Oakland, CA 946121035

September 7, 2023

Dear Ms. Wells:

This letter is in response to the Oakland Housing Authority’s (OHA) proposed Designated Housing Plan (Plan) that was received in HUD’s Office of Public and Indian Housing (PIH) on July 10, 2023. The Plan proposes to designate 130 units as elderly-only, representing 9.6% of the Oakland Housing Authority’s total public housing inventory at the following development(s) as noted below:

**Elderly-Only Units**

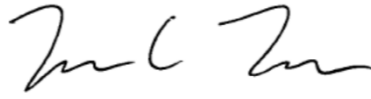
Development Name	Development Number	Bedroom Type Proposed for Designation				Total Units Proposed for Designation	Total Public Housing Units
		0-BR	1-BR	2-BR	3-BR +		
Adel Court	CA003000102	0	27	3	0	30	30
Palo Vista Garden	CA003000107	0	100	0	0	100	100
<b>Total</b>		<b>0</b>	<b>127</b>	<b>3</b>	<b>0</b>	<b>130</b>	<b>130</b>
<b>Total PH units in inventory</b>							<b>1,353</b>

The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act of 1937, as amended, and Notice PIH-2010-28 (HA). Based on the information available to us, the Plan is approved. The Plan will be in effect for 5 years from the date of this letter. Prior to the expiration of the 5-year period, the Oakland Housing Authority may apply to extend the designation for additional 2-year increments.

Additionally, the Office of Fair Housing and Equal Opportunity (FHEO) had concerns that OHA’s proposed Designated Housing Plan conflicts with its plans to affirmatively further fair housing. For OHA to address FHEO’s concerns, OHA may consider implementing written efforts in their Affirmative Marketing Plan for the designated sites to identify underserved populations and develop marketing strategies to reach each identified group.

Thank you for your interest in the Department’s programs. If you have questions, please contact Tiffany Green, Housing Program Specialist, [Tiffany.L.Green@hud.gov](mailto:Tiffany.L.Green@hud.gov). The Department wishes the Oakland Housing Authority success in implementing its Designated Housing Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd C. Thomas', written in a cursive style.

Todd C. Thomas, Director  
Office of Public Housing Programs



# **Designated Housing Plan for the Oakland Housing Authority**

Date of Submission: July 7, 2023

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Submitted To:

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing Public Housing Management and  
Occupancy Division  
Room 4208  
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Washington, D.C. 20410

### **Introduction**

The Oakland Housing Authority (OHA) hereby requests a renewal to its previously submitted and approved Designated Housing Plan (DHP). The plan is intended to replace OHA's plan that expired on June 30, 2008.

On June 30, 2001, OHA submitted the DHP to the U.S. Department of Housing and Urban Development (HUD) pursuant to authorization by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) and the requirements of HUD PIH Notice 97-12. The plan was reviewed and approved as submitted, with the following sites designated for elderly families<sup>1</sup>: Harrison Towers, Oak Grove North/South, Adel Court, and Palo Vista Gardens.

On June 26, 2006, OHA requested an extension of its DHP. PIH Notice 2005-2 explains the requirements by which a public housing agency (PHA) can, pursuant to Section 10(a) of the "Housing Opportunity Program Extension Act of 1996," designate public housing projects for elderly families only, disabled families only, or elderly and disabled families.

In 2017, OHA sought to convert three of its previously designated elderly family housing sites, Oak Groves South, Oak Groves North, and Harrison Towers, to housing choice voucher project-based properties through Section 18 of the United States Housing Act of 1937 (USHA), which allows for the demolition or disposition of public housing. As a result of the approved disposition, OHA currently has only two sites designated for elderly family housing: Adel Court and Palo Vista Gardens, this plan is requesting approval to continue the designation for these two sites.

The information contained in this plan provides a justification for OHA to designate the sites referenced above as elderly sites. To illustrate the of this designation and to achieve the housing goals of OHA as well as address the continuing needs for affordable, age-appropriate housing among Oakland's low-income, growing elderly population.

There are substantial unmet housing needs for the elderly, and the nation has faced a recent pandemic crisis that increases the vulnerability of the elderly population. It is vital that OHA continues to maintain the elderly-only sites identified in this plan to ensure availability of targeted services and necessary resources to support the elderly's health and safety. Additionally, OHA's plan ensures that reasonable efforts are undertaken to address the needs of the elderly in a fair and equitable manner. Please find below a table with an overview of all of OHA's projects. The AMP # is listed in the table below for reference and in future tables the properties will be listed by the name only.

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<sup>1</sup> OHA follows HUD's Public Housing Guidebook definition of an elderly family, which is a family whose head, spouse or sole member is a person who is at least 62 years of age.

**Table 1: Overview of Currently Occupied Units**

Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Adel Court	Elderly Only	CA003000102	27	3	0	0
<b>Total Units</b>						<b>30</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Palo Vista Gardens	Elderly Only	CA003000107	100	0	0	0
<b>Total Units</b>						<b>100</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Lockwood Gardens	Family	CA003000104	75	221	56	5
<b>Total Units</b>						<b>357</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Peralta Village	Family	CA003000108	149	201	32	0
<b>Total Units</b>						<b>382</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Campbell Village	Family	CA003000103	48	83	20	0
<b>Total Units</b>						<b>131</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Chestnut Court	Family	CA003000118	0	11	23	8
<b>Total Units</b>						<b>42</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Linden Court	Family	CA003000115	0	4	27	0
<b>Total Units</b>						<b>31</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Harrison Tower*	Elderly/Disposition	CA003000101	65	1	0	0
<b>Total Units</b>						<b>66</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Mandela Gateway	Family	CA003000117	0	17	18	10
<b>Total Units</b>						<b>45</b>
Property	Project Type	AMP #	0-1BR	2 BR	3BR	4BR
Lion Creek Crossing I-IV	Family	CA003000124	11	15	101	18
*Harrison Tower is converting to PBV through disposition		<b>Total Units</b>				<b>145</b>

**Duration of Plan**

The OHA Designated Housing Plan shall be in effect for a five-year period from the date of HUD’s notification that the plan has been approved. Per the statutory provisions (Section 7 (e)(1)):

“[HUD] shall conduct a limited review of each plan and notify each public housing agency submitting a plan whether the plan complies with such requirements not later than 60 days after receiving the plan. If [HUD] does not notify the public housing agency, as required under this paragraph, the plan shall be considered, for the purposes of this section to comply with requirements under subsection (d) and [HUD] shall be considered to have notified the agency of such compliance upon the expiration of such 60-day period.”<sup>2</sup>

OHA may amend its DHP before the expiration of the five-year period by submitting a revised plan to HUD.

### **Sources of Information**

In preparing this plan, OHA conducted a comprehensive review and analysis of applicable housing data and reports, which included the following:

- City of Oakland Housing Element 2015 – 2023 (Oakland Housing Element).
- City of Oakland Housing & Community Development Department (HCD) 2021 – 2023 Strategic Action Plan.
- City of Oakland Consolidated Plan for Housing and Community Development (July 1, 2015 – June 30, 2020).
- Oakland Housing Authority Making Transitions Work (MTW) Annual Report FY 2022.
- Oakland Housing Authority Making Transitions Work (MTW) Annual Plan FY 2024
- Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023 – 2031.
- American Community Survey ACS 1-Year Estimated Detailed Tables, 2021
- “Toward a New Understanding – The California Statewide Study of People Experiencing Homelessness” – June 2023, Benioff Homelessness and Housing Initiative UCSF

Additionally, OHA consults and collaborates on a regular basis with a wide range of advocacy groups, service partners, and public and private agencies who work with elderly families.

### **Justification for Designation**

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<sup>2</sup> 42 U.S.C. § 1437e (7)(e)(1)

OHA's DHP meets the needs of the low-income population of Oakland by designating an appropriate portion of units to meet the demand for elderly housing identified by analyzing demographic shifts, emerging and past waitlist trends, as well as availability of resources for the elderly. In early 2001, one of the policy objectives noted in Oakland's Affordable Housing Strategy was to provide supportive housing for the elderly and persons with special needs, through the development of supportive housing and provision of supportive services that target Oakland's low-income elderly population. In its blueprint for housing the City's residents, one of the goals of the City of Oakland Housing Element 2015 – 2023 plan is to promote the development of adequate housing for low- and moderate-income households, and it would do so by continuing to support affordable housing development programs that promote a mix of housing types, including homeownership, multifamily rental housing, and housing for elderly families and persons with special needs.

The UCSF Benioff Homelessness and Housing Initiative study from June 2023 states:

*“California’s homeless population is aging, with the proportion of older adults (defined as adults older than 50) in the state’s homeless population increasing. Among single homeless adults, 48% were 50 and older. Among single adults 50 and older, 41% became homeless for the first time at age 50 or older.” Page 21.*

The Oakland Housing Element states:

*“The increase in Oakland’s senior population reflects national and State trends towards longer lifespans and dramatically reduced birth rates, compared to previous decades. This trend is likely to continue and will increase the need for housing specifically designed for seniors.”*

The Oakland Consolidated Plan lists the following as one of its nine key goals which represent high priority needs for the City of Oakland and serve as the basis for programs and activities:

*“Provision of Supportive Housing for Seniors and Persons with Special Needs”*

The site designations detailed in this plan meet these conditions and support the City of Oakland's affordable housing strategy. Additionally, OHA's Annual plan has been designed to ensure that reasonable efforts are undertaken to address the needs of the elderly in a fair and equitable manner, as described in the Introduction where it states:

*“OHA operates federally funded and other housing assistance programs and reaching over 16,000 of Oakland’s lowest-income families including the elderly and persons with disabilities.”*

In the OHA FY 2024 Annual MTW Plan (pg. 170), Adel Court and Palo Vista Gardens are described as Designated Senior Sites (130 total units) which is approximately 9% of OHA's public housing portfolio. Approximately, 95% of OHA's families served are very low-income and as an MTW agency, OHA maximizes its families served through traditional housing programs such as HCV, public housing and local non-traditional families served through MTW flexibilities. As reported in the OHA FY 2022 Annual MTW

Report, OHA serves approximately 98% of families possible through these programs within OHA’s funding constraints.

### Oakland’s Elderly Population

Between 2000 and 2010, the U.S. Census revealed that the number of Oakland’s elderly’s population (those 65 years or older) had increased by 4.2%, constituting 11% of the city’s overall population.

In 2010, 32% of the elderly population were living in Oakland alone. Additionally, while 58% of this population were homeowners, 42% were renting in Oakland.<sup>3</sup> The City of Oakland Housing Element 2015 – 2023 (Oakland Housing Element) points out that Oakland’s elderly population is growing, with an increase of 6.2% in elderly households from 2000 to 2010, for a total of 28,796 households.<sup>4</sup> The below charts provide an additional breakdown of the large percentage of rent burdened seniors and insight into the need for senior housing:

	<b>0%-30% of AMI</b>	<b>31%-50% of AMI</b>	<b>51%-80% of AMI</b>	<b>81%-100% of AMI</b>	<b>&gt;100% of AMI</b>
<b>&lt;30% of Income Used for Housing Costs</b>	28.88%	40.44%	51.15%	65.20%	85.75%
<b>30%-50% of Income Used for Housing Costs</b>	20.10%	29.96%	30.11%	18.36%	11.66%
<b>&gt;50% of Income Used for Housing Costs</b>	51.02%	29.60%	18.74%	16.44%	2.59%

Further, the majority of senior households are not employed, and many are unable to work. According to the American Community Survey in 2021, only 24% of seniors in Oakland worked in the past twelve months and 77.5% of seniors in Oakland are not in the labor force. Taken together, these factors reveal a significant need for affordable units for seniors in Oakland.

### High Housing Costs

The City of Oakland is located in an expensive housing market, heavily influenced by the general San Francisco Bay Area market. Since 1990, Oakland has experienced growing interest as a place to live and work and in recent decades, the San Francisco Bay Area has been the focal point of significant economic development and investment in the technology sector.

The Oakland Housing Element noted that rents and housing prices in the city followed this trend, slowly rising during much of the 1990s, with prices accelerating in the late 1990s and continuing to increase rapidly until 2007. From 2008 to approximately 2012, prices declined dramatically due to the housing bubble burst and the foreclosure crisis

<sup>3</sup> 2010 United States Census (census.gov)

<sup>4</sup> City of Oakland Housing Element 2015 – 2023 (adopted December 9, 2014)



that ensued. During this period, Oakland saw a decline in housing demand and costs both in rental and ownership units.

Resurgence in the technology sector in recent years has resulted in yet another period of high housing demand that has spilled over to neighboring and regional cities, particularly Oakland. By 2013, housing costs, both market rents and home sale prices, had significantly increased once more with prices in some zip codes reaching heights close to or above those at the peak of the housing bubble. One indicator of the regional nature of the housing demand is the “Google Bus” phenomenon, where technology companies have started providing free luxury bus shuttles from neighboring cities to their corporate offices/campuses in Silicon Valley. These buses now pick up in at least four Oakland locations (including three BART stations) as many of their employees reside in Oakland.

The regional impact of housing demand on Oakland is notable and growing as the demand and costs of rental and ownership housing in the city are now at an all-time high.

There are a number of barriers to increasing affordability within the housing sector, which include: income and wages are not keeping pace with rising housing costs and the overall costs of living; federal resources for programs do not match the needs residents are experiencing in the city; homeownership is out of reach for the majority of residents; and low housing vacancy rates are contributing to higher rent.

The City of Oakland has fallen short of meeting its overall housing production requirement, as mentioned in the Oakland Housing Element, “the City cannot control the housing market conditions to encourage housing development. In addition, subsidies available to develop affordable housing units can only stretch so far given the high land and development costs...”<sup>5</sup>

Furthermore, it was underscored in the City of Oakland HCD 2021 – 2023 Strategic Action Plan that Oakland’s lowest income households are experiencing the highest rent burden. Over 80% of extremely low-income (ELI)<sup>6</sup> households pay more than 30% of their income towards rent, with 46% paying over 50% of their income towards rent.<sup>7</sup>

In Oakland, about 19,835 elderly households are low or very low income and significant numbers have housing cost challenges. Up to 55% are paying over half of their income for their housing costs and up to 73% are paying over a third of their income for their housing.<sup>8</sup> As the data show, Oakland’s lower-income elderly homeowners are at risk for losing their homes and market rents are escalating out of reach for the majority of current Oakland tenants.

## **Rental Comparison**

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<sup>5</sup> City of Oakland Housing Element 2015 – 2023 (adopted December 9, 2014), p. 2

<sup>6</sup> ELI households are those earning 30% or less of the area median income (AMI)

<sup>7</sup> City of Oakland Housing & Community Development Department 2021 – 2023 Strategic Action Plan

<sup>8</sup> City of Oakland Housing

Element 2015 – 2023 (adopted December 9, 2014)

OHA conducted a comparison analysis of availability of properties within one mile of the proposed senior sites, examining rent rate and square footage to provide insight into the rental market in the housing market and costs for seniors would pay for market rents in comparable units. The average cost of a rental near Adel Court for a one- or two-bedroom apartment is \$2,138 a month for a 645 square foot unit. For Palo Vista Gardens it is on average \$2,059 a month for a one- or two-bedroom apartment of 621 square feet.

<b>Table 3: Comparative Analysis of Available Properties within One Mile of the Proposed Senior Sites</b>					
<b>Proposed Senior Site</b>	<b>Comparison Address</b>	<b>Property</b>	<b>No. of Bedrooms/ Bathrooms</b>	<b>Monthly Rent</b>	<b>Square Footage</b>
Adel Court	3525 Dimond Ave		1b 1ba	\$2,100	700 sqft
	3555 Lincoln Ave		1b 1ba	\$2,100	450 sqft
	3701 Fruitvale Ave		2b 1ba	\$2,295	700 sqft
	3764 Fruitvale Ave		2b 1ba	\$2,700	1,150 sqft
	3464 Champion St		studio 1ba	\$1,495	227 sqft
<b>AVERAGE</b>				<b>\$2,138</b>	<b>645 sqft</b>
Palo Vista Gardens	1243 58th Ave		2b 1ba	\$2,600	663 sqft
	7008 Spencer St		1b 1ba	\$1,995	600 sqft
	2232 Seminary Ave		1b 1ba	\$1,400	418 sqft
	5809 Elizabeth St		2b 1ba	\$2,350	925 sqft
	2615 66th Ave		1b 1ba	\$1,950	500 sqft
<b>AVERAGE</b>				<b>\$2,059</b>	<b>621 sqft</b>

These comparisons illustrate that the average cost of rent in the nearby area is significantly elevated and would be challenging for most seniors to afford. There is a high demand for affordable senior housing and the two sites being designated as senior make up a small percentage of OHA's total portfolio, while critical to assist in this vulnerable population.

Additionally, there are other Federal subsidized units in OHA properties in the community in close proximity to these designated sites that offer comparable affordable units in size and cost to non-designated populations such as non-elderly families. Sites that are in close proximity to Palo Vista Gardens are Lockwood Gardens (370 units located at 1327 65<sup>th</sup> Ave.), a large public housing family site and Lion Creek Crossing (located at 6888 Lion Way), a multi-phased development offering affordable family units across 5 properties that total 567 units, 157 which are public housing. Adel Court has several small multi-family buildings of affordable housing which are subsidized with project-based subsidies located in close proximity with comparable rents that are part of the Oakland Affordable Housing Preservation Initiative. Additionally, the Ave Vista affordable housing, located at 460 Grand Ave., has a total of 68 affordable housing units subsidized with project-based vouchers and low-income housing tax credits that offer comparable priced units of affordable housing. See the attached Portfolio Map of OHA and OHA affiliate affordable housing units in proximity to the proposed designated sites.

## Removing Accessible Units from the General Portfolio

The 2019 American Community Survey estimates that 11.7% of the non-institutionalized population in Oakland has a disability and 13.11% are ages 65 and over. However, the overlap between these vulnerable groups is highly significant. Nearly 87% of Oakland residents over the age of 65 have some type of disability that may require special accessibility features or additional services.

<b>Disability</b>	<b>Percentage of Seniors</b>
Ambulatory Difficulty	25%
Independent Living Difficulty	17.93%
Hearing Difficulty	14.03%
Self-Care Difficulty	10.59%
Cognitive Difficulty	11.77%
Vision Difficulty	7.95%

Given the majority of disabled residents in Oakland are also elderly, and that these residents have a compounded need for affordable housing with supportive services and accessibility features, reserving a total of 15 accessible units for seniors out of a total of 167 accessible units in the OHA public housing portfolio, which amounts to less than 9% of the accessible units and will not have a disparate impact on non-elderly disabled residents. See tables 24, 25, 26, and 27 for detailed info on OHA's accessible public housing units.

### Demand for Public Housing

The Oakland Housing Authority (OHA) has five (5) waiting list categories that residents are able to apply to:

1. housing choice voucher: tenant based.
2. housing choice voucher: project-based (OHA managed).
3. housing choice voucher: project-based (3<sup>rd</sup> party managed).
4. public housing (OHA managed); and,
5. public housing (3<sup>rd</sup> party managed)

As of May 2023, there are 3,156 applicants are on the public housing waiting list, 300 applicants on the housing choice voucher (HCV) tenant-based waiting list and approximately 36,384 applicants on the site-based project-based waiting lists.

Many of the waiting lists are managed by OHA's partners and management agencies; thus, collating and reviewing the various data sets will create an administrative burden that does not yield accurate information as applicants' information, such as age and family composition, which is constantly changing. Reasonable Accommodation (RA) requests

for accessible units are assessed when an applicant is pulled from the waiting list or after the applicant is housed.

While the presence of affordable housing is limited in Oakland, OHA supports a portfolio of over 14,700 tenant and project-based vouchers. According to the California Housing Partnership (CHPC) housing map, there are 4,777 HUD-funded units in Oakland and over 13,000 Low Income Housing Tax Credit (LIHTC) and state-funded units in the city.<sup>9</sup> OHA is currently utilizing 12,316 of its 14,563 HCV Vouchers. As an MTW agency, OHA uses single fund flexibility and MTW waivers to allocate funding to local non-traditional programs designed to house families based on specific needs within Oakland.

The below table provides a snapshot of OHA’s waiting list data as of May 2023. The “Description” column details the designation of the waiting lists and the population served. Note that applicants do have the opportunity to apply to multiple rental assistance programs and often appear on multiple waiting lists.

<b>Table 5: FY 23 Waiting List Data</b>				
<b>Wait List Information</b>	<b>Description</b>	<b>Number of HH on Waiting List</b>	<b>Waiting List Status</b>	<b>Waiting List to be Opened in Upcoming Fiscal Year</b>
HCVs: Tenant Based	Community Wide	300	Closed	Yes
HCVs: Project Based (OHA Managed)	Site Based	340	Closed	Yes
HCVs Project Based (Third Party Managed)	Site Based	36,384	Open	No
Public Housing (OHA Managed)	Site Based	500	Closed	Yes
Public Housing (3rd Party Managed)	Site Based	2,656	Closed	Yes

With the exception of Lockwood Gardens and Peralta Village, which have a combined waiting list, OHA’s public housing sites have site-based waiting lists. For larger family development sites, the waiting lists are not broken down by bedroom sizes. The elderly designated sites, Adel Court and Palo Vista, also have site-based waiting lists.

According to the OHA’s FY 2022 MTW Annual Report (pg. 101-102), applicants spend an average of 60 months on a waitlist prior to being scheduled for intake appointments. As for sites designated as elderly, the expected average number of months applicants spend on site-based waitlist are 60 months and 24 months for Adel Court and Palo Vista Gardens, respectively.<sup>10</sup>

<sup>9</sup> [California Affordable Housing Map \(chpc.net\)](https://chpc.net)

<sup>10</sup> Ibid., p. 102

Within OHA's voucher inventory, there are 212 mainstream vouchers that are specifically designated for persons with disabilities. There are also 85 Non-Elderly Disabled (NED) vouchers within the portfolio. These are the only vouchers that are specifically designated for persons with disabilities although some of our project-based and mixed-finance sites have designations for set asides of units to serve this population.

When OHA opens the waitlists for any properties with special designations such as elderly only, it clearly states in advertising and public announcements for persons applying to the waitlists that occupancy is limited to elderly families. OHA also states the elderly only designation in the Admissions and Continued Occupancy Plan (ACOP) used to administer public housing any sites that are designated as senior sites such as Adel Court and Palo Vista Gardens. Lastly, OHA includes in the Annual MTW Plan and Report any sites that are designated as elderly.

### **Local Preferences and Waiting List Selection**

According to the OHA Admissions and Occupancy Policy (ACOP), OHA is permitted to establish local preferences and to give priority to serving families that meet those criteria. HUD permits OHA to establish other local preferences, at its discretion, but any local preferences established must be consistent with OHA plan and the consolidated plan and must be based on local housing needs and priorities that can be documented by generally accepted data sources.<sup>11</sup>

OHA will therefore use the following preferences to select families from the waiting list:

- **A Veteran's Preference** (as required by state law).
- **A Residency Preference:** for persons living or working in Oakland.
- **A Family Preference:** for families with two or more persons, a single person applicant that is 62 years of age or older, or a single person applicant with a disability.
- **A Family Preference:** for applicant families that are homeless at admission based on the McKinney Vento Act definition.

Applicants to the public housing conventional program, within the above preferences, will be selected from the waiting list in the order of their assigned lottery number and according to OHA preference(s) for which they qualify. Among applicants with the same preference, families will be selected according to a random selection process.<sup>12</sup>

### **Overview of OHA Waiting Lists and Applicant Data**

OHA maintains site-based waitlists, which are listed below and broken down by category.

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<sup>11</sup> Oakland Housing Authority Admissions and Continued Occupancy Policy, Updated and Approved February 2019

<sup>12</sup> Ibid.

### HCV Applicant Waiting List

All applicants on the HCV waitlist are listed as eligible for all bedroom types to allow for ease of placement. The table below demonstrates that the elderly make up 25% of our HCV Waitlist as of May 2023. Note that this waitlist was last opened in 2011 and OHA plans to open it in FY 2024.

<b>Table 6: Elderly, Disabled, and Elderly Disabled Applicants on OHA's HCV Waitlist</b>		
<b>Category</b>	<b>Total # of Applicants</b>	<b>Percentage of Total</b>
Elderly	75	20.8%
Non-Elderly	285	79%
Elderly Disabled	0	0%
Non- Elderly Disabled	16	4.4%
<b>Accessible Unit Requests</b>		
Elderly Accessible	0	0%
Non-Elderly Accessible	0	0%

<b>Table 7: Demographics of Applicants on OHA's HCV Waitlist</b>	
<b>Category</b>	<b>Total # of Applicants</b>
Black	85
White	18
Asian	10
Native American	3
Pacific Islander	3
Latino	15
Multiple Ethnicities	10
Ethnicity Not Reported	217

### Public Housing Waiting Lists

Please note below the data regarding the number of disabled, elderly disabled, and elderly applicants on the Low-Income Public Housing Waiting List for OHA as of May 2023. Additionally, there is a breakdown by racial group as well as bedroom size requested.

<b>Table 8: Elderly, Disabled, and Elderly Disabled Applicants on Site-Based Public Housing Site Waitlists</b>		
<b>Category</b>	<b>Total # of Applicants</b>	<b>Percentage of Total</b>
Elderly	494	13.3%
Non-Elderly	3,213	86.6%
Elderly Disabled	352	9.5%
Non-Elderly Disabled	445	12%
<b>Accessible Unit Requests</b>		
Elderly Accessible	262	7%
Non-Elderly Accessible	468	12.6%

<b>Table 9: Demographics of Applicants on Site-Based Public Housing Waitlists</b>	
<b>Category</b>	<b>Total # of Applicants</b>
Black	2,753
White	178
Asian	519
Native American	71
Pacific Islander	21
Latino	316
Multiple Ethnicities	65
Ethnicity Not Reported	274

<b>Table 10: Unit Size Requested by Applicants on Site-Based Public Housing Waitlists</b>					
<b>Studio</b>	<b>One Bedroom</b>	<b>Two Bedroom</b>	<b>Three Bedroom</b>	<b>Four Bedroom</b>	<b>Five Bedroom</b>
8	1,005	817	1,249	608	3

For public housing waitlists and HCV waitlists, accessibility requests are tracked. The total number of families on these waitlists are approximately 456 as of May 2023. The total amount of accessibility requests for these applicants is 730 which is 21% of total applicants.

#### PBV Waiting Lists (3<sup>rd</sup> Party and OHA Managed)

In the table below, we outline the Project Based Vouchers waitlist as of August 2022. For properties managed by OHA partners, demographic information is based on what is reported to OHA and is not complete for all sites. Accessibility request data for these waitlists is not available so OHA cannot assess the demand for accessibility from these waitlists.

<b>Table 11: Elderly, Disabled, and Elderly Disabled Applicants on Site-Based and OHA Managed Project-Based Voucher Waitlists</b>		
<b>Category</b>	<b>Total # of Applicants</b>	<b>Percentage of Total</b>
Elderly	6,806	17.7%
Non-Elderly	31,693	82.3%
Elderly Disabled	764	1.9%
Non-Elderly Disabled	2,168	5.6%

<b>Table 12: Demographics of Applicants on Site-Based and OHA Managed Project-Based Voucher Waitlists</b>	
<b>Category</b>	<b>Total # of Applicants</b>
Black	8,034
White	3,700

Asian	898
Native American	253
Pacific Islander	161
Latino	1,089
Multiple Ethnicities	885
Ethnicity Not Reported	24,558

**Table 13: Unit Size Requested by Applicants on Site-Based and OHA Managed Project-Based Voucher Waitlists**

Studio	One Bedroom	Two Bedroom	Three Bedroom	More than 3 Bedrooms
6,008	8,104	6,078	1,821	590

Waiting List for Properties Proposed to be Designated as Senior Sites

The proposed senior sites of Adel Court and Palo Vista gardens have site-based waitlists. These tables below contain demographic info for the number of elderly/non-elderly, racial demographic data, and bedroom size as of May 2023.

**Table 14: Proposed Designated Senior Site Waitlist**

Site	Elderly HHs	Non-Elderly HHs	Elderly HH disability	Non-elderly HH disability	Elderly HH accessible unit	Non-elderly HH accessible unit
Adel Court	27	2	4	1	4	1
Palo Vista Gardens (PV)	67	0	18	0	18	0
Percentages	% Elderly Adel Court: 93.1%		% Non-Elderly Adel Court: 6.9%		% Non-Elderly Disabled Adel Court: 3.4%	
	% Elderly PV Gardens: 100%		% Non-Elderly PV Gardens: 0%		% Non-Elderly Disabled PV Gardens: 0%	

**Table 15: Proposed Designated Senior Site Waitlist Demographics**

Site	Elderly Black HHs	Elderly Asian HHs	Elderly White HHs	Elderly Latino HHs	Elderly Native American HHs	Elderly Pacific Islander HHs	Elderly Multiple Ethnicity HHs	Elderly Ethnicity Not Reported HHs
Adel Court	17	13	3	3	1	0	3	4
Palo Vista Gardens	24	27	6	4	1	2	4	2



Site	Non-Elderly Black HHs	Non-Elderly Asian HHs	Non-Elderly White HHs	Non-Elderly Latino HHs	Non-Elderly Native American HHs	Non-Elderly Pacific Islander HHs	Non-Elderly Multiple Ethnicity HHs	Non-Elderly Ethnicity Not Reported HHs
Adel Court	3	0	0	0	0	0	0	0

Waiting List Preference

For the HCV tenant-based waiting list, OHA uses the following preferences defined in the Administrative Plan used to administer the HCV program to select families:

- **A Residency preference:** applicants who live or work in the City of Oakland at the time of the application interview and /or applicants that lived or worked in the City of Oakland at the time of submitting their initial application and can verify their previous residency/employment at the applicant interview, qualify for this preference.
- **A Family preference:** applicant families with two or more persons, or a single person applicant that is 62 years of age or older, or a single person applicant with a disability, qualify for this preference.
- **A Veteran** and active members of the military preference.
- **A DVP/DHAP assistance preference:** applicant families currently receiving Disaster Voucher Program (DVP) or Disaster Housing Assistance Program (DHAP) assistance from OHA and where DVP/DHAP program funding has expired, qualify for this preference. New admission for DVP/DHAP conversions is limited to 50 new admission families per calendar year.
- **A Family Unification Program (FUP) conversion preference.** OHA may expand the FUP by converting certain families who were assisted by a targeted FUP voucher, to the Housing Choice Voucher (HCV) program. The families selected for this conversion must have successfully reunified, maintained housing independent of services and demonstrated stability in their assisted tenancy for a consecutive 3-year period. Emancipated foster youths admitted to the FUP will also be evaluated at the end of their 36-month term and upon demonstrated stability in their FUP tenancy, may also be offered the opportunity for continued assistance under the Housing Choice Voucher program. The conversion of FUP assisted families to the Housing Choice Voucher program is limited to 15 or an amount to be determined at the discretion of the Executive Director or his/her designee families per calendar year.  
 FUP participants who agree to sign an FSS Contract of Participation (Form HUD-52650) will maintain their housing assistance for a period not exceeding the length of the FSS Contract of Participation, including extensions.

- **A Shelter-Plus Care conversion preference:** OHA may expand its Shelter-Plus Care program by converting certain families who are assisted by the Shelter-Plus Care program, operated in partnership with the County of Alameda. An OHA administered Shelter-Plus Care family who has maintained housing independent of services and who has demonstrated stability in their assisted tenancy for a consecutive 3-year period may be converted to the Housing Choice Voucher (HCV) program. The conversion of Shelter-Plus Care assisted families to the Housing Choice Voucher program is limited to 20 families per calendar year.
- **A Local Housing Assistance Program (LHAP) conversion preference:** a family assisted by the OHA Local Housing Assistance Program (LHAP is authorized under MTW and adopted by the OHA Board of Commissioners, December 7, 2009), may be converted to the Housing Choice Voucher (HCV) program subject to funding availability and applicant eligibility for admission to the HCV program.
- **A Housing Choice Voucher Homeownership Program preference:** applicant families who meets all Family Eligibility criteria for participation in the Housing Choice Voucher Homeownership program (Section 15-VII.B), and who is a participant in good standing in any OHA administered program, qualify for this preference. (New admission to the Housing Choice Voucher Homeownership program for families who are participants from other OHA programs is limited to 15 new admission families per calendar year). The families will be selected based on the order (date and time) in which their completed application is received by OHA under all available positions filled.
- **A Homeless preference:** applicant families who meet the McKinney Vento Act definition of homelessness qualify for this preference.
- **A Non-elderly person with disabilities** transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless

Families are selected from the waiting list in the order of their assigned lottery number and according to the OHA preference(s) for which they qualify. Among applicants with the same preferences, families will be selected according to a random selection process.<sup>13</sup>

### Overview of OHA’s Current Public Housing Portfolio and Participant Data

OHA has a total of 1,353 public housing units, of which only 130 (9%) are designated for elderly households, as outlined in the table below:

**Table 16: OHA Public Housing Developments as Proportion of Overall Public Housing Portfolio**

<sup>13</sup> Oakland Housing Authority Administrative Plan, Updated and Approved February 2019

OHA Housing Name	Public Site	Number of Units	Bedroom Size	Percentage Overall Portfolio	of PH
Peralta Village		390	1,2,3 BR	28.8%	
Lockwood Gardens		372	1,2,3 BR	27.5%	
Lion Creek		157	1,2,3,4,5 BR	11.6%	
Campbell Village		154	1,2,3 BR	11.4%	
Chestnut Court		45	2,3,4,5 BR	3.3%	
Linden Court		38	1,2,3,4,5 BR	2.8%	
Mandela Gateway		46	1,2,3,4 BR	3.4%	
Foothill Family		21	2,3 BR	1.6%	
<b>Total</b>		<b>1,223</b>		<b>90.4%</b>	
<b>Public Housing Sites Designated for Elderly Households</b>					
Adel Court		30	1,2 BR	2.1%	
Palo Vista Gardens		100	1 BR	6.9%	
<b>Total</b>		<b>130</b>		<b>9.6%</b>	

#### OHA Occupancy Data

Outlined below is the utilization/occupancy of OHA's HCV, and Public Housing properties as of May 2023. Harrison Towers is currently undergoing disposition which accounts for its lower occupancy rate.

<b>Table 17: Utilization and Occupancy Data for OHA's HCV and Public Housing Properties</b>			
Property	Occupancy	Capacity	Percentage Occupied
All HCV properties	11684	14807	78.9%
Palo Vista Gardens	94	100	94.0%
Adel Court	30	30	100.0%
Harrison Tower	65	101	64.4%
Campbell Village	151	154	98.1%
Lockwood Gardens	340	372	91.4%
Peralta Village	363	390	93.1%
Mandela Gateway	44	46	95.7%
Chestnut Court	41	45	91.1%
Foothill Family	20	21	95.2%
Linden Court	35	38	92.1%
Lion Creek Crossing 1	45	45	100.0%
Lions Creek Crossing 2	54	54	100.0%
Lions Creek Crossing 3	37	37	100.0%
Lions Creek Crossing 4	21	21	100.0%
<b>Total Units Occupied</b>			<b>13,024</b>
<b>Total Units Vacant</b>			<b>3,237</b>
<b>Total Capacity of Elderly Units</b>			<b>130</b>
<b>Total Capacity of Family Units</b>			<b>12,641</b>

See Table 1 for site designations using AMP numbers. Harrison Tower is currently undergoing disposition to project-based subsidy

Designated Senior Site Participant Data (Adel Court and Palo Vista Gardens)

<b>Table 18: Demographic Analysis of Elderly Designated OHA Public Housing Sites</b>		
<b>Property Data</b>	<b>Adel Court</b>	<b>Palo Vista Gardens</b>
Elderly HHs	27	96
Non-Elderly HHs	2	0
Elderly HHs with Disability	4	18
Non-Elderly HHs with disability	1	0
Black	14	56
Asian	11	28
White	2	6
Native American	0	0
Pacific Islander	0	0
Latino	1	0
Multiple Ethnicities	2	6
One Bedroom	26	96
Two Bedroom	3	0

Participant Demographic Data for Public Housing

Find below an overview of low-income public housing participant data for by elderly/disabled designation, racial demographic data, and bedroom size. This data is as of May 2023.

<b>Table 19: Elderly, Disabled, and Elderly Disabled Occupants in Public Housing</b>							
<b>Property</b>	<b>Elderly</b>	<b>Non-Elderly</b>	<b>Elderly Disabled</b>	<b>Disabled</b>	<b>Elderly Accessible</b>	<b>Non-Elderly Accessible</b>	<b># of Families with Minor Children</b>
<b>Peralta Village and Lockwood Gardens</b>	227	516	173	132	83	244	399
<b>Campbell Village</b>	48	101	29	29	44	30	51
<b>Chestnut/Linden Courts</b>	24	55	3	8	10	10	35
<b>Foothill Family</b>	4	16	1	2	1	2	9
<b>Lion Creek Crossings</b>	36	118	11	23	12	25	96
<b>Mandela Gateway</b>	13	32	7	5	8	6	19

<b>Harrison Tower*</b>	67	0	17	0	17	0	0
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\*Harrison Tower is currently undergoing disposition to project-based subsidy

**Table 20: Demographics of All Occupants in OHA's Public Housing**

Property	Black	White	Asian	Native American	Pacific Islander	Latino	Multiple Ethnicities	Not Reported
<b>Peralta Village and Lockwood Gardens</b>	604	45	86	7	6	38	48	0
<b>Campbell Village</b>	119	3	11	0	0	0	13	1
<b>Chestnut/Linden Courts</b>	38	4	18	1	0	0	9	7
<b>Foothill Family</b>	15	2	3	0	0	0	1	0
<b>Lion Creek Crossings</b>	69	3	36	0	1	0	26	20
<b>Mandela Gateway</b>	13	0	3	0	0	1	2	75
<b>Harrison Tower*</b>	5	2	91	0	0	1	0	0

\*Harrison Tower is undergoing disposition to project-based subsidy

**Table 21: Unit Size for Participants in OHA Public Housing**

Property	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
<b>Peralta Village and Lockwood Gardens</b>	224	422	88	5
<b>Campbell Village</b>	48	83	20	0
<b>Chestnut/Linden Courts</b>	0	15	50	8
<b>Foothill Family</b>	0	2	18	0
<b>Lion Creek Crossings</b>	11	15	101	18
<b>Mandela Gateway</b>	0	17	18	10
<b>Harrison Tower*</b>	65	1	0	0

\*Harrison Tower is undergoing disposition to project-based subsidy

Housing Choice Voucher Participant Demographic Data

Find below an overview of HCV participant data for elderly/disabled designation, racial demographic data, and bedroom size. Some respondents marked more than one racial demographic. This data is as of May 2023.

**Table 22: Demographics of Participants in OHA's Housing Choice Voucher Program**

Count of Elderly Households	Count of Non-Elderly Households	Count of Non-Disabled Households	Count of Non-Elderly Disabled Households	Count of Disabled Elderly Households
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5,036	7,258	10,162	2,132	2,325	
<b>Elderly White Households</b>	<b>Elderly African American Households</b>	<b>Elderly Native American Households</b>	<b>Elderly Asian Households</b>	<b>Elderly Pacific Islander Households</b>	<b>Elderly Hispanic Households</b>
422	2678	35	1914	9	190
<b>Non-Elderly White Households</b>	<b>Non-Elderly African American Households</b>	<b>Non-Elderly Native American Households</b>	<b>Non-Elderly Asian Households</b>	<b>Non-Elderly Pacific Islander Households</b>	<b>Non-Elderly Hispanic Households</b>
839	5558	94	826	65	537
<b>Households with 0 Bedrooms</b>	<b>Households with One Bedroom</b>	<b>Households with Two Bedrooms</b>	<b>Households with Three Bedrooms</b>	<b>Households with &gt;3 Bedrooms</b>	<b>Number of Households with Children</b>
892	3553	3942	3339	568	5594
<b>Households Using One Bedroom Vouchers</b>		<b>Households Using Two Bedroom Vouchers</b>		<b>Households Using Three Bedroom Vouchers</b>	
3,518		3,946		3,360	

OHA was asked to include information on applicant and participant data for households with minor children per the Additional Questions List from HUD on February 27, 2023, and OHA was given permission to exclude this information in a follow-up meeting with HUD staff on May 10, 2023.

### Overview of Accessible Unit Data

Adel Court and Palo Vista Gardens are designated for elderly families and have not been made available to non-elderly disabled families. There are units within these developments that are not UFAS-compliant but have some accessibility features and are reserved for elderly families with disabilities. The tables below outline the total accessible units across both designated and non-designated sites, demonstrating that elderly designation removes 15 units from the general population out of a total of 167 accessible units across the OHA public housing portfolio which is approximately 9% of the accessible units to be designated elderly only.

<b>Description of Units Available</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>Total Units</b>
Designated Elderly Only UFAS/Accessible	0	12	3	0	0	0	15
Non-Designated UFAS/Accessible	0	77	62	10	1	2	152
<b>Total</b>	<b>0</b>	<b>89</b>	<b>65</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>167</b>

### Designated Properties Accessible Unit Data

## Adel Court

<b>Table 25: Accessible Units at Designated Senior Site Adel Court</b>		
<b>Unit Number</b>	<b>Bedroom/Bathroom Size</b>	<b>Accessibility Type</b>
<i>Address: 2001 Macarthur Blvd, Oakland CA, 94612</i>		
103	1BR/1B	Mobility
203		
303		
109	2BR/2B	Mobility
209		
G2		
105	1BR/1B	Mobility, Hearing, Sight
106		
107		
<b>TOTAL</b>		<b>9 units</b>

## Palo Vista Gardens

<b>Table 26: Accessible Units at Designated Senior Site Palo Vista Gardens</b>		
<b>Unit Number</b>	<b>Bedroom/Bathroom Size</b>	<b>Accessibility Type</b>
<i>Address: 6403 Fenham St, Oakland CA 94612</i>		
31	1BR/1B	Mobility
44		
55		
<i>Address: 1110 64<sup>th</sup> Ave, Oakland CA 94612</i>		
77	1BR/1B	Mobility
88		
95		
<b>TOTAL</b>		<b>6 units</b>

## Public Housing Accessible Unit Data

Please find below the accessible unit listings for Lockwood Gardens and Peralta Village respectively. The data is broken down by unit size and which accessibility accommodations are provided at that address. Between our sites we have more than 160 units, with reasonable accommodations provided upon request during the intake process. As a result, there is some accessibility data not tracked, such as whether a tenant is using the accessible features of the unit. Sites that are UFAS compliant are marked with an asterisk (\*). OHA does not track at the unit level whether residents are using the accessibility features of the unit.

<b>Table 27: Types of Accessible Units Available at other OHA Public Housing Sites</b>				
<b>Property</b>	<b>AMP #</b>	<b>Bedroom Size</b>	<b>Accessibility Type</b>	<b>Total # of Unit Type</b>
	CA003000104	2	Hearing, Mobility, and Visual	1

Lockwood Gardens*		2	Hearing and Mobility	1
		1	Mobility and Visual	1
		1	Mobility	19
		2	Mobility	9
<b>TOTAL ACCESSIBLE UNITS</b>				<b>31 units</b>
Peralta Village*	CA003000108	2	Hearing and Mobility	2
		1	Mobility	35
		2	Mobility	19
<b>TOTAL ACCESSIBLE UNITS</b>				<b>56 units</b>
Campbell Village	CA003000103	2	Mobility	7
		1	Mobility	4
<b>TOTAL ACCESSIBLE UNITS</b>				<b>11 Units</b>
Property	AMP #	Bedroom Size	Accessibility Type	Total # of Unit Type
Chestnut/Linden Court	CA003000118/ CA003000115	2	Hearing and Sight	2
		3	Hearing and Sight	1
		1	Mobility	4
		2	Mobility	3
		3	Mobility	1
<b>TOTAL ACCESSIBLE UNITS</b>				<b>11 units</b>
Harrison Tower	CA003000101	1	Mobility	10
<b>TOTAL ACCESSIBLE UNITS</b>				<b>10 Units</b>
Mandela Gateway	CA003000117	1	Mobility	2
		2	Mobility	4
		3	Mobility	2
		4	Mobility	1
		2	Hearing and Sight	5
<b>TOTAL ACCESSIBLE UNITS</b>				<b>14 units</b>
Lion Creek Crossing IV	CA003000124	5	Hearing	1
		1	Mobility	2
		3	Mobility	2
		5	Mobility	1
<b>TOTAL ACCESSIBLE UNITS</b>				<b>6 Units</b>

Harrison Tower is undergoing disposition and being converted to project-based subsidy

#### OHA Managed Project-Based Accessible Unit Data

<b>Table 28: Types of Accessible Units Available at other OHA Managed Properties</b>		
Property	Bedroom Size	Accessibility Type
5825 Canning St, Unit 4	2	Mobility
950 40 <sup>th</sup> St, Unit 6	2	Mobility
950 40 <sup>th</sup> St, Unit 8	2	Mobility
9711 Sunnyside St, Unit A	3	Mobility
9711 Sunnyside St, Unit B	3	Mobility



9514 Birch St, Unit 1	3	Mobility
1430 Seminary Ave, Unit 1	2	Mobility
1905 Seminary Ave, Unit 1	2	Mobility
2139 Seminary Ave, Unit 105	3	Mobility
5730 Elizabeth St, Unit B1	2	Mobility
3634 Foothill Blvd, Unit 3	2	Mobility
3634 Foothill Blvd, Unit 4	2	Mobility
1610 11 <sup>th</sup> Ave Unit 1	2	Mobility
<b>TOTAL ACCESSIBLE UNITS</b>		<b>13 Units</b>

There are no UFAS/Accessible units in the designated sites of Adel Court and Palo Vista Gardens that will no longer be available to non-elderly disabled persons as these units have been designated as elderly since 2001 and have not been available to non-elderly households. There may be non-elderly household members that have a disability such as a younger spouse, but the household is still designated as elderly.

### **Designated Development Description**

#### **Unit Counts**

OHA has designated two developments for elderly families: Adel Court and Palo Vista Gardens. The elderly-only developments are ideal for this designation because of the building features, security, and neighborhood amenities, which are attractive to elderly residents. Some of these features include elevator access, security, centralized social services, on-site laundry facilities, wellness and social events, as well as easy access to public transportation.

The two developments, have a total of 130 units throughout Oakland. Each property is managed by a third-party property management company and overseen by OHA's Asset Management Department. OHA previously had five sites designated for elderly housing, but in 2010, Oak Grove North and Oak Grove South were converted to Housing Choice Voucher properties through the Section 18 disposition.

#### **Adel Court**

Located at: 2001 MacArthur Boulevard, Oakland, CA

Adel Court is a 30-unit complex comprised of one- and two-bedroom apartment units, located in the Dimond District of Oakland. The development has a community room and small courtyard as well as an on-site laundry facility. The development has been enhanced with a full exterior shingle replacement, installation of energy efficient windows, rehab of the community and laundry rooms as well as full upgrades of the security and fire system.

It is located in an area where there is a plethora of shopping and dining options scattered around the neighborhood. Most of the amenities are close to the MacArthur Freeway

(Interstate 580) or near Park Boulevard. Proximity to the freeway, to the Bay Area Rapid Transit (BART), and to AC Transit lines 20 and 21, make getting around easier for residents.

### **Palo Vista Gardens**

Located at: 6401 Fenham Street, Oakland, CA

Palo Vista Gardens is a 100-unit complex made up of studio one-bedroom apartment homes, located in east Oakland, close to the Coliseum. The development has a large community room along with a computer lab. It boasts an inner courtyard with barbecue grills and a gazebo for residents, as well as an on-site laundry room. Additionally, from Monday-Friday of each week, lunch is served on-site to all residents.

The site is close to the Coliseum BART station and to AC Transit lines 1 and 1R.

### **Residential and Supportive Services**

OHA's Asset Management Department in coordination with Resident Service Coordinators from respective property management teams and service partners, as well as the Family and Community Partnership Department (FCP) and OHA Police Department as (OHAPD), all work together to provide an appropriate mix of robust supportive services at the designated sites and non-designated sites. For the designated elderly sites, some of the services are catered particularly to the elderly residents' needs. These supportive services include case management, health services, enrichment programs, and referrals for residents to expert providers of additional services.

Comparable supportive services and alternative resources are provided to families that may have been housed if occupancy was not restricted, as well as amenities and community facilities to residents at non-designated developments. These include many of the services listed below as well as a homeownership program, self-sufficiency through FSS and Jobs Plus for employment counseling and economic development, financial planning, education initiatives for both youth and adults, block parties to celebrate and promote community as well as educate residents and applicants about services, college tours for youth, scholarship assistance, and housing navigation and support services to assist applicants in finding and leasing units.

Sites designated for elderly residents have specifically tailored resources for their demographic along with resident service coordinators who are trained to mitigate issues and concerns experienced by elderly residents. A few examples of services that are provided to all residents include:

- Daily lunch programs
- Computer classes
- Arts and crafts classes
- Group outings
- Budgeting classes
- Food bag distribution
- Nutrition classes
- Birthday celebrations
- Scam prevention
- Emergency preparedness
- Driver safety
- Health-oriented workshops
- National Night Out
- Gardening classes

- Weekly Coffee Hours
- Resident Advisory Council

Additionally, OHA is considering implementing the Assisted Waiver program that is designed to assist Medi-Cal beneficiaries to remain in their community as an alternative to residing in a licensed healthcare facility. This program would provide specified benefits to eligible elderly residents. Some of the more elderly specific service programs are described in further detail below:

**COVID – 19:** Since the start of the COVID-19 pandemic, OHA has worked to reduce and contain the spread of illness by educating and informing residents about the virus, including what to do and how to stay safe, and the benefits of the vaccination. In 2021, OHA partnered with local pharmacies to offer on-site vaccinations to elderly residents and was able to help a total of 300 elderly residents get their vaccinations.

**Food Bags and Pantry:** OHA has partnered with local food programs, including Mercy Brown Bag and Hope 4 the Heart, to provide food pantry bags to the designated developments. Food bags are generally delivered to each development and residents are notified about pick-up procedures through a newsletter, a phone call and/or text messages. Food bags will contain a variety of items including ground beef, fish, canned tuna, eggs and fresh produce such as strawberries, apples, celery, mustard greens, and plums. In situations where residents have mobility constraints, resident service staff will help with bagging groceries and delivering the food bags directly to the resident's unit.

**Social Activities and Events:** Each week, socially distanced activities and events are planned for residents to participate in. These events include game nights and Fun Fridays, physical activity classes such as Tai Chi and walk clubs, art classes, and birthday celebrations.

**Community Safety Meetings:** A few times each year, residents are invited to safety workshops or meetings hosted by OHAPD to discuss recent public safety activity, neighborhood crime or safety issues, and personal safety alerts or specific interest to the elderly population such as telephone scams and identity theft concerns.

**Holiday Meals and Celebrations:** Resident service coordinators work year-round to help residents recognize and celebrate the different holidays throughout the year. Past holidays that have been celebrated include New Year's Eve, Lunar New Year, Black History Month, Easter, Mother's Day, Father's Day, July 4<sup>th</sup>, Halloween, Thanksgiving, and Christmas. Celebration activities often comprise of arts and crafts as well as an opportunity for residents to come together and share a catered holiday meal.

### **No Evictions or Lease Termination Due to Designation**

OHA can confirm that all of the residents in the designated developments meet the designation requirement; there will be no evictions or lease terminations due to the designation of these developments as the current residents at Adele Court and Palo Vista are all currently elderly families.

## **Voluntary Relocation Due to Designation**

OHA will not relocate current residents following approval of the Plan. All current residents will be allowed to remain in their current apartment units, regardless of age. As the total number of tenants occupying the designated developments is elderly, there will not be a need for transfers or relocations.

## **Court Orders**

OHA does not have any outstanding court orders, Voluntary Compliance Agreements, or Section 504 Letters of Findings at this time.

## **Overall Assessment**

In conclusion, the DHP supports Oakland's low-income elderly population by designating 9% of OHA's public housing portfolio to support 13.11% of the local population who are elderly, a majority of whom are also disabled. The removal of 15 accessible units from the overall portfolio of 167 accessible OHA units is only 9% of the overall accessible units to be designated as elderly only. Both designated developments maintain high occupancy rates. There is a proven demand for these units and the current designation as elderly only is considered successful and in line with the needs of Oakland and the mission of OHA.

## **OHA Contact Information**

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