

Commission Members

CHAIR GREGORY D. HARTWIG
VICE-CHAIR ANNE GRIFFITH
COMMISSIONER JANNY CASTILLO
COMMISSIONER LYNETTE JUNG LEE
COMMISSIONER BETTYE LOU WRIGHT
COMMISSIONER BARBARA MONTGOMERY
COMMISSIONER MARK J. TORTORICH

Executive Director

Patricia Wells

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

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

SPECIAL MEETING

Monday, June 07, 2021 at 4:00 p.m.

Tele-Conference

***NOTE:** Pursuant to the Governor's Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible "telephonically or electronically" to all members of the public seeking to observe and to address the legislative body.*

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/96691276296?pwd=aE9iZnd2c3FLaUIMakE1bFBBRWRLdz09>

Meeting ID (access code): 966 9127 6296 **Meeting Password:** 933013

Closed Caption – provided through the link

To participate by Telephone: 1 (669) 219-2599

Meeting ID (access code): 966 9127 6296 **Meeting Password:** 933013#

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

All public comment on Action Items will be taken at the public comment portion of the meeting. You may comment via zoom by “raising your hand” or by submitting an e-mail to publiccomments@oakha.org or leave a voicemail at: 510-874-1510 before 3:00PM

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



Oakland Housing
Authority

AGENDA
Special Meeting
June 07, 2021
4:00 pm

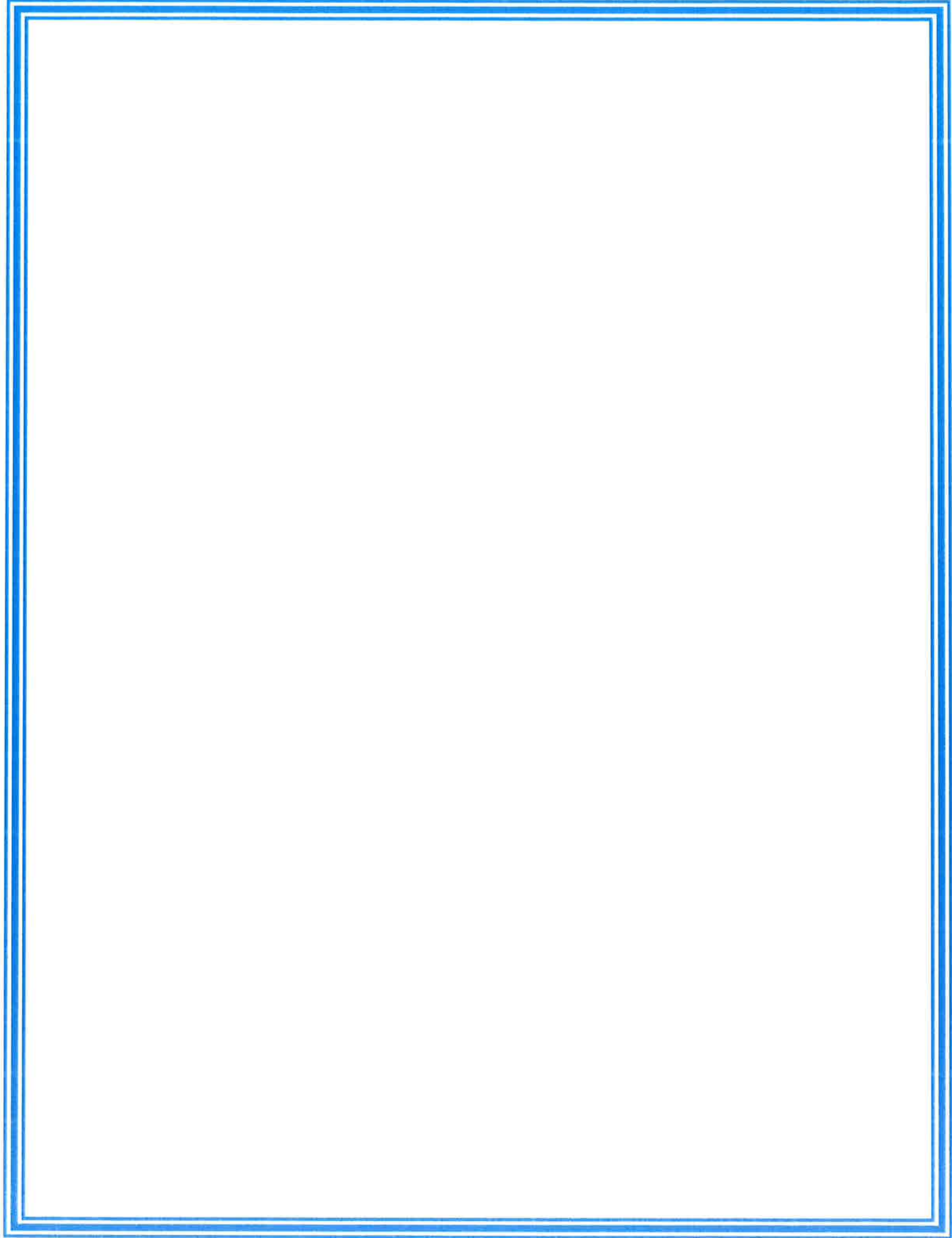
- I. Pledge of Allegiance
- II. Roll Call
- III. Recognition of people wishing to address the Commission
- IV. New Business
 - A. Fiscal Year 2022 Oakland Housing Authority Annual Budget Workshop Discussion.
- V. Adjournment

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

Gregory D. Hartwig, Chair of the Commission


By 

Patricia Wells, Secretary



Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Fiscal Year 2022 Oakland Housing Authority Annual Budget Workshop Discussion.

Date: June 07, 2021

The Oakland Housing Authority leadership team will present the Oakland Housing Authority Fiscal Year 2022 Operating Budget, including the Comprehensive Consolidated Budget. Each member of the leadership team will present their prior year accomplishments, FY 2022 goals, as well as trends in program and operations metrics that will influence future strategic planning.

This workshop will provide information for the Board and Executive Director to comply with HUD's New Operating Fund Rule (24 CFR Part 990.255), requiring that the Housing Authority prepare and approve the annual operating budget prior to the beginning of the Fiscal Year (July 1, 2021).

This proposed budget was prepared based on the following assumptions:

- FY 2022 Capital Fund Program (CFP) Grant to be awarded by HUD is estimated at \$10,074,617 million.
- Operating Subsidy at \$9,006,700 million with funding expected at 97% proration of eligibility.
- HUD-Held Reserves, both HUD-held cash and unspent budget authority is estimated at \$113 million as of March 2021.
- The Budget was prepared with an aggressive expenditure of existing HUD held reserves demonstrating the obligations and commitments the Board and agency have made the funds to increase opportunity and preserve and expand housing choices in Oakland.
- As outlined in our MTW FY 2022 Plan approved earlier this year, MTW funds will be utilized to support Building Bridges Local MTW Programs, capital improvements in OHA public housing and project based Section 8 units, support and expand economic opportunities offered through the Family and Community Partnerships Department, fund Police Services, and make significant investments in preservation and development activities by the Authority.

- An estimated salary increase based on the local CPI index to provide funds for the annual Cost of Living Adjustment was included in the budget, as a placeholder pending negotiations with trade union organizations.
- Staffing level will stay stable at 376 Full Time Equivalents, as the Authority continues to assess its current operations and program structure to maximize efficiencies, address the current needs of the Oakland community, and achieve the vision outlined in the Strategic Goals and MTW Plan.
- SBHAP/Local Housing Program (OPRI) with the City of Oakland is \$ 3,081,093 to serve a total of 140 households including 40 homeless families with children.

Commissioner Travel:

The impacts of COVID-19 have driven us to the use of technology for online engagement. However, the plans for conferences and training are still scheduled for FY 2022; the budget includes a travel/conference budget to accommodate some Commissioner related travel to conferences for the fiscal year for \$30,000, not including registration fees.

Recommendation:

No action is requested at this time. This item will forward to the June 28, 2021 Board of Commissioners Annual Meeting for consideration and approval of the Consolidated Agency Budget, Public Housing Budget by AMP and Staffing Plan for the Fiscal Year ending June 30, 2022.

Attachments: OHA Comprehensive Consolidated FY 2022 Operating Budgets:
1. FY2022 Consolidated OHA Only
3. FY2022 YoY FY22 vs. FY21 OHA only

Oakland Housing Authority (Excluding Affiliates) Annual Budget for the Fiscal Year Ending June 30, 2022

Revenue		TOTAL		Central Office Cost Center		Security & Development		Family & Community Partnerships, FSS Grants		Property Management		Asset Management		Capital Improvements Dept & Facilities		ALL PH Properties		HAP		Non-HAP		Non-Federal		
3100-00-000	TENANT INCOME																							
3110-00-000	Tenant Rent	4,736,744															4,727,084							9,660
3112-00-000	Tenant Assistance Payments	117,816																						117,816
3113-00-000	Less: Vacancies	(184,477)															(184,477)							
3114-00-000	Less: Concessions	(18,000)															(18,000)							
3119-00-000	Total Tenant Income	4,652,083															4,524,607							127,476
3120-00-000	Other Tenant Income																							
3120-01-000	Laundry and Vending	5,504															5,504							
3120-03-000	Maintenance Charges	20,610															20,610							
3120-04-000	Late Charges	172															172							
3120-06-000	NSF Charges	600															600							
3120-08-000	Tenant Screening	120															120							
3129-00-000	Total Other Tenant Income	27,006															27,006							
3199-00-000	NET TENANT INCOME	4,679,089															4,551,613							127,476
3400-00-000	GRANT INCOME																							
3401-00-000	HUD PHA Operating Grants/Subsidy	9,006,700															9,006,700							
3410-01-000	Section 8 HAP Earned	286,267,745																						
3410-02-000	Section 8 Admin. Fee Income	20,879,979																						20,879,979
3410-04-000	Port-In Admin Fees Earned	30,000																						30,000
3410-06-000	Port In HAP Earned	500,000																						500,000
3415-00-000	Other Government Grants	222,079																						
3420-00-000	Capital Fund Grants	10,074,617																						
Sub Total	TOTAL GRANT INCOME	326,981,119															11,941,700							21,409,979
3600-00-000	OTHER INCOME																							
3610-00-000	Investment Income - Unrestricted	80,735																						14,420
3640-00-000	Fraud Recovery	80,000																						80,000
3650-00-000	Miscellaneous Other Income	927,996																						200,000
3650-00-002	Ground Lease Income	10,000																						10,000
3650-00-004	Developer Fees	75,450																						75,450
3650-00-005	COCC Affiliates Reimbursement	10,799,271																						
3650-00-006	Other Income - Salary Reimbursement from Affiliates	862,077																						
Sub Total	TOTAL OTHER INCOME	12,835,529															130,000							299,870
Total	TOTAL INCOME - INFLOW FROM OPERATIONS	344,495,737															16,623,313							427,346
Total	TOTAL INCOME	344,495,737															16,623,313							427,346

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2022

	TOTAL	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvement & Dept & Facilities	ALL PH Properties	HAP	Non-HAP	NonFederal
4110-00-000	26,183,253	8,372,942	2,527,544	2,710,000	1,365,284	850,464	1,164,737	1,310,282	-	7,882,000	-
4110-01-000	20,184	-	-	-	-	-	-	20,184	-	-	-
4110-02-000	85,000	-	-	-	5,000	-	-	-	-	80,000	-
4110-03-000	1,757,477	581,091	165,228	176,000	98,706	60,727	83,942	112,782	-	479,000	-
4110-03-001	74,856	24,688	3,584	15,400	2,912	1,568	2,240	2,464	-	22,000	-
4110-03-002	3,270,660	974,560	437,476	309,000	152,208	94,903	139,795	115,718	-	1,047,000	-
4110-03-003	68,243	13,068	18,368	4,100	2,574	1,386	1,980	8,767	-	18,000	-
4110-03-004	5,157,048	1,394,834	362,172	460,957	279,059	135,810	246,042	273,900	-	2,004,275	-
4110-03-005	207,600	84,175	22,000	25,000	13,350	10,700	12,025	8,350	-	32,000	-
4110-05-000	387,600	-	-	-	-	-	-	-	-	-	387,600
Sub Total	37,211,920	11,445,357	3,536,372	3,700,457	1,919,092	1,155,558	1,650,762	1,852,447	-	11,564,275	387,600
Legal Expense	-	-	-	-	-	-	-	-	-	-	-
4130-00-000	250,000	-	-	-	-	-	-	250,000	-	-	-
4130-01-000	36,000	-	-	-	-	-	-	36,000	-	-	-
4130-03-000	2,055,000	1,210,000	615,000	10,000	35,000	20,000	-	35,000	-	120,000	10,000
Sub Total	2,341,000	1,210,000	615,000	10,000	35,000	20,000	-	321,000	-	120,000	10,000
Other Admin Expenses	-	-	-	-	-	-	-	-	-	-	-
4139-00-000	607,532	367,145	72,110	31,025	20,000	12,095	1,950	37,845	-	35,362	30,000
4140-00-000	75,000	75,000	-	-	-	-	-	-	-	-	-
4140-01-000	12,000	-	12,000	-	-	-	-	-	-	-	-
4140-10-000	210,000	180,000	30,000	-	-	-	-	-	-	-	-
4140-20-000	278,110	85,810	36,500	28,900	3,000	3,000	-	10,900	-	10,000	100,000
4150-00-000	32,000	30,000	-	-	-	-	-	-	-	-	2,000
4150-05-000	13,200	13,200	-	-	-	-	-	-	-	-	-
4150-10-000	139,150	26,750	500	1,500	5,000	5,000	-	5,400	-	30,000	65,000
4160-00-000	245,400	245,400	-	-	-	-	-	-	-	-	-
4170-00-000	245,372	245,372	-	-	-	-	-	-	-	-	-
4173-00-000	288,440	-	-	-	-	-	-	286,440	-	-	2,000
4174-00-000	62,216	46,000	-	-	-	-	-	6,216	-	-	10,000
4180-00-000	887,977	20,670	-	-	-	-	-	4,860	-	862,447	-
4181-00-000	305,700	60,000	166,400	55,000	-	24,300	-	-	-	-	-
4181-01-000	19,179	4,590	12,730	-	-	1,859	-	-	-	-	-
4181-01-001	1,630	390	1,062	-	-	158	-	-	-	-	-
4182-00-000	4,245,400	2,615,000	440,000	80,000	100,000	35,000	-	306,700	-	668,700	-
Sub Total	7,668,305	4,015,327	771,321	196,425	128,000	81,412	1,950	658,361	-	1,606,509	209,000
Total Other Admin Expenses											

Oakland Housing Authority (Excluding Affiliates) Annual Budget for the Fiscal Year Ending June 30, 2022

	TOTAL	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvement & Dept & Facilities	ALL PH Properties	HAP	Non-HAP	Non-Federal
4190-00-000											
Miscellaneous Admin Expenses											
4190-01-000	304,255	82,850	6,000	150	1,000	7,155	600	-	-	6,500	200,000
Membership and Fees											
4190-02-000	16,500	13,500	2,500	-	-	500	-	-	-	-	-
Publications											
4190-03-000	7,400	2,500	1,500	2,500	-	600	-	300	-	-	-
Advertising											
4190-04-000	354,888	79,500	14,400	52,000	10,000	700	21,500	53,028	-	123,760	-
Office Supplies											
4190-06-000	62,550	9,550	5,000	-	-	-	-	15,000	-	33,000	-
Copier Supplies											
4190-07-000	393,615	146,112	12,000	1,000	-	-	146,000	63,503	-	250,000	-
Telephone											
Postage											
4190-08-000	289,250	24,950	2,900	1,500	500	400	200	8,800	-	250,000	-
Computer Hardware, Software & Supplies											
4190-09-000	250,090	70,130	18,000	21,700	8,300	4,750	300	24,300	-	102,560	50
Computer Licenses & Maintenance Contracts											
4190-10-000	1,143,843	1,064,063	3,720	45,000	-	4,460	7,500	19,100	-	-	100
Utility Transmission Charges											
4190-11-000	1,800	-	-	-	-	-	700	1,000	-	-	-
Software											
4190-12-000	7,900	-	-	-	-	7,900	-	-	-	-	-
Storage Unit											
4190-14-000	15,350	10,050	300	-	-	-	-	-	-	5,000	-
Cell Phones/Pagers											
4190-15-000	436,984	72,080	97,400	29,300	22,500	10,300	21,500	78,604	-	105,300	-
Temporary Administrative Labor											
4190-17-000	27,000	-	-	-	-	-	-	27,000	-	-	-
Office Equipment Maintenance & Contracts											
4190-18-000	109,300	21,100	23,600	18,000	4,000	-	3,000	11,600	-	28,000	-
Section 8 Inspections Costs											
4190-19-000	464,500	-	-	-	-	1,100	-	500	-	462,900	-
Bank Fees											
4190-20-000	275,500	255,000	-	-	-	-	-	20,000	-	-	500
Fees, Taxes & Other Costs											
4190-21-000	47,777	36,500	-	-	-	2,000	2,500	6,777	-	-	-
Other Misc Admin Expenses											
4190-22-000	34,500	3,500	5,500	-	1,000	-	1,000	8,500	-	15,000	-
Total Miscellaneous Admin Expenses											
4191-00-000	4,243,002	1,891,385	192,820	171,150	47,300	39,865	204,800	338,012	-	1,157,020	200,650
TOTAL	51,464,727	18,562,069	5,115,513	4,078,032	2,129,392	1,296,635	1,857,512	3,169,820	-	14,447,804	807,250
TOTAL ADMINISTRATIVE EXPENSES											

Oakland Housing Authority (Excluding Affiliates) Annual Budget for the Fiscal Year Ending June 30, 2022

		TOTAL	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvement & Dept. & Facilities	ALL PH Properties	HAP	Non-HAP	Non-Federal
TENANT SERVICES EXPENSES												
4200-00-000	Tenant Services Salaries	366,824	-	-	230,000	-	-	-	136,824	-	-	-
4210-01-000	Employer FICA & Medicare	11,866	-	-	-	-	-	-	11,866	-	-	-
4210-01-002	Pension & Retirement Contributions	10,603	-	-	10,000	-	-	-	603	-	-	-
4210-01-004	Medical & Dental Benefits	17,434	-	-	1,000	-	-	-	16,434	-	-	-
4210-01-005	Employee Benefit Management & Others	-	-	-	1,920	-	-	-	1,920	-	-	-
4220-00-000	Resident Participation	30,500	-	-	25,000	-	500	-	5,000	-	-	-
4220-01-000	Other Tenant Svcs.	351,860	32,700	-	25,000	-	22,000	-	212,160	-	-	60,000
4225-01-000	Printing & Supplies	56,500	12,000	-	35,000	-	-	-	9,500	-	-	-
4225-01-001	Tenant Services - Postage	20,000	10,000	-	10,000	-	-	-	-	-	-	-
4225-01-002	Program Supplies	50,000	-	-	50,000	-	-	-	-	-	-	-
4225-02-000	Recreation	20,000	-	-	-	-	-	-	20,000	-	-	-
4225-03-000	Special Events	110,000	-	-	75,000	-	-	-	35,000	-	-	-
4225-04-000	Translation Services	115,000	-	-	1,500	-	1,500	-	2,000	-	110,000	-
4230-00-000	Children & Youth Programs	1,100,000	-	30,000	1,070,000	-	-	-	-	-	-	-
4230-00-001	Special Programs - Residents (Family & Community Ptnrshp)	300,000	-	-	300,000	-	-	-	-	-	-	-
4230-00-002	Stipends - Leadership Training	3,000	-	-	-	-	3,000	-	-	-	-	-
4230-00-003	Employment & Economic Development	395,000	-	-	395,000	-	-	-	-	-	-	-
4230-00-004	Civic Engagement Activity	50,000	-	-	50,000	-	-	-	-	-	-	-
4230-01-000	Tenant Relocation	40,000	-	-	-	-	-	-	40,000	-	-	-
4230-02-000	Tenant Transportation	60,000	-	-	60,000	-	-	-	-	-	-	-
4230-03-000	Tenant Clothing	35,000	-	-	35,000	-	-	-	-	-	-	-
4230-04-000	Tenant Childcare	20,000	-	-	20,000	-	-	-	-	-	-	-
TOTAL	TOTAL TENANT SERVICES EXPENSES	3,165,507	54,700	30,000	2,392,500	-	27,000	-	491,307	-	110,000	60,000
UTILITY EXPENSES												
4300-00-000	Water	1,343,516	-	-	-	-	-	51,033	1,290,484	-	-	2,000
4320-00-000	Electricity	611,028	-	-	-	-	-	368,061	241,967	-	-	1,000
4330-00-000	Gas	76,622	-	-	-	-	-	21,521	52,102	-	-	3,000
4390-00-000	Sewer	73,333	-	-	-	-	-	-	73,333	-	-	-
4395-00-000	Other Utility Expenses	6,200	-	-	-	-	-	-	6,200	-	-	-
TOTAL	TOTAL UTILITY EXPENSES	2,110,700	-	-	-	-	-	440,614	1,664,086	-	-	6,000

Oakland Housing Authority (Excluding Affiliates) Annual Budget for the Fiscal Year Ending June 30, 2022

		TOTAL		Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Assot Management	Capital Improvement s Dept & Facilities	ALL PH Properties	HAP	Non-HAP	Non-Federal
MAINTENANCE EXPENSES													
4400-00-000	General Maint Expense												
4400-99-000	Ordinary Maintenance & Operations Salaries	4,808,497					399,299		2,423,610	1,985,587			
4410-00-000	Ordinary Maintenance & Operations Overtime	73,000					3,000		10,000	60,000			
4410-02-000	Maint. Empl. Rent Free Unit	15,960								15,960			
4410-04-000	Employer FICA & Medicare	381,991					30,714		189,225	162,052			
4410-05-000	State Unemployment Insurance Tax (SUI)	12,768					1,344		6,048	5,376			
4410-05-001	Pension & Retirement Contributions	587,108					58,445		320,796	207,867			
4410-05-002	Life Ins Contr. & Management Package	15,506					1,188		5,346	8,972			
4410-05-003	Medical & Dental Benefits	1,318,163					146,320		653,054	518,788			
4410-05-004	Maintenance Uniforms	18,700							8,700	10,000			
4411-00-000	Maintenance Travel/Training	6,000								6,000			
4412-00-000	Vehicle - Gas	74,000		4,000		2,500	9,500	1,000	38,000	16,000		3,000	
4413-00-000	Vehicles - Materials & Parts	19,500		5,000		1,000	5,000	5,000	7,000	7,000			
4413-00-001	Vehicles - GPS Expenses	27,400		2,300		3,000	900	500	10,500	5,200		5,000	
4413-00-002													
4419-00-000	Total General Maint Expense	7,350,593		11,300		6,500	655,711	1,500	3,666,780	3,008,802		8,000	
Materials													
4420-00-000	Materials - Building	255,750							22,750	229,000			4,000
4420-00-001	Materials - Electrical	35,300							12,000	23,300			
4420-00-002	Materials - Floor Coverings	122,000							18,500	103,500			
4420-00-003	Materials - Hardware	13,000							3,500	9,500			
4420-00-004	Materials - Heater Parts	5,500								5,500			
4420-00-005	Materials - Kitchen & Lavatory	76,200							13,000	63,200			
4420-00-006	Materials - Locks	60,800							8,250	52,550			
4420-00-007	Materials - Paint	31,050							7,500	23,550			
4420-00-008	Materials - Appliances	4,400							2,000	2,400			
4420-00-009	Materials - Other	11,000							3,500	7,000			500
4420-00-010	Materials - Doors	20,000								20,000			
4420-00-011	Materials - Windows	30,000								30,000			
4420-00-012	Supplies-Grounds	14,000							2,000	12,000			
4420-01-000	Supplies-Light Fixtures	19,000							9,000	10,000			
4420-02-000	Supplies-Decorating	51,750							6,000	45,750			
4420-03-000	Supplies-Electrical	3,000								3,000			
4420-04-000	Supplies-Externating	3,600								3,600			
4420-05-000	Supplies-Janitorial/Cleaning	33,600							10,500	23,100			
4420-06-000	Supplies-Mechanical	500					500						
4420-07-000	Supplies-Plumbing	84,350							9,750	74,600			
4420-08-000	Tools and Equipment	53,100					7,500		20,000	25,600			
4420-09-000													
Sub Total	Total Materials	927,900		11,300		6,500	8,000		148,250	767,150			4,500

Oakland Housing Authority (Excluding Affiliates) Annual Budget for the Fiscal Year Ending June 30, 2022

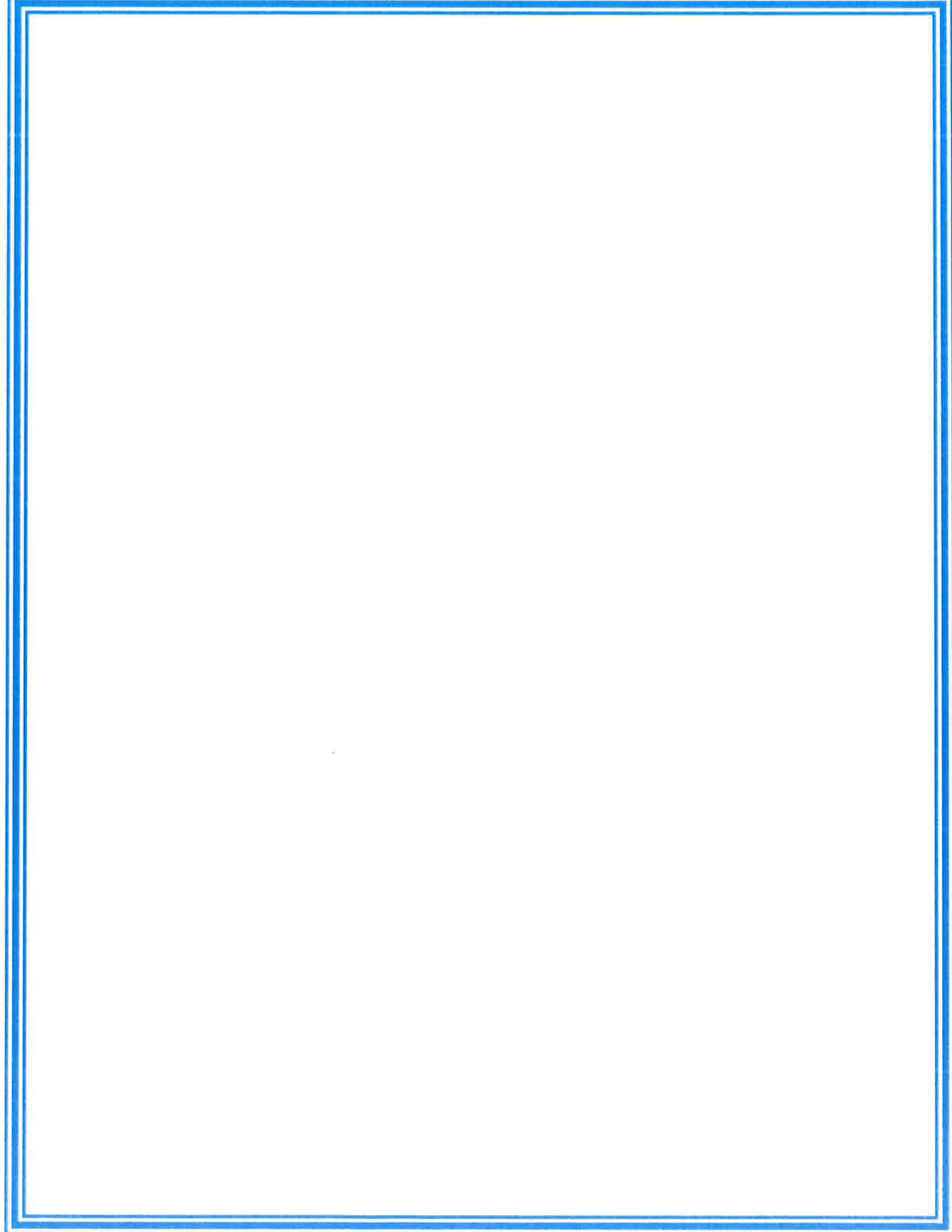
TOTAL		Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvement s Dept & Facilities	ALL PH Properties	HAP	Non-HAP	Non-Federal
Contract Costs											
4430-01-000	Contract-Alarm/Extinguisher	29,600	-	-	-	-	15,000	14,600	-	-	-
4430-02-000	Contract-Appliance	4,700	-	-	-	-	-	4,700	-	-	
4430-03-000	Contract-Building Rehab	48,000	-	-	-	-	-	48,000	-	-	
4430-05-000	Contract-Decorating/Painting	91,014	-	-	-	-	17,000	74,014	-	-	
4430-06-000	Contract-Electrical	28,900	-	-	-	-	5,000	23,900	-	-	
4430-07-000	Contract-Pest Control	160,600	-	-	-	-	11,000	146,600	-	3,000	
4430-08-000	Contract-Floor Covering	123,000	-	-	-	-	-	123,000	-	-	
4430-09-000	Contract-Grounds	297,120	-	-	-	-	-	297,120	-	-	
4430-10-000	Contract-Janitorial/Cleaning	802,500	-	-	-	-	730,000	72,500	-	-	
4430-11-000	Contract-Plumbing	146,400	-	-	-	-	6,000	140,400	-	-	
4430-12-000	Contract-Garbage Services	1,072,984	500	-	1,750	700	68,942	996,092	-	5,000	
4430-13-000	Contract-HVAC	127,000	-	-	-	-	88,000	39,000	-	-	
4430-14-000	Contract-Vehicle Maintenance	159,760	10,000	20,000	7,500	2,000	55,000	40,000	25,260	-	
4430-15-000	Contract-Equipment Rental	33,500	-	-	-	-	13,500	20,000	-	-	
4430-16-000	Contract-Lock Repair	44,000	-	-	-	-	4,000	40,000	-	-	
4430-17-000	Contract-Elevator Monitoring	87,375	-	-	-	-	40,000	47,375	-	-	
4430-18-000	Contract-Uniforms	14,898	-	-	-	-	-	14,898	-	-	
4430-19-000	Contract-Car Wash	15,400	1,000	2,000	700	500	3,200	4,500	500	-	
4430-20-000	Routine Make Ready	247,000	-	-	-	-	-	247,000	-	-	
4430-21-000	Roof & Decks Routine	75,000	-	-	-	-	30,000	45,000	-	-	
4430-24-000	Contract-Call Center	21,000	-	-	-	-	-	21,000	-	-	
4430-25-000	Contract-Doors	10,000	-	-	-	-	-	10,000	-	-	
4430-26-000	Contract-Windows	10,000	-	-	-	-	-	10,000	-	-	
4430-40-000	Contract-Security Guards	300,000	-	-	-	-	300,000	-	-	-	
4430-41-000	Contract-Alarm Systems	65,500	-	-	-	-	65,500	-	-	-	
4430-80-000	Contract-Bookkeeping Fees	43,890	-	-	-	-	-	43,890	-	-	
4430-90-000	Contract-Fee For Service	30,200	13,200	-	-	-	-	10,000	7,000	-	
4430-99-000	Contract Costs-Other	505,846	-	500	-	-	64,500	431,846	5,000	4,000	
Sub Total	Total Contract Costs	4,595,187	24,200	22,500	9,950	3,200	1,516,642	2,965,435	30,760	19,000	23,500
TOTAL	TOTAL MAINTENANCE EXPENSES	12,881,680	35,500	29,000	673,661	4,700	5,331,672	6,741,387	38,760	637,000	10,600
GENERAL EXPENSES											
4500-00-000	Property Insurance	313,991	-	-	-	-	15,765	288,226	-	-	10,000
4510-20-000	Liability Insurance	154,960	-	-	-	-	88,822	65,638	-	-	500
4521-00-000	Misc. Taxes/Licenses/Insurance	1,140	-	-	-	-	1,140	-	-	-	
4530-00-000	Workers Compensation	2,291,328	552,388	348,187	126,161	58,682	260,059	220,850	561,000	-	
4550-00-000	All Other Insurance	162,269	-	164,000	150,000	-	-	12,169	-	100	
4560-00-000	Auto Insurance	235,219	12,000	65,000	13,552	6,000	61,953	38,714	18,000	-	
4565-00-000	Employment Practices Liability Insurance	182,890	35,300	28,600	8,879	5,000	11,986	19,126	58,000	-	
4570-00-000	Bad Debt-Tenant Rents	230,340	-	-	-	-	-	230,340	-	-	
4580-00-000	Other General Expense	2,340,000	-	-	-	-	-	2,340,000	-	-	
TOTAL	TOTAL GENERAL EXPENSES	5,912,137	599,688	441,797	298,592	69,682	438,585	3,216,203	637,000	10,600	10,600

Oakland Housing Authority (Excluding Affiliates) Annual Budget for the Fiscal Year Ending June 30, 2022

		TOTAL	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvement s Dept & Facilities	ALL PH Properties	HAP	Non-HAP	Non-Federal
4600-00-000	PROTECTIVE SERVICES EXPENSES											
4610-00-000	Protective Services Salaries	4,850,459		4,850,459								
4610-01-000	Protective Services Overtime	425,000		425,000								
4610-02-000	Employer FICA & Medicare	370,158		370,158								
4610-02-001	State Unemployment Insurance Tax (SUI)	8,736		8,736								
4610-02-002	Pension & Retirement Contributions	743,954		743,954								
4610-02-003	Life Ins Contr & Management Package	7,722		7,722								
4610-02-004	Medical & Dental Benefits	930,570		930,570								
4610-02-006	Tuition Reimbursements - Protective	30,000		30,000								
4610-02-007	Uniform Allowance	25,000		25,000								
4620-01-000	Security Alarm Contract Costs	7,347						4,347			3,000	
4620-02-000	Lexis Nexus	2,000									2,000	
4620-03-000	Protective Services Vehicle Costs	60,000		60,000								
4620-04-000	Security Sundry Contracts	262,700		262,700								
4630-01-000	Security Materials	81,650		81,650								
4630-02-000	Gasoline	65,000		65,000								
4630-03-000	Security Ammunition	20,000		20,000								
4630-04-000	Security Uniforms	30,000		30,000								
4630-05-000	Security Guns	15,000		15,000								
TOTAL	TOTAL PROTECTIVE SERVICES EXPENSES	7,935,296		7,925,949					4,347		5,000	
4700-00-000	HOUSING ASSISTANCE PAYMENTS											
4715-00-000	Housing Assistance Payments	224,163,224								224,163,224		
4715-01-000	Tenant Utility Payments-Voucher	12,000								12,000		
4715-02-000	Portable Out-HAP Payments	3,480,000								3,480,000		
4715-03-000	FSS Escrow Payments	450,000								450,000		
4715-04-000	Housing Assistance - Other	300,000								300,000		
4715-05-000	Housing Assistance Payments - Sponsor Based	3,083,091								3,083,091		
4715-06-000	Housing Assistance - Portability-In	40,000								40,000		
4715-07-000	HAP Vacancy Loss Incentive	720,000								720,000		
4715-08-000	Landlord Maintenance Loan Incentive Program	385,000								385,000		
4715-09-000	New Landlord	72,000								72,000		
4715-10-000	Owner Recognition	25,000								25,000		
4715-11-000	Building Bridges - SRO	3,000,000								3,000,000		
4715-12-000	Building Bridges - CalWORKS	1,000,000								1,000,000		
4715-13-000	Building Bridges - THP Plus	500,000								500,000		
4715-14-000	HAP Portability Out Admin Fee	560,000								560,000		
4715-16-000	Building Bridges - Key to Home Program	640,000					640,000					
TOTAL	TOTAL HOUSING ASSISTANCE PAYMENTS	28,490,315					640,000			237,903,315		
TOTAL	TOTAL OPERATING EXPENSES	321,895,863	19,251,956	13,516,750	6,699,532	3,101,646	2,038,217	8,068,383	15,287,150	237,790,315	15,238,564	907,350
TOTAL	TOTAL OPERATING REVENUES	344,495,737	10,861,250	360,613	222,079	2,385,833	39,143	5,434,438	16,623,313	286,267,745	21,874,979	427,346
TOTAL	OPERATING PROFIT / (LOSS)	22,595,874	(8,390,702)	(13,156,136)	(6,477,454)	(715,813)	(2,000,874)	(2,633,945)	1,336,162	46,977,430	6,636,415	(180,004)

Oakland Housing Authority (Excluding Affiliates) Annual Budget for the Fiscal Year Ending June 30, 2022

	TOTAL	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvement & Dept & Facilities	ALL PH Properties	HAP	Non-HAP	Non-Federal
5205-00-001	(2,447,065)	(18,835,637)	3,099,535	1,490,161	1,072,916	-	2,265,045	3,170,608	-	5,266,689	23,618
5205-00-002	(314,738)	-	-	-	(3,517,965)	-	-	3,203,227	-	-	-
5205-00-004	(5,396,455)	-	-	-	-	-	(8,066,383)	2,671,929	-	-	-
Total Allocation Expenses	(8,158,258)	(18,835,637)	3,099,535	1,490,161	(2,445,049)	-	(5,803,338)	9,045,764	-	5,266,689	23,618
5510-00-000	12,341,500	2,380,000	6,285,500	40,000	-	-	691,000	2,945,000	-	-	-
5520-00-000	2,071,404	440,000	240,000	14,055	142,005	-	622,394	119,511	-	493,439	-
5520-01-000	3,000,000	3,000,000	-	-	-	-	-	-	-	-	-
Total Capital, OPEB, and Pension	17,412,904	5,820,000	6,525,500	54,055	142,005	-	1,313,394	3,064,511	-	493,439	-
TOTAL NON OPERATING ITEMS - EXPENSE (REVENUE)	9,254,646	(13,015,637)	9,625,035	1,544,216	(2,303,044)	-	(4,489,945)	12,110,275	-	5,760,128	23,618
Excess Revenue over Expenses	13,341,227	4,624,930	(22,781,171)	(8,021,670)	1,587,231	(2,000,074)	1,856,000	(10,774,112)	48,477,430	876,287	(503,622)
Operating Transfer In/(Out)	-	(7,624,930)	16,741,171	8,021,670	(1,587,231)	2,000,074	(1,856,000)	10,774,112	(25,592,580)	(876,287)	-
Transfer In From Reserves	9,040,000	3,000,000	6,040,000	-	-	-	-	-	22,886,850	-	(503,622)
TOTAL	21,381,227	-	-	-	-	-	-	-	-	-	-



OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		B		% Variance FY22 vs FY21
	FY 2021		FY 2022		
REVENUE					
TENANT INCOME					
Rental Income					
Tenant Rent		4,749,981		4,736,744	0%
Tenant Assistance Payments		117,816		117,816	0%
Less: Vacancies		(180,113)		(184,477)	2%
Less: Concessions		(22,000)		(18,000)	-18%
Total Rental Income		4,665,685		4,652,083	0%
Other Tenant Income					
Laundry and Vending		6,612		5,504	-17%
Maintenance Charges		20,800		20,610	-1%
Late Charges		250		172	-31%
NSF Charges		700		600	-14%
Tenant Screening		-		120	
Total Other Tenant Income		28,362		27,006	-5%
Tenant Income		4,694,047		4,679,089	0%
GRANT INCOME					
HUD PHA Operating Grants/Subsidy		8,670,000		9,006,700	4%
HCV Subsidy		258,346,755		286,267,745	11%
HCV Subsidy - Admin		20,490,570		20,879,979	2%
Port-In Admin Fees Earned		30,000		30,000	0%
Port In HAP Earned		536,002		500,000	-7%
Other Government Grants		1,185,148		222,079	-81%
Capital Fund Grants		10,024,634		10,074,617	0%
GRANT INCOME		299,283,109		326,981,119	9%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		% Variance FY22 vs FY21
	FY 2021	B FY 2022	
OTHER INCOME			
Investment Income - Unrestricted	1,206,166	80,735	-93%
Fraud Recovery	80,000	80,000	0%
Miscellaneous Other Income	1,167,999	927,996	-20%
Ground Lease Income	10,000	10,000	0%
Developer Fees - Administrative fees from developments	219,429	75,450	-66%
COCC Affiliates Reimbursement	-	10,799,271	
Other Income - Salary Reimbursement from Affiliates	880,433	862,077	-2%
COCC Revenue from Affiliates (net)	9,226,385	-	-100%
TOTAL OTHER INCOME	12,789,512	12,835,529	0%
Total Income from Operations	316,766,668	344,495,737	9%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A FY 2021	B FY 2022	% Variance FY22 vs FY21
EXPENSES			
ADMINISTRATIVE			
Administrative Salaries			
Administrative Salaries	25,488,022	26,183,253	3%
Administrative Rent Free Unit	20,184	20,184	0%
Administrative Overtime	125,000	85,000	-32%
Employer FICA & Medicare	1,980,113	1,757,477	-11%
State Unemployment Insurance Tax (SUI)	159,150	74,856	-53%
Pension & Retirement Contributions	3,617,965	3,270,660	-10%
Life Ins Contr & Management Package	270,530	68,243	-75%
Medical & Dental Benefits	4,620,728	5,157,048	12%
Employee Benefits Management & Others	68,167	207,600	205%
Salary Reimbursements from Others	-	387,600	
Administrative Salaries	36,349,859	37,211,920	2%
Legal Expense			
Unlawful Detainers	150,000	250,000	67%
Grievances and Arbitration	-	36,000	
General Legal Expense	1,978,500	2,055,000	4%
Legal Expense	2,128,500	2,341,000	10%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		% Variance FY22 vs FY21
	FY 2021	B FY 2022	
Other Admin Expenses			
Staff Training	903,518	607,532	-33%
Tuition Reimbursement (Agency wide except Protective)	75,000	75,000	0%
Pre Employment Physicals	9,000	12,000	33%
Recruitment Expense	130,000	210,000	62%
Travel	299,595	278,110	-7%
Commissioner Travel	30,000	32,000	7%
Commissioner Stipends	13,200	13,200	0%
Meetings	134,500	139,150	3%
Accounting Fees	218,545	245,400	12%
Auditing Fees	223,135	245,372	10%
Management Fee	293,600	288,440	-2%
Marketing	22,820	62,216	173%
Office Rent	850,126	887,977	4%
Interns	462,484	305,700	-34%
FICA & Medicare	22,379	19,179	-14%
State Unemployment Insurance Tax	1,902	1,630	-14%
Consultants	4,091,500	4,245,400	4%
Other Admin Expenses	7,781,303	7,668,305	-1%
Miscellaneous Admin Expenses			

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A FY 2021	B FY 2022	% Variance FY22 vs FY21
Membership and Fees	181,025	304,255	68%
Publications	22,000	16,500	-25%
Advertising	12,900	7,400	-43%
Office Supplies	361,960	354,888	-2%
Annual Report	-	-	
Copier Supplies	68,740	62,550	-9%
Telephone	415,580	393,615	-5%
Postage	297,050	289,250	-3%
Computer Hardware, Software & Supplies	293,221	250,090	-15%
Computer Licenses & Maintenance Contracts	896,160	1,143,843	28%
Utility Transmission Charges	1,800	1,800	0%
Software	-	7,900	
Storage Unit	20,050	15,350	-23%
Cell Phones/Pagers	225,560	436,984	94%
Temporary Administrative Labor	460,307	27,000	-94%
Office Equipment Maintenance & Contracts	153,900	109,300	-29%
Section 8 Inspections Costs	462,900	464,500	0%
Bank Fees	268,820	275,500	2%
Fees, Taxes & Other Costs	19,500	47,777	145%
Other Misc. Admin Expenses	33,500	34,500	3%
Total Miscellaneous Admin Expenses	4,194,973	4,243,002	1%
TOTAL ADMINISTRATIVE EXPENSES	50,454,636	51,464,227	2%
TENANT SERVICES			

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		% Variance FY22 vs FY21
	FY 2021	FY 2022	
Tenant Services Salaries	247,000	366,824	49%
Employer FICA & Medicare	21,950	11,866	-46%
State Unemployment Insurance Tax (SUI)	1,000	-	-100%
Pension & Retirement Contributions	1,100	10,603	864%
Medical & Dental Benefits	16,450	17,434	6%
Employee Benefit Management & Others	2,000	1,920	-4%
Resident Participation	140,500	30,500	-78%
Other Tenant Svcs.	329,017	351,860	7%
Printing & Supplies	42,500	56,500	33%
Tenant Services - Postage	20,000	20,000	0%
Program Supplies	25,000	50,000	100%
Recreation	22,000	20,000	-9%
Special Events	70,000	110,000	57%
Translation Services	115,000	115,000	0%
Children & Youth Programs	955,500	1,100,000	15%
Special Programs - Residents (Family & Community Prtnshp)	60,000	300,000	400%
Stipends - Leadership Training	3,000	3,000	0%
Employment & Economic Development	366,796	395,000	8%
Civic Engagement Activity	115,000	50,000	-57%
Tenant Relocation	40,000	40,000	0%
Tenant Transportation	60,000	60,000	0%
Tenant Clothing	35,000	35,000	0%
Tenant Childcare	17,000	20,000	18%
TOTAL TENANT SERVICES EXPENSES	2,705,813	3,165,507	17%
UTILITIES			
Water	1,170,872	1,343,516	15%
Electricity	566,983	611,028	8%
Gas	77,301	76,622	-1%
Sewer	66,400	73,333	10%
Other Utility Expenses	6,200	6,200	0%
UTILITY EXPENSES	1,887,756	2,110,700	12%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A FY 2021	B FY 2022	% Variance FY22 vs FY21
ORDINARY MAINTENANCE			
General Maint Expense			
Ordinary Maintenance & Operations Salaries	3,867,229	4,808,497	24%
Ordinary Maintenance & Operations Overtime	73,000	73,000	0%
Maint. Empl. Rent Free Unit	15,960	15,960	0%
Employer FICA & Medicare	307,837	381,991	24%
State Unemployment Insurance Tax (SUI)	22,764	12,768	-44%
Pension & Retirement Contributions	485,915	587,108	21%
Life Ins Contr & Management Package	14,418	15,506	8%
Medical & Dental Benefits	918,075	1,318,163	44%
Maintenance Uniforms	17,104	18,700	9%
Maintenance Travel/Training	5,000	6,000	20%
Vehicle - Gas	78,000	74,000	-5%
Vehicles - Materials & Parts	21,250	19,500	-8%
Vehicles - GPS Expenses	31,844	27,400	-14%
General Maint Expense	5,858,396	7,358,593	26%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		% Variance FY22 vs FY21
	FY 2021	B FY 2022	
Materials			
Materials - Building	286,600	255,750	-11%
Materials - Electrical	38,600	35,300	-9%
Materials - Floor Coverings	91,000	122,000	34%
Materials - Hardware	22,500	13,000	-42%
Materials - Heater Parts	6,500	5,500	-15%
Materials - Kitchen & Lavatory	168,600	76,200	-55%
Materials - Locks	58,300	60,800	4%
Materials - Paint	46,950	31,050	-34%
Materials - Appliances	4,400	4,400	0%
Materials - Other	48,500	11,000	-77%
Materials - Doors	-	20,000	
Materials - Windows	-	30,000	
Supplies-Grounds	38,500	14,000	-64%
Supplies-Light Fixtures	16,000	19,000	19%
Supplies-Decorating	47,750	51,750	8%
Supplies-Electrical	3,000	3,000	0%
Supplies-Exterminating	5,100	3,600	-29%
Supplies-Janitorial/Cleaning	32,800	33,600	2%
Supplies-Mechanical	500	500	0%
Supplies-Plumbing	59,600	84,350	42%
Tools and Equipment	38,100	53,100	39%
Materials and Other	1,013,300	927,900	-8%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		% Variance FY22 vs FY21
	FY 2021	B FY 2022	
Contract Costs			
Contract-Alarm/Extinguisher	28,800	29,600	3%
Contract-Appliance	6,200	4,700	-24%
Contract-Building Rehab	140,000	48,000	-66%
Contract-Decorating/Painting	93,000	91,014	-2%
Contract-Electrical	44,000	28,900	-34%
Contract-Pest Control	149,200	160,600	8%
Contract-Floor Covering	113,500	123,000	8%
Contract-Grounds	331,720	297,120	-10%
Contract-Janitorial/Cleaning	581,400	802,500	38%
Contract-Plumbing	95,800	146,400	53%
Contract-Garbage Services	950,700	1,072,984	13%
Contract-HVAC	153,500	127,000	-17%
Contract-Vehicle Maintenance	126,680	159,760	26%
Contract-Equipment Rental	25,200	33,500	33%
Contract-Lock Repair	35,000	44,000	26%
Contract-Elevator Monitoring	84,375	87,375	4%
Contract-Uniforms	14,047	14,898	6%
Contract-Car Wash	20,520	15,400	-25%
Routine Make Ready	222,000	247,000	11%
Roof & Decks Routine	77,000	75,000	-3%
Contract-Call Center	21,000	21,000	0%
Contract-Doors	-	10,000	
Contract-Windows	-	10,000	
Contract-Security Guards	290,000	300,000	3%
Contract-Alarm Systems	102,500	65,500	-36%
Contract-Bookkeeping Fees	41,580	43,890	6%
Contract-Fee For Service	17,000	30,200	78%
Contract Costs-Other	440,050	505,846	15%
Total Contract Costs	4,204,772	4,595,187	9%
TOTAL MAINTENANCE EXPENSES	11,076,468	12,881,680	16%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A FY 2021	B FY 2022	% Variance FY22 vs FY21
GENERAL EXPENSES			
Insurance			
Property Insurance	211,670	313,991	48%
Liability Insurance	170,231	154,960	-9%
Misc. Taxes/Licenses/Insurance	1,440	1,140	-21%
Workers Compensation	2,394,551	2,291,328	-4%
All Other Insurance	165,161	162,269	-2%
Auto Insurance	238,907	235,219	-2%
Employment Practices Liability Insurance	170,791	182,890	7%
Bad Debt-Tenant Rents	117,400	230,340	96%
Other General Expense	2,273,000	2,340,000	3%
GENERAL EXPENSES	5,743,151	5,912,137	3%
PROTECTIVE SERVICES			

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		% Variance FY22 vs FY21
	FY 2021	B FY 2022	
Protective Services Salaries	4,083,656	4,850,459	19%
Protective Services Overtime	500,000	425,000	-15%
Employer FICA & Medicare	336,181	370,158	10%
State Unemployment Insurance Tax (SUI)	26,544	8,736	-67%
Pension & Retirement Contributions	708,509	743,954	5%
Life Ins Contr & Management Package	8,118	7,722	-5%
Medical & Dental Benefits	819,166	930,570	14%
Tuition Reimbursement - Protective	30,000	30,000	0%
Uniform Allowance	34,500	25,000	-28%
Security Alarm Contract Costs	8,400	7,347	-13%
Lexis Nexus	2,000	2,000	0%
Protective Services Vehicle Costs	60,000	60,000	0%
Security Sundry Contracts	256,650	262,700	2%
Security Materials	105,000	81,650	-22%
Gasoline	72,000	65,000	-10%
Security Ammunition	18,000	20,000	11%
Security Uniforms	30,000	30,000	0%
Security Guns	15,000	15,000	0%
TOTAL PROTECTIVE SERVICES EXPENSES	7,113,724	7,935,296	12%

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A		B	% Variance FY22 vs FY21
	FY 2021	FY 2022		
HOUSING ASSISTANCE PAYMENTS				
Housing Assistance Payments	222,866,458	224,163,224		1%
Tenant Utility Payments-Voucher	10,500	12,000		14%
Portable Out HAP Payments	3,835,200	3,480,000		-9%
FSS Escrow Payments	434,000	450,000		4%
Housing Assistance - Other	300,000	300,000		0%
Housing Assistance Payments - Sponsor Based	2,020,000	3,083,091		53%
Housing Assistance - Portability In	30,000	40,000		33%
HAP Vacancy Loss Incentive	720,000	720,000		0%
Landlord Maintenance Loan Incentive Program	385,000	385,000		0%
New Landlord (Signing Bonus)	72,000	72,000		0%
New Landlord (Owner Recognition)	25,000	25,000		0%
Building Bridges - SRO	3,000,000	3,000,000		0%
Building Bridges - THP Plus	500,000	1,000,000		100%
Building Bridges - Cal WORKS	1,000,000	500,000		-50%
PACT & 95th	300,000	-		-100%
HAP Portability Out Admin Fee	560,771	560,000		0%
Building Bridges - Key to Home Program	-	640,000		
TOTAL HOUSING ASSISTANCE PAYMENTS	236,058,929	238,430,315		1%
Total Operating Expenses	315,040,476	321,899,863		2%
Excess Operating Revenue over Operating Expenses	1,726,191	22,595,874		

OAKLAND HOUSING AUTHORITY FY2022 OPERATING BUDGET

FY 2021 (Approved) vs. FY 2022 (Proposed)

Account Description	A FY 2021	B FY 2022	% Variance FY22 vs FY21
NON-OPERATING ITEMS			
COCOA Allocated Overhead Expenses	-	(2,447,065)	
Other Property Mgt/Asset Mgt Expenses Allocated	-	(314,738)	
CID Expense	-	(5,396,455)	
Total Allocation Expenses	-	(8,158,258)	
Capital Outlay	49,170,606	12,341,500	-75%
OPEB & Retirees Medical	1,965,850	2,071,404	5%
Expansion of Local Programs	1,361,093	-	-100%
Pension Liability Funding (ADP)	8,000,000	3,000,000	-63%
Total Capital, OPEB, and Pension	60,497,549	17,412,904	-71%
Total Non-Operating Expenses	60,497,549	9,254,646	-85%
Excess Revenue over Expenses	(58,771,358)	13,341,228	
Transfer in from Reserves	58,983,986	9,040,000	
NET INCOME (Deficit) to Reserve	212,628	22,381,228	