



Oakland Housing
Authority

MAKING TRANSITIONS WORK

**ANNUAL REPORT
FY 2008**

Oakland Housing Authority

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INTRODUCTION

The Oakland Housing Authority (OHA) is releasing its fiscal year 2008 Moving to Work Annual Report, as required by the U.S. Department of Housing and Urban Development (HUD). OHA is one of approximately 30 participants in HUD's Moving to Work (MTW) program, a federal demonstration program that provides selected housing authorities with the opportunity to explore and test new and innovative methods of delivering housing and supportive services to low-income residents. OHA has tailored its program to the needs of the City of Oakland, and renamed the program "Making Transition Work."

The FY 2008 MTW Annual Report presents specific data as required in the called MTW agreement and provides a summary of new and existing policies developed to govern OHA's programs. The report is intended to provide OHA residents, the public and HUD with baseline information on existing OHA programs and an analysis of changes that occurred to these programs during the fiscal year ending June 30, 2008. The report also presents information comparing budgeted with actual expenditures during the same period.

The 2008 annual plan described OHA's operations and clientele, and set out a comprehensive framework to guide and govern the Authority during its fourth year participating in the MTW demonstration program. The FY 2008 Plan is available on OHA's website at www.oakha.org/mtw/mtw.html

FY 2008 was an important year for OHA's participation in MTW. The Authority began to use the benefits of the program's flexibility and independence to better maintain OHA's physical assets, streamline its programs and explore opportunities for innovation, all while continuing to assist more than 14,000 low income Oakland families.

SECTION I: HOUSEHOLDS SERVED

OVERVIEW OF PROGRAMS

As of June 30, 2008, The Oakland Housing Authority's housing programs provided assistance to 14,452 households through the public housing and Section 8 programs. The Public Housing program is authorized at 3,221 units within the City of Oakland. This includes three large developments for families, five sites specifically designated for seniors, five mixed-income (HOPE VI) sites, and 254 small sites scattered throughout the city's residential neighborhoods. The total authorized number of Public Housing units was 3,308 before the disposition of Tassafaronga Village, an 87-unit family public housing site that is being redeveloped by the OHA. The redeveloped Tassafaronga Village will include 99 Project Based Vouchers to replace the Public Housing.

OHA also operates a Section 8 leased housing program that administers more than 11,500 vouchers for low-income residents to use in renting units from the private market. The different Section 8 programs are summarized in the table below.

| Total Public Housing Units/Section 8 Vouchers by Program | |
|---|---|
| Program | Actual Units/Vouchers in use at end of FY 2008 |
| MTW Programs | |
| Public Housing | 2,866 |
| Section 8 Block Grant | 10,717 |
| Total MTW Programs | 13,583 |
| Other HUD Funded Programs | |
| Section 8 Tenant Protection Vouchers (St. Marks) | 0 |
| Section 8 Mod Rehab Program | 489 |
| Section 8 Mainstream Program | 172 |
| Total other HUD Funded Programs | 661 |
| Total | 14,244 |
| Programs Administered by OHA under Contract | |
| Shelter + Care | 208 |
| City of Oakland - Katrina Relief | n/a |
| Total Other OHA Programs | 208 |
| Total | 14,452 |

The FY 2008 Annual Plan described the number of clients OHA was serving at the beginning of the fiscal year by family type, unit/voucher size, income group, race and ethnicity.

The following summarizes information provided in the FY 2007 Annual Report and compares it to the number of clients being served as of June 30, 2008.

UNIT SIZE

Number of Households by Unit/Subsidy Size and Program

OHA programs saw an increase of 35 households served at the end of FY 2008. This was the result of modest decrease in the number of households served in the Public Housing Program and an increase in the Section 8 Program by 63. Overall, a trend towards larger households was found, especially in the Section 8 Program where voucher size increased for 3, 4 and 5 plus bedrooms by 56, 136 and 129- percent respectively. Note that for Section 8 programs, the bedroom size represents the voucher the household qualifies for, not necessarily the size unit occupied by the family.

| ALL PROGRAMS | Studio | 1BD | 2BD | 3BD | 4BD | 5+BD | Total |
|-------------------------|--------------|---------------|--------------|--------------|---------------|---------------|-------------|
| Annual Report (6/30/07) | 349 | 4,093 | 6,031 | 3,491 | 393 | 60 | 14,417 |
| Annual Report (6/30/08) | 532 | 2,936 | 5,454 | 4,617 | 793 | 120 | 14,452 |
| # Change | 183 | -1,157 | -577 | 1,126 | 400 | 60 | 35 |
| % Change | 52.4% | -28.3% | -9.6% | 32.3% | 101.8% | 100.0% | 0.2% |

| PUBLIC HOUSING | Studio | 1BD | 2BD | 3BD | 4BD | 5+BD | Total |
|-------------------------|---------------|-------------|--------------|--------------|--------------|--------------|--------------|
| Annual Report (6/30/07) | 2 | 605 | 758 | 1,416 | 95 | 18 | 2,894 |
| Annual Report (6/30/08) | 1 | 608 | 752 | 1,391 | 90 | 24 | 2,866 |
| # Change | -1 | 3 | -6 | -25 | -5 | 6 | -28 |
| % Change | -50.0% | 0.5% | -0.8% | -1.8% | -5.3% | 33.3% | -1.0% |

| SECTION 8 - ALL | Studio | 1BD | 2BD | 3BD | 4BD | 5+BD | Total |
|-------------------------|--------------|---------------|---------------|--------------|---------------|---------------|-------------|
| Annual Report (6/30/07) | 347 | 3,488 | 5,273 | 2,075 | 298 | 42 | 11,523 |
| Annual Report (6/30/08) | 531 | 2,328 | 4,702 | 3,226 | 703 | 96 | 11,586 |
| # Change | 184 | -1,160 | -571 | 1,151 | 405 | 54 | 63 |
| % Change | 53.0% | -33.3% | -10.8% | 55.5% | 135.9% | 128.6% | 0.5% |

FAMILY TYPE

Population by Family Type and Program

As noted earlier, the total number of households OHA served saw a modest increase by 35 families, however the distribution by family type changed more significantly. Overall, 215 fewer family (non-elderly, non-disabled) households were served while there was an increase in the number of both elderly and disabled households. The Public Housing Program saw a larger proportionate increase in disabled families while the Section 8 program experienced an increase in elderly households.

| ALL PROGRAMS | Elderly | Disabled | Family | Missing Data | Total |
|-------------------------|--------------|--------------|---------------|--------------|--------------|
| Annual Report (6/30/07) | 2,805 | 3,168 | 8,400 | 44 | 14,417 |
| Annual Report (6/30/08) | 2,957 | 3,307 | 8,185 | | 14,452 |
| # Change | 152 | 139 | (215) | | 35 |
| % Change | 5.42% | 4.39% | -2.56% | | 0.24% |

| PUBLIC HOUSING | Elderly | Disabled | Family | Missing Data | Total |
|-------------------------|--------------|---------------|---------------|--------------|---------------|
| Annual Report (6/30/07) | 688 | 392 | 1,770 | 44 | 2,894 |
| Annual Report (6/30/08) | 690 | 433 | 1,740 | 3 | 2,866 |
| # Change | 2 | 41 | (30) | | (28) |
| % Change | 0.29% | 10.46% | -1.69% | | -0.97% |

| SECTION 8 - ALL | Elderly | Disabled | Family | Missing Data | Total |
|-------------------------|--------------|--------------|---------------|--------------|--------------|
| Annual Report (6/30/07) | 2,117 | 2,776 | 6,630 | | 11,523 |
| Annual Report (6/30/08) | 2,267 | 2,874 | 6,445 | | 11,586 |
| # Change | 150 | 98 | (185) | | 63 |
| % Change | 7.09% | 3.53% | -2.79% | | 0.55% |

INCOME GROUP

Number of Households by Program and Median Income

A significant percent of households served by the Agency continue to be categorized as Extremely Low Income defined as households with incomes below 30 percent of the area median income. Nearly 82 percent of all households served fell into this category. While the Public Housing Program saw more or less even reduction in households by income group, the Section 8 programs saw a numerical increase of 214 households with incomes below 30 percent of AMI and an almost corresponding decrease of households with incomes between 30 and 50 percent of AMI.

| ALL PROGRAMS | Percentage of Median Income | | | | Total |
|-------------------------|-----------------------------|--------------|-------------|--------------|-------------|
| | < 30% | 30%-50% | 50%-80% | > 80% | |
| Annual Report (6/30/07) | 11,570 | 2,189 | 599 | 59 | 14,417 |
| Annual Report (6/30/08) | 11,798 | 1,976 | 600 | 78 | 14,452 |
| # Change | 228 | -213 | 1 | 19 | 35 |
| % Change | 2.0% | -9.7% | 0.2% | 32.2% | 0.2% |

| PUBLIC HOUSING | Percentage of Median Income | | | | Total |
|-------------------------|-----------------------------|--------------|--------------|-------------|--------------|
| | < 30% | 30%-50% | 50%-80% | > 80% | |
| Annual Report (6/30/07) | 2,236 | 466 | 160 | 32 | 2,894 |
| Annual Report (6/30/08) | 2,223 | 461 | 149 | 33 | 2,866 |
| # Change | -13 | -5 | -11 | 1 | -28 |
| % Change | -0.6% | -1.1% | -6.9% | 3.1% | -1.0% |

| SECTION 8 | Percentage of Median Income | | | | Total |
|-------------------------|-----------------------------|---------------|-------------|--------------|-------------|
| | < 30% | 30%-50% | 50%-80% | > 80% | |
| Annual Report (6/30/07) | 9,334 | 1,723 | 439 | 27 | 11,523 |
| Annual Report (6/30/08) | 9,575 | 1,515 | 451 | 45 | 11,586 |
| # Change | 241 | -208 | 12 | 18 | 63 |
| % Change | 2.6% | -12.1% | 2.7% | 66.7% | 0.5% |

RACE & ETHNICITY

Race of Head of Household

The following tables show how the distribution of families by race varied during FY 2008. The Public Housing Program saw a modest reduction in Black households and a slight increase in Asian households while the Section 8 programs saw a modest increase in Black households.

| ALL PROGRAMS | White | Black | Native American | Asian | Pacific Islander | Other | Total |
|-------------------------|-------------|-------------|-----------------|-------------|------------------|---------------|-------------|
| Annual Report (6/30/07) | 790 | 10,766 | 58 | 2,765 | 11 | 0 | 14,390 |
| Annual Report (6/30/08) | 798 | 10,779 | 64 | 2,787 | 11 | 13 | 14,452 |
| # Change | 8 | 13 | 6 | 22 | 0 | 13 | 62 |
| % Change | 1.0% | 0.1% | 9.4% | 0.8% | 0.0% | 100.0% | 0.4% |

| PUBLIC HOUSING | White | Black | Native American | Asian | Pacific Islander | Other | Total |
|-------------------------|-------------|--------------|-----------------|-------------|------------------|--------------|--------------|
| Annual Report (6/30/07) | 149 | 2,234 | 5 | 499 | 2 | 5 | 2,894 |
| Annual Report (6/30/08) | 152 | 2,166 | 8 | 528 | 3 | 9 | 2,866 |
| # Change | 3 | -68 | 3 | 29 | 1 | 4 | -28 |
| % Change | 2.0% | -3.0% | 60.0% | 5.8% | 50.0% | 80.0% | -1.0% |

| SECTION 8 - ALL | White | Black | Native American | Asian | Pacific Islander | Other | Total |
|-------------------------|-------------|-------------|-----------------|--------------|------------------|---------------|-------------|
| Annual Report (6/30/07) | 641 | 8,532 | 53 | 2,266 | 9 | 22 | 11,523 |
| Annual Report (6/30/08) | 646 | 8,613 | 56 | 2,259 | 8 | 4 | 11,586 |
| # Change | 5 | 81 | 3 | -7 | -1 | -18 | 63 |
| % Change | 0.8% | 0.9% | 5.7% | -0.3% | -11.1% | -81.8% | 0.5% |

Ethnicity of Head of Household

The tables below provide information on the ethnicity of households in OHA's programs. It is significant to note that Hispanics made up one third of the total increase in new households to OHA's programs.

| ALL PROGRAMS | Hispanic | Non-Hispanic | Total |
|-------------------------|-----------|--------------|-----------|
| Annual Report (6/30/07) | 429 | 13,988 | 14,417 |
| Annual Report (6/30/08) | 442 | 14,010 | 14,452 |
| # Change | 13 | 22 | 35 |
| % Change | 0 | 0 | 0 |

| | PUBLIC HOUSING | | | SECTION 8 | | |
|-------------------------|----------------|--------------|------------|-----------|--------------|-----------|
| | Hispanic | Non-Hispanic | Total | Hispanic | Non-Hispanic | Total |
| Annual Report (6/30/07) | 109 | 2,785 | 2,894 | 320 | 11,203 | 11,523 |
| Annual Report (6/30/08) | 115 | 2,751 | 2,866 | 327 | 11,259 | 11,586 |
| # Change | 6 | -34 | -28 | 7 | 56 | 63 |
| % Change | 0 | 0 | 0 | 0 | 0 | 0 |

WAIT LISTS

Changes in Wait List Numbers and Characteristics

The following tables show the number of applicants currently awaiting assistance by household size, family type, income, race and ethnicity. The data reported for FY 2008 includes site-based wait lists managed by third party property management companies. Because the site-based wait lists are included, the tables below show an increase in the number of households between FY 2007 and FY 2008. Note that the data does not include wait lists information for two sites with Project Based Voucher allocations (Altenheim Senior Housing and Madison Apartments), the Shelter Plus Care or Mainstream program wait lists.

The following sites have site-based wait lists:

HOPE VI Sites:

- Foothill Family Apartments
- Lion Creek Crossings
- Mandela Gateway
- Chestnut Court
- Linden Court

Public Housing sites privately managed for OHA

- Oak Grove North
- Oak Grove South

The table below illustrates the number of households on each of the separate wait lists. Note that combined wait lists are in use at two HOPE VI sites (Lion Creek Crossings and Mandela) where there are both Public Housing and Project Based Section 8 Vouchers.

| Waitlists | Pubic Housing | Section 8 | Combined Public Housing and PBV |
|---|---------------|--------------|---------------------------------|
| OHA Managed Wait Lists | | | |
| Public Housing | 6,111 | | |
| Section 8 | | 6,749 | |
| Mod Rehab | | 193 | |
| Site Based Waitlists | | | |
| HOPE VI Sites: | | | |
| Foothill Family Apartments | 6 | | |
| Lion Creek Crossings | | | 3,587 |
| Mandela Gate Way | | | 140 |
| Chestnut Court and Linden Court | 205 | | |
| Public Housing sites privately managed for OHA | | | |
| Oak Grove North and South | 505 | | |
| Sub-totals | 6,827 | 6,942 | 3,727 |
| | | Total | 17,496 |

Wait Lists and Program Applicants by Number of Members in Household

During FY 2008, OHA converted the Section 8 program data to a new data base system. To date, this new system has not been able to accurately account for household size of families on the OHA Section 8 wait list. The previous system tracked household as it was self reported on the application forms. Currently, the new system tracks only the information about the head of household. For this reason, demographic data about the size of the household is incorrectly skewed to one person households in the Section 8 Program. This problem will be corrected in FY 2009. Note also that the combined wait lists add 3,727 to the total number of households on the wait list for all programs.

| ALL PROGRAMS | 1 | 2 | 3 | 4 | 5 | 6+ | Missing | Total |
|-------------------------|--------------|--------------|--------------|--------------|--------------|-------------|---------|--------------|
| Annual Report (6/30/07) | 5,612 | 4,223 | 2,333 | 1,327 | 521 | 246 | 2,687 | 16,949 |
| Annual Report (6/30/08) | 10,857 | 5,426 | 2,679 | 1,499 | 513 | 248 | 2 | 21,223 |
| # Change | 5,245 | 1,203 | 346 | 172 | -8 | 2 | | 6,959 |
| % Change | 93.5% | 28.5% | 14.8% | 12.9% | -1.5% | 0.8% | | 41.1% |

| PUBLIC HOUSING | 1 | 2 | 3 | 4 | 5 | 6+ | Missing | Total |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|---------------|
| Annual Report (6/30/07) | 1,749 | 2,566 | 1,319 | 772 | 305 | 128 | 2,687 | 9,526 |
| Annual Report (6/30/08) | 3,002 | 3,999 | 1,947 | 1,079 | 369 | 158 | 1 | 10,554 |
| # Change | 1,253 | 1,433 | 628 | 307 | 64 | 30 | -2,686 | 1,028 |
| % Change | 71.6% | 55.8% | 47.6% | 39.7% | 21.0% | 23.4% | | 10.8% |

| SECTION 8 - ALL | 1 | 2 | 3 | 4 | 5 | 6+ | Missing | Total |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|
| Annual Report (6/30/07) | 3,863 | 1,657 | 1,014 | 555 | 216 | 118 | | 7,423 |
| Annual Report (6/30/08) | 7,855 | 1,427 | 733 | 420 | 144 | 90 | 1 | 10,669 |
| # Change | 3,992 | -230 | -281 | -135 | -72 | -28 | 1 | 3,245 |
| % Change | 103.3% | -13.9% | -27.7% | -24.4% | -33.3% | -23.7% | | 43.7% |

WAIT LIST AND PROGRAM APPLICANTS BY FAMILY TYPE

| ALL PROGRAMS | Elderly | Disabled | Family | Missing Data | Total |
|-------------------------|----------------|-----------------|---------------|---------------------|---------------|
| Annual Report (6/30/07) | 1,710 | 1,403 | 11,149 | 2,687 | 16,949 |
| Annual Report (6/30/08) | 3,014 | 1,571 | 16,638 | - | 21,223 |
| # Change | 1,304 | 168 | 5,489 | (2,687) | 4,274 |
| % Change | 76.3% | 12.0% | 49.2% | | 25.2% |

| PUBLIC HOUSING | Elderly | Disabled | Family | Missing Data | Total |
|-------------------------|----------------|-----------------|---------------|---------------------|---------------|
| Annual Report (6/30/07) | 1,104 | 201 | 5,534 | 2,687 | 9,526 |
| Annual Report (6/30/08) | 1,930 | 346 | 8,278 | - | 10,554 |
| # Change | 826 | 145 | 2,744 | (2,687) | 1,028 |
| % Change | 74.8% | 72.1% | 49.6% | -100.0% | 10.8% |

| SECTION 8 - ALL | Elderly | Disabled | Family | Missing Data | Total |
|-------------------------|----------------|-----------------|---------------|---------------------|---------------|
| Annual Report (6/30/07) | 606 | 1,202 | 5,615 | - | 7,423 |
| Annual Report (6/30/08) | 1,084 | 1,225 | 8,360 | - | 10,669 |
| # Change | 478 | 23 | 2,745 | - | 3,246 |
| % Change | 78.9% | 1.9% | 48.9% | | 43.7% |

WAIT LIST AND PROGRAM APPLICANTS BY INCOME

The wait list data shows a significant increase in the number of households wait in the 30 to 50 percent of AMI category. This change is due to the large number of households in this category, 979, on the Lion Creek Crossings wait list. This is probably a result of the marketing efforts at this site and the high percent of households interested in the development who also qualify for the Public Housing and Section 8 programs.

| ALL PROGRAMS | Percentage of Median Income | | | | | Total |
|-------------------------|-----------------------------|--------------|-------------|-----------|--------------|--------------|
| | < 30% | 30%-50% | 50%-80% | >80% | Missing Data | |
| Annual Report (6/30/07) | 14,577 | 1,824 | 488 | 0 | 60 | 16,949 |
| Annual Report (6/30/08) | 17,378 | 3,198 | 501 | 12 | 134 | 21,223 |
| # Change | 2,801 | 1,374 | 13 | 12 | 74 | 4,274 |
| % Change | 19.2% | 75.3% | 2.7% | | | 25.2% |

| PUBLIC HOUSING | Percentage of Median Income | | | | | Total |
|-------------------------|-----------------------------|--------------|-------------|-----------|--------------|--------------|
| | < 30% | 30%-50% | 50%-80% | >80% | Missing Data | |
| Annual Report (6/30/07) | 7,158 | 1,820 | 488 | | 60 | 9,526 |
| Annual Report (6/30/08) | 7,895 | 2,145 | 501 | 12 | 1 | 10,554 |
| # Change | 737 | 325 | 13 | 12 | (59) | 1,028 |
| % Change | 10.3% | 15.2% | 2.6% | | | 9.7% |

| SECTION 8 | Percentage of Median Income | | | | | Total |
|-------------------------|-----------------------------|-----------------|---------|------|--------------|--------------|
| | < 30% | 30%-50% | 50%-80% | >80% | Missing Data | |
| Annual Report (6/30/07) | 7,419 | 4 | | | | 7,423 |
| Annual Report (6/30/08) | 9,483 | 1,053 | | | 133 | 10,669 |
| # Change | 2,064 | 1,049 | | | | 3,246 |
| % Change | 27.8% | 26225.0% | | | | 43.7% |

WAIT LIST AND PROGRAM APPLICANTS BY RACE & ETHNICITY

| ALL PROGRAMS | White | Black | Native American | Asian | Pacific Islander | Missing Data | Total |
|-------------------------|-------------|--------------|-----------------|--------------|------------------|---------------|--------------|
| Annual Report (6/30/07) | 1,727 | 10,282 | 68 | 3,171 | 83 | 1,618 | 16,949 |
| Annual Report (6/30/08) | 1,756 | 14,191 | 165 | 3,526 | 191 | 1,394 | 21,223 |
| # Change | 29 | 3,909 | 97 | 355 | 108 | -224 | 4,274 |
| % Change | 1.7% | 38.0% | 142.6% | 11.2% | 130.1% | -13.8% | 20.1% |

| PUBLIC HOUSING | White | Black | Native American | Asian | Pacific Islander | Missing Data | Total |
|-------------------------|-----------|--------------|-----------------|------------|------------------|--------------|--------------|
| Annual Report (6/30/07) | 668 | 4,929 | 10 | 2,297 | 4 | 1,618 | 9,526 |
| Annual Report (6/30/08) | 676 | 6,585 | 90 | 2,418 | 87 | 698 | 10,554 |
| # Change | 8 | 1,656 | 80 | 121 | 83 | -920 | 1,028 |
| % Change | 1% | 34% | 800% | 5% | 2075% | -57% | 9.7% |

| SECTION 8 - ALL | White | Black | Native American | Asian | Pacific Islander | Missing Data | Total |
|-------------------------|-------------|--------------|-----------------|--------------|------------------|--------------|--------------|
| Annual Report (6/30/07) | 1,059 | 5,353 | 58 | 874 | 79 | | 7,423 |
| Annual Report (6/30/08) | 1,080 | 7,606 | 75 | 1,108 | 104 | 696 | 10,669 |
| # Change | 21 | 2,253 | 17 | 234 | 25 | 696 | 3,246 |
| % Change | 2.0% | 42.1% | 29.3% | 26.8% | 31.6% | | 43.7% |

| ALL PROGRAMS | Hispanic | Non-Hispanic | Missing Data | Total |
|-------------------------|-----------------|---------------------|---------------------|--------------|
| Annual Report (6/30/07) | 963 | 14,168 | 1,818 | 16,949 |
| Annual Report (6/30/08) | 1,679 | 19,540 | 4 | 21,223 |
| # Change | 716 | 5,372 | -1,814 | 4,274 |
| % Change | 74.4% | 37.9% | -99.8% | 25.2% |

| PUBLIC HOUSING | Hispanic | Non-Hispanic | Missing Data | Total |
|-------------------------|-----------------|---------------------|---------------------|--------------|
| Annual Report (6/30/07) | 416 | 7,292 | 1,818 | 9,526 |
| Annual Report (6/30/08) | 997 | 9,553 | 4 | 10,554 |
| # Change | 581 | 2,261 | -1,814 | 1,028 |
| % Change | 139.7% | 31.0% | -99.8% | 9.7% |

| Section 8 | Hispanic | Non-Hispanic | Missing Data | Total |
|-------------------------|-----------------|---------------------|---------------------|--------------|
| Annual Report (6/30/07) | 547 | 6,876 | | 7,423 |
| Annual Report (6/30/08) | 682 | 9,987 | | 10,669 |
| # Change | 135 | 3,111 | | 3,246 |
| % Change | 24.7% | 45.2% | | 43.7% |

SECTION II: OCCUPANCY POLICIES

This section provides information on changes to OHA's occupancy policies that govern eligibility, selection, admissions, assignment and occupancy of families, including the admissions policy for deconcentration of lower-income families and rent policies. During FY 2008, OHA achieved vast improvements to operations with the transition to project-based management of its public housing portfolio. Specifically, OHA initiated leasing incentives for sites that carried high vacancy rates, established site-based waiting lists for properties managed by third party administrators, expanded income targeting for modernized sites and reorganized the public housing operations.

A. Occupancy Policies

Eligibility

Public Housing. OHA reorganized and streamlined its Eligibility unit which resulted in a thorough review of its eligibility wait list policy. It is anticipated that several new policies will be submitted for approval to the Board of Commissioners during the FY 2009.

Section 8. No new income targeting policies were adopted.

Selection

Public Housing. Site-based wait lists were successfully utilized at the following HOPE VI developments:

- Foothill Family Apartments
- Lion Creek Crossings
- Mandela Gateway
- Chestnut Court
- Linden Court

In addition, site-based waiting lists were established at Oak Grove North and Oak Grove South, which are managed under contract by private property management companies.

Section 8. OHA continued its use of site-based wait lists for the Section 8 project-based voucher program. No modifications were made to the Section 8 wait list to select families by income or unit size.

Admissions

Public Housing. The Authority implemented income targeting for recently renovated public housing sites as described in "Deconcentration" below.

Section 8. OHA did not adopt any local preferences, admission policies or procedures.

Assignment

Public Housing. The Authority successfully implemented site-specific wait lists for the Oak Grove North and South properties.

Occupancy

Public Housing. Review of existing public housing policies resulted in enhancements that were allowed under the current policy and lease. For example, OHA began a practice of assigning residents at scattered sites with individual garbage bins, which allows the agency to move away from the use of larger dumpsters. These changes are expected to significantly reduce illegal dumping at these sites and improved "curb appeal."

Section 8. No new local preferences, occupancy policies or procedures were adopted during FY 2008.

Public Housing and Section 8. Implementation of a previous approved tri-annual income recertification for elderly and disable households on fixed incomes was postponed in anticipation of a major reprogramming of the Authority's computer system that will help administer this change. The new system became operational with the Section 8 programs in June 2008 and the Public Housing programs anticipated to switch over in the first quarter of FY 2009. OHA issued a request for proposals for a third party vendor to develop and deliver a new orientation and training program for Public Housing residents and Section 8 participants. Dubbed the "Good Neighbor Program," the goal is to provide residents and participants with the skills and tools necessary to be successful neighbors and community residents. A vender was selected for negotiations after the bidding process.

Deconcentration

Public Housing. The Authority has four public housing developments covered by the deconcentration rule: Campbell Village, Lockwood Gardens, Peralta Villa and Lion Creek Crossings.

OHA adopted an income mixing policy for newly renovated public housing sites. This policy is designed to address the disproportionate number of extremely low income families (income below 30 percent of AMI) in OHA public housing. The income mixing policy for these newly re-tenanted sites is as follows:

- 25 percent of the units serve families with incomes up to 20 percent of AMI
- 25 percent of the units serve families with incomes between 20 and 30 percent of AMI
- 25 percent of the units serve families between 30 and 40 percent of AMI
- 25 percent of the units serve families between 40 and 80 (the public housing limit) percent of AMI

Section 8. No changes were made to income targeting. A number of different methods for calculating payment standards were researched but none was seen as worthwhile for implementation. OHA negotiated with neighboring Public Housing Authorities to establish policies and procedures regarding the portability of Section 8

vouchers between agencies. It is expected that these agreements will be finalized during FY 2009.

B. Rent Policies

Section 8. No changes were adopted to expand the Section 8 Homeownership or Family Self-Sufficiency programs.

Public Housing and Section 8. OHA made significant progress during FY 2008 developing a framework for a rent simplification program including a policy framework and draft policies for various aspects of the entire process of setting rents. OHA expects to make a draft policy available for public review during FY 2009.

SECTION III: CHANGES IN THE HOUSING STOCK

PROJECTED VS ACTUAL

The table below illustrates projected and actual units or vouchers available in OHA's programs. The combined OHA total, as of June 30, 2008, for authorized Section 8 vouchers in the programs listed below and available Public Housing units is 14,397.

| | Housing Program | | | | Total |
|---------------------|-----------------|----------------------|-----------|----------------|---------------|
| | HCV | Project Based Certs. | Mod Rehab | Public Housing | |
| Actual (6/30/07) | 10,958 | 0 | 516 | 3,075 | 14,549 |
| Projected (6/30/08) | 10,958 | 54 | 516 | 3,250 | 14,778 |
| Actual (6/30/08) | 10,858 | * | 516 | 3,023 | 14,397 |

The FY 2008 Plan anticipated that 10,958 Housing Choice Vouchers would be available. This number included 100 Tenant Protection Vouchers for the St. Marks Hotel. The owner of the St. Marks negotiated an extension of their rental subsidy contract with HUD. As a result, tenant protection vouchers for the residents of this property were never issued to OHA. Note that the actual total as of June, 30, 2007 was incorrectly reported in the FY 2007 Annual Report as 14,550, when the true total was 14,549. In addition, the FY 2008 Annual Plan listed the projected total as of June 30, 2008 incorrectly as 14,825. The true total should have been 14,778. The Project Based Certificates are included into the Housing Choice Voucher program totals. The total for available Public Housing units at the end of FY 2008 includes occupied units plus routine vacancies. This number does not include 285 units offline for redevelopment, modernization or out of service (see Attachment A for a detailed vacancy report by site).

Public Housing

Scattered Sites Offline: The following 61 units at five scattered sites remain offline.

| Scattered Sites Offline | | |
|-------------------------|--------------------------------|-------|
| | Site | Units |
| 1 | 2011 7 th Ave | 6 |
| 2 | 2530 9 th Ave | 15 |
| 3 | 4118 Lyon Ave | 8 |
| 4 | 1236 E 17 th Street | 10 |
| 5 | 2509 77 th Ave | 22 |
| Total | | 61 |

Hope VI Development: Phase III of the Lion Creek Crossings, 37 units of replacement housing for Coliseum Gardens, received certificates of occupancy in May of 2008. It is anticipated that these units will be fully occupied and back on line in the first part of FY 2009.

Tassafaronga Village: After two previous attempts to secure HOPE VI funding for this property, OHA decided to self develop the property. Tenants at the development were relocated and demolition at the site commenced during FY 2008. As a result, the total number of authorized Public Housing units in OHA's portfolio was reduced by 87 from 3,308 to 3,221. The redeveloped Tassafaronga Village will include 157 units of affordable rental housing, including 87 Project Based Vouchers to replace the original Public Housing Units on a one-for-one basis. In addition, the development will include 22 units of first time home ownership units.

Section 8

The table below provides a summary of OHA's Project Based Voucher allocations including approval date, contract status and estimated HAP cost.

| PROJECT | BOARD APPROVAL | # of UNITS | CONTRACT SIGNED | CONTRACT EXPIRES | HAP FUNDING |
|---|----------------|------------|--|-----------------------|---------------------|
| Mandela Gateway | 2/12/2003 | 30 | 10/20/2004 | 10/20/2014 | \$3,824,880 |
| Fox Courts / Uptown Oakland | 12/3/2004 | 20 | <i>In Development</i> | <i>In Development</i> | \$3,347,880 |
| Altenheim Senior Housing Phase I | 7/13/2005 | 23 | 1/1/2007 | 1/1/2017 | \$1,924,320 |
| Madison Apartments | 7/13/2005 | 19 | 4/7/2006 | 4/7/2016 | \$2,042,520 |
| Seven Directions | 7/13/2005 | 18 | 9/12/2008 | 9/12/2018 | \$2,174,160 |
| Lion Creek Crossings II | 9/26/2005 | 18 | 6/14/2006 | 6/14/2016 | \$1,996,500 |
| Lion Creek Crossings III | 6/14/2006 | 20 | 6/25/2008 | 6/25/2018 | \$2,374,200 |
| Altenheim Senior Housing Phase II | 6/14/2006 | 20 | <i>In Development</i> | <i>In Development</i> | \$1,647,600 |
| Orchards on Foothill | 6/14/2006 | 64 | <i>In Development</i> | <i>In Development</i> | \$5,207,040 |
| Jack London Gateway | 6/14/2006 | 13 | <i>In Development</i> | <i>In Development</i> | \$1,057,680 |
| Foothill Plaza | 6/14/2006 | 13 | <i>In Development</i> | <i>In Development</i> | \$1,317,720 |
| 14 th St Apartments at Central Station | 1/29/2007 | 20 | <i>In Development</i> | <i>In Development</i> | \$2,490,720 |
| Jack London Gateway | 2/26/2007 | 47 | <i>In Development</i> | <i>In Development</i> | \$3,842,340 |
| Harrison & 17 th Senior Housing | 5/29/2007 | 18 | <i>In Development</i> | <i>In Development</i> | \$2,185,920 |
| St. Joseph's Senior Apartments | 5/29/2007 | 83 | <i>In Development</i> | <i>In Development</i> | \$9,157,100 |
| Tassafaronga Village Phase | 2/20/2008 | 87 | <i>In Development</i> | <i>In Development</i> | \$8,278,560 |
| Altenheim Senior Housing Phase II | 4/28/2008 | 20 | <i>In Development</i> | <i>In Development</i> | \$2,640,000 |
| Fairmount Apartments | 4/28/2008 | 11 | <i>In Development</i> | <i>In Development</i> | \$1,764,040 |
| 720 East 11 th Street | 4/28/2008 | 16 | <i>In Development</i> | <i>In Development</i> | \$2,867,400 |
| Lion Creek Crossings Phase IV | 4/28/2008 | 10 | <i>In Development</i> | <i>In Development</i> | \$1,740,000 |
| Current PBV Unit Total | | 570 | Total Estimated HAP Funding over 10 | | \$61,880,580 |

SECTION IV: SOURCES AND AMOUNTS OF FUNDING

This section describes the level of funding OHA planned to receive during FY 2008 and compares it to the actual amount received. Consolidated MTW program funds are accounted for separately from other Special Purpose funding, and the variance between the budgeted and actual amounts is presented.

Consolidated MTW Funding Budget

Under MTW, OHA has consolidated the public housing program, the capital fund program, and the Section 8 Housing Choice Voucher program funding into one unified budget. The following table shows revenue was \$34.2 million more than budgeted.

| Consolidated MTW SOURCES: | FY 2008 Budget | FY 2008 Actual | Variance |
|--|-----------------------|-----------------------|----------------------|
| Public Housing Dwelling Rental Income | \$ 10,072,000 | \$ 9,313,580 | \$ (758,420) |
| Public Housing Operating Subsidy Block Grant | \$ 9,143,000 | \$ 10,448,884 | \$ 1,305,884 |
| Capital Fund Block Grant | \$ 15,933,952 | \$ 13,728,155 | \$ (2,205,797) |
| Housing Choice Voucher Block Grant | \$ 131,849,496 | \$ 166,539,024 | \$ 34,689,528 |
| Other Income | \$ 458,000 | \$ 253,899 | \$ (204,101) |
| Investment Income | \$ 1,200,000 | \$ 2,597,186 | \$ 1,397,186 |
| Total Consolidated MTW Revenue | \$ 168,656,448 | \$ 202,880,728 | \$ 34,224,280 |

Notes:

1. Dwelling Rental Income lower than budgeted due to a higher level of actual routine and modernization vacancies than budgeted.
2. Public Housing Operating Subsidy revenue was \$1.3 million more than the budget but overall the revenue was \$2.5 million less than what OHA was eligible to receive.
3. Decrease in Capital Fund Block Grant revenue due to delays on some capital projects.
4. Increase in Housing Choice Voucher Block Grant revenue due to federal appropriation increase.
5. Increase in Investment Income revenue due to additional funding from the Housing Choice Voucher Program.

Special Purpose Funding

Overall revenue for non-MTW programs was approximately \$1.5 million less than budgeted.

| SOURCE | FY 2008 Budgeted | FY 2008 Actual | Variance |
|--|---------------------|---------------------|----------------------|
| Sec 8 Moderate Rehab Subsidy | \$3,321,588 | \$3,694,643 | \$373,055 |
| Sec 8 Moderate Rehab Investment Income | \$80,000 | \$100,094 | \$20,094 |
| Sec 8 Voucher Opt Out Subsidy | \$1,373,796 | \$1,383,056 | \$9,260 |
| Sec 8 Mainstream Subsidy | \$1,835,508 | \$1,788,437 | (\$47,071) |
| Shelter Plus Care Subsidy | \$2,495,988 | \$2,302,555 | (\$193,433) |
| Shelter Plus Care Investment Income | \$2,000 | \$1,173 | (\$827) |
| Family Self Sufficiency | \$126,000 | \$127,896 | \$1,896 |
| HOPE VI Grants | \$2,729,000 | \$141,332 | (\$2,587,668) |
| HOPE VI Ground Lease | \$0 | \$440,000 | \$440,000 |
| ROSS Homeownership Grant | \$164,000 | \$260,626 | \$96,626 |
| Local Fund Rental Income | \$60,000 | \$33,536 | (\$26,464) |
| Local Fund Investment Income | \$200,000 | \$206,365 | \$6,365 |
| Local Fund Other Income | \$235,000 | \$662,774 | \$427,774 |
| Total Special Purpose Revenue | \$12,622,880 | \$11,142,487 | (\$1,480,393) |

Note:

1. HOPE VI funding need was less than the budget and was reallocated to Phase IV.

Total Budgeted Funding Versus Actual Funding Received

In total, actual OHA revenue was \$32.7 million more than the budget for FY 2008.

| TOTAL SOURCES: | FY 2008 Budget | FY 2008 Actual | Variance |
|---|-----------------------|-----------------------|----------------------|
| Consolidated MTW Revenue | \$ 168,656,448 | \$ 202,880,728 | \$ 34,224,280 |
| Special Purpose Funding not included in MTW | \$ 12,622,880 | \$ 11,142,487 | \$ (1,480,393) |
| Total | \$ 181,279,328 | \$ 214,023,215 | \$ 32,743,887 |

SECTION V: USES OF FUNDS

Planned Expenditures by Budget Line Item Compared with Actual Expenditures

This section presents a comparison between the level of budgeted expenditures and actual amounts expended by the Authority in FY 2008 for the consolidated MTW program and other special purpose programs. A summary of the status of reserves is also provided.

| CONSOLIDATED MTW | FY 2008 Budgeted | FY 2008 Actual | Variance |
|---|----------------------|----------------------|--------------------|
| Line Item: | | | |
| Administration Salaries ¹ | \$9,426,632 | \$7,763,511 | \$1,663,121 |
| Administration Fringe Benefits | \$4,462,004 | \$3,691,370 | \$770,634 |
| Administration Temporary Staff ² | \$0 | \$2,077,822 | (\$2,077,822) |
| Administration Other ³ | \$2,488,092 | \$3,376,040 | (\$887,948) |
| Tenant Services Salaries | \$329,964 | \$219,371 | \$110,593 |
| Tenant Services Fringe Benefits | \$168,156 | \$105,584 | \$62,572 |
| Tenant Services Materials/Contracts | \$15,108 | \$14,634 | \$474 |
| Utilities | \$2,469,048 | \$2,650,423 | (\$181,375) |
| Maintenance Salaries | \$4,621,432 | \$4,037,448 | \$583,984 |
| Maintenance Fringe Benefits | \$3,059,556 | \$2,662,848 | \$396,708 |
| Maintenance Materials | \$1,295,124 | \$1,499,432 | (\$204,308) |
| Maintenance Contracts ⁴ | \$3,030,876 | \$5,071,409 | (\$2,040,533) |
| Police Services Salaries | \$1,656,240 | \$1,718,492 | (\$62,252) |
| Police Services Fringe Benefits | \$793,176 | \$644,827 | \$148,349 |
| Police Services Materials/Contracts | \$186,876 | \$253,625 | (\$66,749) |
| Housing Assistance Payments ⁵ | \$121,495,000 | \$110,744,630 | \$10,750,370 |
| General ⁶ | \$2,924,888 | \$5,223,886 | (\$2,298,998) |
| Capital Fund Salaries/Benefits (HUD Funds) | \$650,000 | \$666,916 | (\$16,916) |
| Capital Project Costs (HUD Funds) | \$8,570,000 | \$7,203,214 | \$1,366,786 |
| Capital Equipment | \$510,300 | \$575,302 | (\$65,002) |
| Total Consolidated MTW Expenditures | \$168,152,472 | \$160,200,784 | \$7,951,688 |

Notes:

1. The decreased spending in Administrative Salaries costs is due to vacant staff positions.
2. The increased cost paid under Administration Temporary Staff reflects contracts with temporary staffing firms to cover for vacant staff positions. The extra costs were offset by savings in Administrative Salaries and Fringe Benefits.
3. The increase in Administration Other reflects increased cost paid to legal firms for general council, litigation and eviction services.
4. Maintenance contract costs increased due to expanded interior and exterior maintenance program.
5. The continued flat rental market contributed to significant savings in Housing Assistance Payments to private landlords.

6. The increase in General costs is due to higher Insurance premiums, HOPE VI operating subsidy pass-through to development partners, audit adjustments and one-time rent collection write-off.

| SPECIAL PURPOSE PROGRAMS | FY 2008 Budgeted | FY 2008 Actual | Variance |
|---|-------------------------|-----------------------|----------------------|
| Line Item: | | | |
| Administration Salaries | \$897,024 | \$850,553 | \$46,471 |
| Administration Fringe Benefits | \$453,880 | \$369,015 | \$84,865 |
| Administration Other | \$180,769 | \$471,796 | (\$291,027) |
| Tenant Services Salaries | \$51,348 | \$85,006 | (\$33,658) |
| Tenant Services Fringe Benefits | \$20,832 | \$42,264 | (\$21,432) |
| Tenant Services Materials/Contracts | \$0 | \$25 | (\$25) |
| Maintenance Materials | \$7,032 | \$212 | \$6,820 |
| Maintenance Contracts | \$20,196 | \$34,503 | (\$14,307) |
| Police Services Salaries | \$7,944 | \$14,858 | (\$6,914) |
| Police Services Fringe Benefits | \$3,648 | \$6,104 | (\$2,456) |
| Police Services Materials/Contracts | \$2,424 | \$867 | \$1,557 |
| Housing Assistance Payments | \$8,057,236 | \$8,674,089 | (\$616,853) |
| General | \$2,268 | \$364,058 | (\$361,790) |
| Retirees Medical Premiums | \$0 | \$911,315 | (\$911,315) |
| Capital Equipment | \$67,600 | \$22,087 | \$45,513 |
| HOPE VI Ground Lease | \$0 | \$440,000 | (\$440,000) |
| HOPE VI Projects (HUD Funds) | \$2,729,000 | \$141,332 | \$2,587,668 |
| HOPE VI Projects (MTW Reserves) | \$3,500,000 | \$3,809,519 | (\$309,519) |
| Capital Projects (MTW Reserves) | \$6,452,500 | \$7,910,504 | (\$1,458,004) |
| Total Special Purpose Expenditures | \$22,453,701 | \$24,148,107 | (\$1,694,406) |

| TOTAL USES OF FUNDS | FY 2008 Budget | FY 2008 Actual | Variance |
|-------------------------------------|-----------------------|-----------------------|--------------------|
| Consolidated MTW | \$168,152,472 | \$160,200,784 | \$7,951,688 |
| Special Purpose not included in MTW | \$22,453,701 | \$24,148,107 | (\$1,694,406) |
| Total Expenditures | \$190,606,173 | \$184,348,891 | \$6,257,282 |

Net Change in Reserves

The Authority realized an increase in reserves of \$29.7 million compared to the budgeted decrease of \$9.3 million.

| CONSOLIDATED MTW PROGRAM | FY 2008 Budgeted | FY 2008 Actual | Variance |
|-------------------------------------|-------------------------|-----------------------|----------------------|
| Total Revenue | \$168,656,448 | \$202,880,728 | \$34,224,280 |
| Total Expenditures | \$168,152,472 | \$160,200,784 | \$7,951,688 |
| Total Net Change To Reserves | \$503,976 | \$42,679,944 | \$43,182,967 |
| SPECIAL PURPOSE PROGRAMS | FY 2008 Budgeted | FY 2008 Actual | Variance |
| Total Revenue | \$12,622,880 | \$11,142,487 | (\$1,480,393) |
| Total Expenditures | \$22,453,701 | \$24,148,107 | (\$1,694,406) |
| Total Net Change To Reserves | (\$9,830,821) | (\$13,005,620) | (\$3,174,799) |
| ALL PROGRAMS | FY 2008 Budgeted | FY 2008 Actual | Variance |
| Total Revenue | \$181,279,328 | \$214,023,215 | \$32,743,887 |
| Total Expenditures | \$190,606,173 | \$184,348,891 | \$6,257,282 |
| Total Net Change To Reserves | (\$9,326,845) | \$29,674,323 | \$39,001,169 |

Level and Adequacy of Reserves

The FY 2008 reserve balance is \$63.1 million, of which \$30.7 million is restricted for various projects approved by the Board of Commissioners. The balance of unrestricted reserves is \$32.4 million and is adequate to cover unanticipated gap spending in FY 2009.

| RESERVES | FY 2008 Budgeted | FY 2008 Actual | Variance |
|---|-------------------------|-----------------------|---------------------|
| Housing Choice Voucher Program Reserves | \$6,401,314 | \$11,401,314 | \$5,000,000 |
| Section 8 Voucher and Local Fund | \$7,869,209 | \$38,414,377 | \$30,545,168 |
| Public Housing Operating Reserves | \$5,000,000 | \$8,414,000 | \$3,414,000 |
| State 12 and State 6 Reserves | \$2,822,000 | \$2,794,000 | (\$28,000) |
| Mod Rehab & Shelter Plus Care Reserves | \$2,027,000 | \$2,097,000 | \$70,000 |
| Total Reserves | \$24,119,523 | \$63,120,691 | \$39,001,168 |

SECTION VI: CAPITAL PLANNING

Planned vs. Actual Expenditures by Property

The table below illustrates the status of capital planning activities as presented in the FY 2008 MTW Annual Plan.

| FY 2008 Capital Planning Activities | | | | |
|---|----------------|-------------------------------|----------------------------|------------------|
| Project | Funding Source | FY 2008 Projected Expenditure | FY 2008 Actual Expenditure | Variance |
| 1 1424 50th Ave | Capital Fund | \$0 | \$0 | \$0 |
| 2 1445 50th Ave | Capital Fund | \$0 | \$142,630 | (\$142,630) |
| 3 2919 E. 16th St. | Capital Fund | \$0 | \$519,047 | (\$519,047) |
| 4 2170 E. 28th St. | Capital Fund | \$967,000 | \$1,434,169 | (\$467,169) |
| 5 2056 35th Ave | Capital Fund | \$900,000 | \$1,047,854 | (\$147,854) |
| 6 3500 Bruce St. | Capital Fund | \$1,137,700 | \$700,183 | \$437,517 |
| 7 4203 Terrace St. | Capital Fund | \$600,000 | \$202,839 | \$397,161 |
| 8 6916 Arthur St. | Capital Fund | \$615,800 | \$194,883 | \$420,917 |
| 9 2381 E 21st St. | Capital Fund | \$500,000 | \$306,938 | \$193,062 |
| 10 6921 Fresno St. | Capital Fund | \$800,000 | \$8,550 | \$791,450 |
| 11 1739 89th Avenue | Capital Fund | \$800,000 | \$27,478 | \$772,522 |
| 13 1619, 1801 & 1805 Harrison | Local Fund | \$500,000 | \$320,557 | \$179,443 |
| 14 Scattered Sites | Local Fund | \$3,872,500 | \$7,661,454 | (\$3,788,954) |
| 15 HOPE VI Coliseum / Infrastructure and Park | Local Fund | \$2,200,000 | \$2,994,938 | (\$794,938) |
| 16 HOPE VI Coliseum / Homeownership | Local Fund | \$1,300,000 | \$0 | \$1,300,000 |
| 17 HOPE VI Coliseum | HOPE VI | \$2,729,000 | \$141,332 | \$2,587,668 |
| 18 HOPE VI Mandela Gateway / Homeownership | HOPE VI | \$0 | \$0 | \$0 |
| 19 Tassafaronga | Local Funds | \$2,080,000 | \$1,917,527 | \$162,473 |
| 20 Architecture and Admin Costs | Capital Fund | \$6,713,000 | \$6,784,296 | (\$71,296) |
| 21 Roofs | Capital Fund | \$2,160,000 | \$1,253,526 | \$906,474 |
| 22 On Demand | Capital Fund | \$740,452 | \$735,998 | \$4,454 |
| 23 Scattered Sites Under Consideration | | | | |
| 1236 E. 17th St. | Not Funded | \$0 | \$0 | \$0 |
| 2509 77th Ave. | Not Funded | \$0 | \$0 | \$0 |
| 2530 9th Ave. | Not Funded | \$0 | \$0 | \$0 |
| 2011 7th Ave | Not Funded | \$0 | \$0 | \$0 |
| Total | | 28,615,452 | 26,394,199 | 2,221,253 |

Narrative Discussion/Explanation of Difference

Capital Fund

The following three projects listed under the capital fund incurred unanticipated expenses during FY 2008.

- 1445 50th Ave – Completion of construction was carried over from FY 2007. No increase in total project budget.
- 2919 E. 16th St. – Completion of construction was carried over from FY 2007. No increase in total project budget.

Scattered Sites – Local Fund

During FY 2008, OHA implemented a new initiative, the Building Envelope Program (BEP), to address deferred maintenance and improve the physical appeal and safety of the scattered site public housing portfolio. This new approach of selective and specific improvements was designed to address deferred maintenance in a more cost-effect manner than the traditional comprehensive modernization strategy. The BEP allowed the Agency to spread limited funding across more units and provide improved conditions for more residents. The budgeted amount of local funds allocated to scattered sites per the FY 2008 plan was \$6.71 million. This amount was subsequently increased by the Board of Commissioners mid-year to a total of \$9.71 million. The FY 2008 Plan estimated that the \$3,872,500 million would be expended during the year on scattered sites. As the table above illustrates, the actual amount was \$7,661,454 million. The table below lists the sites and the amounts allocated from the Local Fund for each property in the BEP. Depending on the specific needs at any one site, the typical repairs and upgrades in the BEP include: fencing, structural upgrades, dry rot repairs, new roofs, gutters and downspouts, repairs to railings and stairs, new windows and sliding doors, exterior painting, paving and concrete walkways, landscaping, site drainage, garbage enclosures, improved security lighting, and new mail boxes.

| Building Envelope Program | |
|----------------------------------|---------------------------|
| Address | FY 08 Expenditures |
| 1037 62nd Street | \$ 79,657.00 |
| 1039 63rd Avenue | \$ 88,788.00 |
| 1120 Bella Vista Ave | \$ 30,600.00 |
| 1126 62nd Street | \$ 344,586.00 |
| 1126-1135 62nd St | \$ 17,488.00 |
| 1127 Foothill Blvd | \$ 109,841.00 |
| 1132 62nd St | \$ 24,840.00 |
| 1305 E 25TH | \$ 34,830.00 |
| 1323 Mac Arthur Blvd | \$ 46,288.00 |
| 1465 Seminary Ave | \$ 16,675.00 |
| 1559 54th Ave | \$ 98,390.00 |
| 1599 54th Ave | \$ 31,450.00 |
| 1608 11th Ave | \$ 66,788.00 |
| 1632 E 19th Street | \$ 111,286.80 |
| 1716 E 20th St | \$ 11,500.00 |
| 1733 92nd Ave | \$ 13,500.00 |
| 1737 E 15th Street | \$ 155,651.20 |
| 1763 82nd Avenue | \$ 15,021.00 |
| 1815 28th Ave | \$ 94,815.00 |
| 1853 38th Ave | \$ 220,418.00 |
| 1900 E 24TH ST | \$ 48,300.00 |
| 1928 96th Ave | \$ 23,842.80 |
| 1951 E 24th St | \$ 66,753.00 |
| 2017 11th Avenue | \$ 37,268.10 |
| 2017 E 24th St | \$ 31,907.70 |
| 2021 24th Avenue | \$ 49,967.00 |
| 2032 E 26th Street | \$ 129,223.50 |
| 2102 E 17th Street | \$ 159,644.00 |
| 2110 25TH Ave | \$ 8,500.00 |
| 2115 38th Avenue | \$ 119,227.00 |
| 2126 High Street | \$ 197,634.40 |
| 2146 E 24th ST | \$ 69,440.00 |
| 2155 E 28th St | \$ 82,437.00 |
| 2181 48th Ave | \$ 51,800.00 |
| 2181 48th Ave | \$ 139,554.00 |
| 2226 48th Ave | \$ 186,192.90 |
| 2228 48th Ave | \$ 40,955.00 |
| 2230 90th Avenue | \$ 48,330.00 |
| 2238 90th Avenue | \$ 230,541.00 |

| Building Envelope Program (continued) | |
|--|---------------------------|
| Address | FY 08 Expenditures |
| 2255 84th Ave | \$ 28,830.00 |
| 2255-2261 84th Ave | \$ 30,760.00 |
| 2284 E 17th Street | \$ 52,400.00 |
| 2308 96th Ave | \$ 54,950.00 |
| 2323 East 22nd Avenue | \$ 7,099.00 |
| 2329 85th Ave | \$ 49,658.00 |
| 2349 83rd Avenue | \$ 85,412.00 |
| 2353 E 24th ST | \$ 17,600.00 |
| 2416 88th Avenue | \$ 134,752.60 |
| 2425 94th Ave | \$ 35,950.00 |
| 2435 26th Avenue | \$ 156,597.50 |
| 2440 E 21st St | \$ 49,790.00 |
| 2451 Renwick St | \$ 62,500.00 |
| 2474 East 26Th Street | \$ 240,910.00 |
| 2511 11th Ave | \$ 24,960.00 |
| 2558 35th Ave | \$ 24,294.00 |
| 2630 E 25th Street | \$ 24,900.00 |
| 2922 West St | \$ 8,960.00 |
| 2961 Georgia Street | \$ 93,291.00 |
| 3000 E 18th Street | \$ 10,200.00 |
| 3014 16th St | \$ 167,040.00 |
| 3217 West Street | \$ 85,942.00 |
| 3223 E 22nd St | \$ 33,239.80 |
| 3228 Logan St | \$ 54,074.70 |
| 3302 Brookdale Ave | \$ 20,000.00 |
| 3314-3320 E. 17th St | \$ 13,800.00 |
| 3318 E 17th Street | \$ 14,560.00 |
| 3330 72Nd Avenue | \$ 18,225.00 |
| 3350 72Nd Avenue | \$ 50,610.00 |
| 3370 62Nd Avenue | \$ 49,650.00 |
| 3532 Pierson | \$ 52,920.00 |
| 3716 Allendale Ave | \$ 11,000.00 |
| 3901 Webster St | \$ 48,933.00 |
| 4068 Allendale Avenue | \$ 11,200.00 |
| 421 Oakland Ave | \$ 90,707.50 |
| 4527 Bond Street | \$ 44,509.50 |
| 454 36th Street | \$ 157,458.10 |
| 4821 Webster Street | \$ 42,447.00 |
| 522 32nd St | \$ 23,800.00 |

| Building Envelope Program (continued) | |
|--|---------------------------|
| Address | FY 08 Expenditures |
| 537 32nd Street | \$ 69,323.00 |
| 554 37Th St | \$ 344,192.00 |
| 557 46th Street | \$ 37,315.00 |
| 578 58TH ST | \$ 14,206.00 |
| 59 Pearl st | \$ 115,123.50 |
| 594 63rd Street | \$ 81,051.00 |
| 5945 Bromley Ave | \$ 8,350.00 |
| 610 E 18th Street | \$ 27,640.00 |
| 6121 Harmon Ave | \$ 23,940.00 |
| 6656 Laird Ave | \$ 35,697.00 |
| 676 Fairmount Ave | \$ 31,060.00 |
| 7101 Favor Street | \$ 48,432.00 |
| 714 34th Street | \$ 21,700.00 |
| 716 34th St | \$ 72,955.00 |
| 7204 Holly Street | \$ 81,105.00 |
| 727 37th St | \$ 11,200.00 |
| 729 34th St | \$ 36,087.30 |
| 729 39th St | \$ 16,962.00 |
| 734 Rand Avenue | \$ 172,892.00 |
| 7636 Ney Avenue | \$ 49,914.00 |
| 768 41ST ST | \$ 141,746.00 |
| 800 Willow St | \$ 6,100.00 |
| 810 60th St | \$ 6,390.00 |
| 827 52ND ST | \$ 17,200.00 |
| 866 37th St | \$ 27,402.10 |
| 873 32nd Street | \$ 73,476.00 |
| 881 41st St | \$ 36,087.00 |
| 9024 Cherry Street | \$ 21,390.00 |
| 9232 Bancroft Avenue | \$ 77,054.00 |
| 9233 Hillside Avenue | \$ 9,800.00 |
| 9240 Bancroft Avenue | \$ 5,090.00 |
| 9320 Sunnyside | \$ 79,340.40 |
| 944 34th Street | \$ 20,830.00 |
| 9746 Plymouth Street | \$ 73,333.00 |
| 987 63rd Street | \$ 134,888.00 |
| 5944 Bromley Ave | \$ 12,350.00 |
| 6631 Laird Ave | \$ 22,025.00 |
| 6650 Laird Ave | \$ 79,947.00 |
| Total | \$ 7,661,454.40 |

HOPE VI Coliseum

The following provides a summary of Lion Creek Crossings, the HOPE VI redevelopment of Coliseum Gardens:

- Infrastructure and Park - The Budgeted amount for FY08 was \$2,200,000. However, \$2,994,938 was actually expended during FY08. This variance does not represent an overage but rather higher than anticipated expenditures during FY 2008. The total budget authorization for this line item is \$4,000,000. Funds were advanced from the long term Infrastructure and Park development budget as construction for this phase was accelerated.
- Home Ownership – This phase of the project has been delayed. The original developer partner dropped out, and EBALDC, one of the developer partners for the rental housing portion, will now act as the developer for the home ownership phase.
- HOPE VI Funds – The FY 2008 Plan projected that \$2,729,000 would be expended during the fiscal year. Actual expenses were \$141,332. The balance of the HOPE VI funds will carry over to Phase IV, the final rental phase of development at Lion Creek Crossings.

Tassafaronga

During FY 2008, OHA continued to assemble financing for the redevelopment of Tassafaronga Village, resident relocation was completed and demolition of the existing buildings was initiated. The \$1.9 million spent from Local Funds were used to cover architectural and consultant fees related to pre-development activities.

On Demand

The On Demand budget was used to address a number of emergency repairs. These included elevator upgrades at 570 16th Street (a dedicated senior building), fire damage repairs at 869 Walker Street, moisture control and water proofing in the basement crawl spaces at Lockwood Gardens, and emergency repairs related to site drainage, foundation problems and dry rot at 2030 E 25th Ave. The complete budget for On Demand expenditures is listed in the table below.

| On Demand Expenditures | |
|-----------------------------|----------------------|
| Site | FY 2008 Expenditures |
| 1424 50th Avenue | \$2,800 |
| 1180 25th Ave | \$1,850 |
| 2451 Renwick St | \$1,680 |
| 2474 East 26th Street | \$3,950 |
| 2530 9th Ave | \$14,750 |
| 2558 35th Ave | \$4,183 |
| 533 59th Street | \$19,950 |
| 570 16th & 620 17th | \$3,555 |
| 570 16th St | \$40,500 |
| 676 Fairmount Ave | \$22,885 |
| 869 Walker Street | \$74,025 |
| Lockwood Gardens (Moisture) | \$361,520 |
| Total | \$551,648 |

Projects Under consideration

Scattered Sites Offline – Five scattered site developments with 61 units remain off line. One site, 4118 Lyon Street, was originally proposed for capital upgrades in the FY 2008 Plan using Local Fund. OHA decided not to proceed with the project as a result of the shift towards a more

selective approach to addressing deferred maintenance under the BEP. The remaining 4 scattered sites continue to be offline.

Harrison Street Sr. Housing – OHA's non-profit affiliate, Oakland Housing Initiatives, and its development partner, Christian Church Homes of Northern California, are co-developing 73 units of new senior housing at 1633 Harrison Street. The land for the development, a former gasoline station, currently as surface parking lot, will continue to be owned by OHA. The City of Oakland awarded \$5.1 million to the project in FY 2007. During FY 2008, OHA received a HUD 202 funding award and environmental remediation at the site was initiated.

Planned Demolition and Disposition Requests

In preparation for the submission of disposition application to HUD for the 1,615 units of scattered site public housing units, OHA completed a market value appraisal of the buildings, convened a preliminary series of meetings with residents and other stakeholders, and began preparing a draft disposition application and relocation plan.

Planned Homeownership Activities

- Lion Creek Crossings – No progress was made on the home ownership phase of the project during FY 2008.
- Mandela Gateway – The 14 town homes that comprised the home ownership portion of the HOPE VI Mandela Gateway development were completed in FY 2008.
- Tassafaronga – The redevelopment of this site will include 22 ownership units developed in partnership with Habitat for Humanity. During FY 2008 resident relocation was completed and demolition of the old structures had started.

Procurement

OHA continues to explore various strategies to improve efficiencies in procurement. No new policies or procedures were adopted in FY 2008.

SECTION VII: MANAGEMENT INFORMATION FOR OWNED/MANAGED UNITS

This section reports on a series of indicators for the management of the Public Housing program. It compares the targets set in the FY 2008 Annual Plan for the program's management to actual outcomes achieved. This includes the management of OHA's 3,308 public housing units, 307 of which are apartments to be operated by private management under HOPE VI. OHA directly operates nine sites of 30 units or more and 254 small sites with an average of six units scattered throughout Oakland.

VACANCY

The FY 2008 annual plan set a target of less than 2 percent vacancy for the public housing program's entire housing stock, except those units undergoing major renovation and modernization.

Vacancy Rates for the scattered site program for FY 2008 was 5.2%, and for large public housing sites 4.5%. Among other reasons, the long period of under funding of the public housing program has resulted in the deferral of maintenance and repairs leading to difficulty in leasing apartments. With the flexibility of funding under MTW, OHA has been able to invest significant funding to address deferred maintenance and repair issues. Taking advantage of MTW flexibility, a large number of units that became vacant during the fiscal year underwent major unit improvements, including installation of new kitchens, flooring, windows and bathrooms, patios, fences and decks. The deferred maintenance was a contributing factor to the increase in the annual vacancy rate. Additionally, 87 units at Tassafaronga Village were vacated for demolition and redevelopment during the fiscal year, with the final families moving in June 2008 causing an inflation of the annual vacancy rate for this portfolio. Also during this fiscal year, the Authority revamped its eligibility and leasing activities and suspended leasing to new families for a period to accommodate this process. Since restarting leasing activities in the last quarter of this fiscal year, 245 applicants have been certified, 170 have been referred, and 86 families have leased and moved into new public housing units. The result of all of these efforts has been a steady increase in occupancy.

See Attachment A for a list of OHA properties and vacancy data.

RENT COLLECTIONS

The FY 2008 Plan established a target for rent collections at over 97%. Actual rent collection was 91.3%

The Authority has begun addressing a long backlog of tenant issues related to its rent collection activities, in addition to addressing, through noticing and enforcement, various lease violations including non-payment of rent. This has resulted in a large number of families who are in legal status and whose rent is not accepted but placed in an escrow account until conclusion of the legal action. While the increase in the number of tenants in legal status has negatively impacted OHA rent collection goals during this short term, the Agency expects the enhanced lease enforcement will lead to OHA reaching and sustaining the goal of consistent high rent collections for the long term.

WORK ORDERS

The FY 2008 Plan established a goal of abating emergency work orders within 24 hours and non-emergency work orders within 30 days.

At OHA managed sites:

Emergency Work Orders: OHA received 53 Emergency work orders. One hundred percent were abated within 24 hours.

Non-Emergency Work Orders: OHA received a total of 12,364 work orders. The average completion time was 17.2 days. One hundred percent were completed within 30 days.

At properties managed by a private management companies:

Emergency Work Orders: Private property management companies received 68 Emergency work orders. Of those, 67, or 99% were abated within 24 hours.

Non-Emergency Work Orders: Private property management companies received a total of 1,103 work orders. The average completion time was 8.1 days. One hundred percent were completed within 30 days.

INSPECTIONS

The FY 2008 annual plan set for the Authority a goal of completing inspections on 100 percent of its owned and managed units. The Authority inspects all available public housing units and buildings on an annual basis. Units and buildings that are vacant and undergoing comprehensive modernization through the capital fund or HOPE VI will not be inspected until they are ready for re-occupancy.

This goal was met. Every available public housing unit was inspected during the year.

RESULTS OF INDEPENDENT PHAS INSPECTIONS

HUD's Real Estate Assessment Center (REAC) is to conduct annual inspections of our portfolio using the Public Housing Assessment System (PHAS.) Included in these inspections is the Physical Assessment Subsystem (PASS,) which determines whether a public housing authority's housing stock meets the standard of decent, safe and sanitary, and is in good repair.

OHA's units are to be inspected by HUD annually, and a score for those inspections sent to OHA. It should be noted that while PASS inspections of Authority properties were initiated during the final quarter of FY 2007, the inspections were not completed until the first quarter of FY 2008. The last prior inspections were last conducted in FY 2005.

In order to improve PASS and REAC scores, the Oakland Housing Authority initiated the following site improvement efforts:

1. OHA contracted with a property inspection firm with experience in Uniform Physical Condition Standards (UPCS) inspections to complete the 2007/2008 annual physical inspections. As a result, 100% of the OHA Public Housing units were inspected using UPCS the standard.
2. An Authority staff team accompanied the inspector, ensuring that all health and safety infractions are addressed immediately and/or within 24 hours.

3. The aggregate inspection reports (both REAC and our own UPCS inspections) for the site, including both interior and exterior reports, are being used to develop individual maintenance plans for troubled sites. Repairs are completed by staff teams on a priority system; sites with the lowest aggregate scores receive the highest priority.
4. Additionally, several sites with extremely low scores have been prioritized for significant renovations on the building envelope, including roofing, structural issues, plumbing, and drainage improvements.
5. The Authority has developed an enhanced regular vacancy renovation standard which has been used to improve the inventory of Authority units by reducing moisture intrusion through window and weather stripping replacement, replacement of worn cabinetry; and the replacement of worn/damaged interior doors and floors.
6. Authority implemented a site intervention team approach that addresses many tenant related issues at problem sites. Additionally, staffing per AMP has been significantly improved in our 08/09 budget, with the Assistant Property Administrators added and tasked with lease enforcement activities, and working with tenants to remedy and reduce tenant caused infractions, including housekeeping improvements to reduce vermin, mold and mildew; reduction of trip hazards through improved storage habits; and enhanced enforcement on safety infractions including dismantling of smoke alarms and blocking exits.

SECURITY

The primary law enforcement agency in the City of Oakland is the Oakland Police Department (OPD). The Oakland Housing Authority established a police department (OHAPD) to supplement OPD to increase the safety and security of residents living in Authority properties. During the 2008 fiscal year, OHAPD continued to focus attention on crime related and other community issues which effect public housing tenants and Section 8 participants, including:

Employing pro-active measures toward reducing crime on and around Authority-owned properties: OHAPD used proactive crime fighting strategies to combat illicit narcotics and criminal activity with the formation of a site intervention team. Three officers were assigned to this team, compared to four officers in FY 2007, gave their full focus on problem properties, and worked with Property Operations Community Service staff to reduce criminal activity. In FY 2008, staff assigned to this team investigated 988 crime related issues, which led to 84 arrests.

Conducting regular crime analysis on calls for service to determine trends as well as types of calls OHAPD is receiving and adjusting workload assessments and officer deployment accordingly: Staff conducted constant analysis of calls for service to monitor the level and type of criminal activities being reported. In FY 2008 OHAPD responded to 9,387 reports of criminal activity, compared to 6,779 in FY2007. Based on an analysis of field observations and other sources of information, OHAPD was able to adjust its level and type of deployment to better contend with issues of raising criminal activity. Strategies to combat issues included surveillance operations, execution of search warrants, enhanced patrol and other pro-active police activities.

Continuing to investigate fraud in the Section 8 and public housing programs: During FY 2008, OHAPD's Fraud Investigations Unit (FIU) opened 128 investigations, and investigated and closed 74 cases. Many of these cases resulted in repayment agreements. The total amount recovered as a result of repayment agreements for the year was \$296,141.40.

Increasing resident involvement through community outings and events: Authority management and OHAPD officers continued to be involved in the community during FY 2008. Staff continued a tradition of sponsoring and working at the annual holiday splendor

party. In addition, since 1995, OHAPD officers have contributed in excess of \$7,500 toward the event. This event offers our seniors a night out for dinner, dancing and celebration during the holiday season. Staff also participated in National Night Out at several sites. Potluck dinners, forging community friendships, and a visit by the crime fighting dog McGruff were evening highlights.

Expanding of OHAPD Communications center: Construction was completed and the Communication Center was revamped. New terminals were added as well as work stations for officers to complete reports. Dispatchers now have two work stations, and access to more systems to improve our crime prevention and data gathering processes.

Maintaining national accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA): On December 8 - 12, 2007, a team of law enforcement officials from different states, contracted through the Commission on Accreditation for Law Enforcement Agencies (CALEA), conducted an on-site assessment of the police department to determine if it has maintained compliance with CALEA Standards since the last assessment in 2004. Based on the assessment the department was awarded their third re-accreditation in Atlanta in March 2008, and was also named as a "Flagship" Agency, symbolizing that OHAPD is among the best of the best. This accreditation has proven beneficial for the Police Department and has enhanced OHA's ability to provide professional services to our residents and the community at large. Another benefit CALEA offers is a general reduction of liability exposure. OHAPD must apply for re-accreditation every three years. Accreditation is a lengthy, detailed process that has given the Police Department national recognition and improved the way we conduct daily business. It has given officers clearer understanding of department rules and regulations as well as how the agency operates. Currently, only 10% of law enforcement agencies are accredited nationally, and with the "Flagship" status, OHAPD is in the top 10 percent of those accredited.

Continuing Police Athletic League (PAL) activities which include camping trips and other outings with youth: Relationships are at the core of youth development, and the department is dedicated to offering programs that will enhance relationships between our young residents and the police. In FY 2008, more than 45 children attended a three-day overnight summer camp with OHA police officers and staff.

Conducting emergency action exercises: Training was conducted with all OHAPD staff and risk management personnel. In December 2007, in anticipation of heavy rain and wind, the Incident Command System was activated for emergency management and included OHAPD, Maintenance personnel, and portions of the Office of Property Operations. The operation was a success because of preplanning and preparation. In addition, a tabletop exercise simulating simultaneous disasters in the city was conducted in unison with Maintenance and OHAPD. OHAPD management and officers, as well as Maintenance supervisors were tested and had to make critical decisions using staff and resources. These exercises are designed to prepare staff to manage an incident efficiently should one occur.

Conducting resident surveys and using the survey result information when developing patrol strategies: OHA residents were surveyed on the quality of services provided by OHAPD, including: overall safety; individual contacts with police; and neighborhood concerns. The information has been disseminated to police department staff, as well as other Authority departments. The results of the survey can be viewed in the last annual report on the OHAPD website at www.ophapd.org.

SECTION VIII:

MANAGEMENT INFORMATION FOR LEASED HOUSING

LEASING INFORMATION

Target vs. Actual Lease-Ups

The 2008 annual plan projected that 97 percent to 100 percent of Section 8 units would be leased at the end of the fiscal year. OHA ended the fiscal year at 98.65 percent utilization rate. The organization met its projected lease-up goal.

In order to continue to increase the voucher utilization rate of the Section 8 program, OHA has been proactively engaging property owners through outreach efforts and with increased voucher issuance.

OHA conducts monthly workshops to provide information to owners and to allow OHA staff to hear about issues that might affect our clients. OHA has developed an engaging and interactive applicant briefing session for clients that help them understand how to successfully apply for housing in the private market as well as what it means to have good credit.

Information and Certification of Data on Leased Housing Management Narrative/Explanation of Differences

Ensuring rent reasonableness

OHA continues to determine rent reasonableness for all new contracts and for all requests to increase rent according to HUD guidelines and existing OHA policy. Instead of upgrading the in-house database, OHA has switched to a web-based database – www.gosection8.com. Comparables grouped by area and category can be easily retrieved for more efficient and specific comparisons.

Expanding housing opportunities

Site-based wait lists have been established for projects under the Section 8 Project-Based Voucher program. The Leased Housing Department is responsible for overseeing the site-based wait lists to ensure compliance with HUD regulations and OHA policy.

Deconcentration of low-income families

The FY 2008 Annual Plan indicated that the Authority may examine and change policies for the deconcentration of low-income families via income targeting, differing payment standards and portability. OHA continues to strive to address this by informing applicants of housing opportunities outside of the high poverty areas. In addition, as summarized in Section II, Occupancy Policies, OHA adopted an income mixing policy for newly renovated public housing sites.

OHA is entering into an agreement with other housing authorities in the area to streamline the portability process for voucher clients moving between neighboring jurisdictions. OHA further allows applicants the right to portability during the initial term of the lease when there is an approved request for a reasonable accommodation.

Planned vs. Actual Inspections Completed by Category:

The FY 2008 annual plan indicated that OHA would continue to conduct 100 percent of its annual, pre-contract, quality control and enforcement HQS inspections. The plan also indicated that an alternative inspection methodology and frequency for HQS inspection might be developed.

OHA is on target, achieving 100 percent of its annual, pre-contract, quality control and enforcement HQS inspections by the end of the year.

Web-based software was deployed in June 2008 for scheduling all inspections. Notifications of repairs and scheduling can be done online and printed easily, resulting in improved efficiency. Data are readily available for quality control purposes and performance analysis.

Planned Vs. Actual Inspections

| Inspection Type | Planned FY 2008 | Actual FY 2008 |
|------------------------|------------------------|-----------------------|
| Annual | 100% | 100% |
| Pre-Contract | 100% | 100% |
| Quality Control | 100% | 100% |
| Enforcement | 100% | 100% |

SECTION IX:

RESIDENT PROGRAMS

PLANNED VS ACTUAL ACTIONS

NARRATIVE/EXPLANATION OF DIFFERENCE

The Oakland Housing Authority values supportive services to public housing residents and Section 8 participants that promote self-sufficiency, civic involvement and economic development. During FY 2008, OHA accomplished the supportive services plans set out by leveraging community resources and promoting resident leadership. The major emphasis continued to be life enrichment, workforce development and resident leadership. OHA clients accessed programs involving asset building and home ownership, self-sufficiency and job training, resident involvement and supportive services.

Despite limited funding, OHA maximized the use of HOPE VI, and Resident Opportunity for Self-Sufficiency (ROSS) to leverage resources from various community partners, to provide direct services to working age adults, school aged youth, older youth and seniors residents.

FY 2008 activities exceeded the annual plan's expectations, and included distributing brochures, flyers and articles about employment, family services, youth services, senior services and community building activities to families residing in public housing and Section 8 subsidized properties. Information was disseminated through neighborhood canvassing, community meetings, direct mailing campaigns, orientations, the resident newsletter and rent statements.

Life Enrichment Services

OHA provided life enrichment services through counseling, mediation, and referrals.

- Oakland's Park & Recreation Dept. - hosted youth programs including after school tutorial, sports and free summer lunch programs.
- Alameda County Commission on Aging - Hosted on-site educational nutrition clinics and a farmers' market to provide fresh fruit and vegetables at a discount rate to the senior resident population.
- United Seniors of Alameda County - Advocacy group that support seniors living in multi-unit housing with community-building and life-improvement activities.
- St. Vincent de Paul – Provides fresh bakery, perishables and bread distribution to an average of 60 senior households once a week.
- Jack London Aquatic Center - Provides training and mentoring through water sports, kayaking and sportsmanship training
- Volunteers of America - Provided 100 food baskets for Thanksgiving to families.

Workforce Development and Section 3 Programs

Seniors, working-age adults and older youth benefited from workshops, training, job readiness and job placement assistance. These services were provided through the following partnerships:

- Workforce Investment Board (WIB) - Workforce development partnership with over 60 public and private sector organizations focused on employment and workforce development including the One Stop Career Centers.
- Section 3 - OHA refers residents to employment opportunities with OHA contractors. Of OHA contracts valued over \$200,000, there were 40 new hires, of which four were public housing residents.
- Unity Council - Provides job training, GED, job placement assistance and employment support that specialize in assisting limited English speaking clients.
- City of Oakland ASSETS - Provides job training and placement assistance to work able seniors. Two ASSETT workers staffed the OHA Dial a Care senior support program and the BACS lunch program at the Palo Vista Gardens Senior Community.
- East Bay Asian Local Development Corp (EBALDC) - coordinated services with a collaborative of community partners to serve the 367 residents of HOPE VI Lion Creek Crossings. Services that were made available included employment, education, day care, and computer training and youth programs.

Resident Program Highlights

- More than 400 residents met with members of the Site Intervention team and the public housing self-sufficiency coordinator to receive information about job placement assistance, job training and vocational training sites.
- Monthly posting at properties was conducted by staff. Outreach included support in marketing six city-wide job fairs.
- More than 50 residents attended a Fall Resource and Self Sufficiency Fair with over 20 community partners offering legal, nutrition, safety, and education and employment resources. During this fair books were given away to children of public housing households.
- More than 50 clients participated in homeownership orientations, and individual supportive services. Staff provided outreach support to two city-wide housing fairs.
- Sessions and group education workshops funded through HOPE VI, ROSS Homeownership Supportive Services and the Section 8 Homeownership Programs, resulted in 3 first-time homebuyers for the fiscal year.
- The ROSS Homeownership Supportive Services program helped 14 OHA clients purchase homes, of which 5 were public housing residents.
- The Authority managed three HOPE VI and five ROSS sub-contracts with community service providers for community and supportive services, providing entrepreneurial training, job training, asset building, and after school programs, homeownership, and other supportive services. These services are available to more than 300 HOPE VI households.
- Community building and resident leadership development was advanced by facilitation of more than 125 site meetings, with Resident Advisory Board meetings, and resident leadership trainings.
- The OHA Police Department hosted a 3-day overnight summer camp at Gualala Camp grounds for 23 youth.
- Eleven OHA sites hosted National Night Out festivities to build stronger community ties among neighbors, serving over 250 residents. Children from these sites also participated in the Book Give Away and Back to School Give Away for basic school supplies.
- OHA hosted two Housing Authority Insurance poster contests in which 19 youth participated.
- At the two larger family developments, 544 households received recycling information. In addition, 35 residents participated in information meetings held at eight recycling fairs that promoted community involvement and awareness of green living.
- Nearly 100 seniors from multiple senior developments attended the annual Holiday Splendor reception to promote community involvement and recreation.

- In celebration of OHA's 70th Anniversary a resource fair was held with over 600 community members and residents participating. Approximately 50 community agencies provided resources on affordable housing, employment, youth programs, energy conservation, civic events, education services, homeownership, and other social and economic self-sufficiency services.
- Over 30 residents participated in the Soda-Free Summer campaign, in the month of June.
- The Resident Advisory Board, comprised of 42 people from the Public Housing and Section 8 programs, met to promote resident leadership and serve as an advisory council on major organizational policies. Three meetings were held with an average of 30 residents in attendance.

Results of Latest PHAS Resident Survey

The MTW Agreement provides that during the term of the MTW demonstration, OHA will be evaluated by HUD on the basis of its Annual Report, in lieu of the Public Housing Assessment System (PHAS) or its successor system. The Authority will retain its status as a "High Performer" under the Public Housing Management Assessment Program (PHMAP) whereas future evaluation under the Public Housing Assessment System (PHAS), or its successor, does not apply, OHA will be entitled to any and all incentives, including bonus points, which may be applicable to any competitive or formula programs offered under the PHAS or any successor system.

OHA's most recent RASS score was obtained in 2004; OHA was awarded six points out of 10. In 2005, 2006, and 2007 OHA received the maximum RASS score of 10 points due to a temporary exemption due to its participation in the MTW program.

Section 8

Family Self Sufficiency Program - Family Self Sufficiency (FSS) is a voluntary program designed to assist Section 8 residents to achieve economic independence and self-sufficiency through education, job training, supportive services and employment. With the support of local programs and agencies, FSS combines case management and life skills training with the FSS participant's individual plan for education, training and employment.

The Leased Housing department has two full-time FSS Coordinators who partner with community-based non-profits that provide case management services to our families in areas such as job assessment and search, financial planning and life skills.

The FSS program offers guidance in a trusting environment for families to challenge themselves and be stimulated through education and learning to achieve independence and self sufficiency.

FSS enrollment averages 225 families.

SECTION X: OTHER INFORMATION AS REQUIRED BY HUD

RESULTS OF LATEST COMPLETED 133 AUDIT (Including program-specific OMB compliance supplement items, as applicable to the Housing Authority's Agreement)

The most recent 133 Audit was completed on June 30, 2007, and was previously provided to HUD.

REQUIRED CERTIFICATIONS AND OTHER SUBMISSIONS (From which the Agency is not exempted by the MTW Agreement)

The Authority previously submitted with its annual plan all those certifications from which it is not exempted by the MTW Agreement.

SUBMISSIONS REQUIRED FOR THE RECEIPT OF FUNDS

The Authority attaches to its annual plans all those submissions required for the receipt of funds.

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|------------------------|------|-------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| SCATTERED SITES | | | | | | | | | |
| 9 | 205 | 9615 E ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 207 | 1061 ELMHURST AVE | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 221 | 10221 STANLEY AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 240 | 2311 98TH AVE | 8 | 1 | 0 | 0 | 1 | 13% | Yes |
| 9 | 241 | 2315 98TH AVE | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 308 | 9514 BIRCH ST | 10 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 313 | 9703 CHERRY ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 327 | 9233 HILLSIDE ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 328 | 7000 LACEY AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 339 | 7510 NEY AVE | 10 | 1 | 0 | 0 | 1 | 10% | Yes |
| 9 | 340 | 7636 NEY AVE | 6 | 1 | 0 | 0 | 1 | 17% | Yes |
| 9 | 349 | 8021 PLYMOUTH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 350 | 9427 PLYMOUTH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 351 | 9746 PLYMOUTH ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 357 | 9224 SUNNYSIDE ST | 10 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 358 | 9320 SUNNYSIDE ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 359 | 9510 SUNNYSIDE ST | 16 | 4 | 0 | 0 | 4 | 25% | Yes |
| 9 | 361 | 9711 SUNNYSIDE ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 426 | 3330 72ND AVE | 8 | 1 | 0 | 0 | 1 | 13% | Yes |
| 9 | 427 | 3350 72ND AVE | 6 | 1 | 0 | 0 | 1 | 17% | Yes |
| 9 | 428 | 2509 77TH AVE | 22 | 0 | 0 | 22 | 22 | 100% | Yes |
| 9 | 430 | 1486 77TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|-------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 9 | 431 | 1644 81ST AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 432 | 1763 82ND AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 433 | 2349 83RD AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 434 | 1639 84TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 436 | 2261 84TH AVE | 12 | 2 | 0 | 0 | 2 | 17% | Yes |
| 9 | 437 | 1730 85TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 438 | 2329 85TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 439 | 2325 86TH AVE | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 440 | 1711 88TH AVE | 3 | 1 | 0 | 0 | 1 | 33% | Yes |
| 9 | 441 | 1815 88TH AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 442 | 2416 88TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 443 | 1739 89TH AVE | 6 | 0 | 6 | 0 | 6 | 100% | Yes |
| 9 | 444 | 2238 90TH AVE | 6 | 0 | 6 | 0 | 6 | 100% | Yes |
| 9 | 446 | 1521 92ND AVE | 5 | 1 | 0 | 0 | 1 | 20% | Yes |
| 9 | 447 | 1733 92ND AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 448 | 2230 94TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 449 | 2425 94TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 450 | 1928 96TH AVE | 4 | 3 | 0 | 0 | 3 | 75% | Yes |
| 9 | 451 | 2308 96TH AVE | 7 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 457 | 9008 CHERRY ST | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 9 | 458 | 9024 CHERRY ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 459 | 8330 BANCROFT AVE | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 460 | 9232 BANCROFT AVE | 9 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 467 | 7908 NEY AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 9 | 468 | 7950 NEY AVE | 10 | 0 | 10 | 0 | 10 | 100% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|-------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 9 | 617 | 2282 83RD AVE | 1 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 201 | 6916 ARTHUR ST | 6 | 0 | 6 | 0 | 6 | 100% | Yes |
| 10 | 202 | 4531 BOND ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 203 | 5944 BROMLEY AVE | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 10 | 204 | 5945 BROMLEY AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 206 | 5730 ELIZABETH ST | 20 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 208 | 7107 FAVOR ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 209 | 6921 FRESNO ST | 5 | 0 | 5 | 0 | 5 | 100% | Yes |
| 10 | 210 | 6121 HARMON AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 211 | 6229 HAYES ST | 6 | 1 | 0 | 0 | 1 | 17% | Yes |
| 10 | 212 | 6130 HILTON ST | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 213 | 7204 HOLLY ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 214 | 7209 HOLLY ST | 5 | 1 | 0 | 0 | 1 | 20% | Yes |
| 10 | 215 | 1430 SEMINARY AVE | 10 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 217 | 1465 SEMINARY AVE | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 218 | 1915 SEMINARY AVE | 18 | 1 | 1 | 1 | 3 | 17% | Yes |
| 10 | 219 | 2139 SEMINARY AVE | 12 | 3 | 0 | 0 | 3 | 25% | Yes |
| 10 | 228 | 1500 38TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 229 | 1726 38TH AVE | 6 | 1 | 0 | 0 | 1 | 17% | Yes |
| 10 | 230 | 1853 38TH AVE | 15 | 5 | 0 | 0 | 5 | 33% | Yes |
| 10 | 231 | 1422 47TH AVE | 7 | 1 | 0 | 0 | 1 | 14% | Yes |
| 10 | 232 | 1424 50TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 233 | 1445 50TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 234 | 1458 52ND AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 235 | 1599 54TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|--------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 10 | 236 | 1723 62ND AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 237 | 3366 62ND AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 238 | 1449 73RD AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 316 | 4908 CONGRESS AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 317 | 5009 CONGRESS AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 319 | 4516 FAIRFAX AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 326 | 2126 HIGH ST | 9 | 1 | 0 | 0 | 1 | 11% | Yes |
| 10 | 337 | 5018 MELROSE AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 347 | 3532 PIERSON ST | 5 | 2 | 0 | 0 | 2 | 40% | Yes |
| 10 | 354 | 2451 RENWICK ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 356 | 6238 SEMINARY AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 362 | 4737 YGNACIO AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 363 | 5250 YGNACIO AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 423 | 2115 38TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 424 | 2181 48TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 425 | 2228 48TH AVE | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 453 | 4068 ALLENDALE AVE | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 454 | 4100 ALLENDALE AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 462 | 4903 CONGRESS AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 463 | 6656 LAIRD AVE | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 464 | 6631 LAIRD AVE | 6 | 1 | 0 | 0 | 1 | 17% | Yes |
| 10 | 465 | 4005 LYON AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 466 | 4118 LYON AVE | 8 | 0 | 0 | 8 | 8 | 100% | Yes |
| 10 | 615 | 1715 67TH AVE | 1 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 616 | 6645 BRANN ST | 1 | 0 | 0 | 0 | 0 | 0% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|--------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 10 | 618 | 2157 38TH AVE | 1 | 0 | 0 | 0 | 0 | 0% | Yes |
| 10 | 619 | 5378 WALNUT ST | 1 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 224 | 2919 E 16th St | 12 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 225 | 3012 E 16th St | 5 | 0 | 2 | 0 | 2 | 40% | Yes |
| 11 | 227 | 1815 28TH AVE | 11 | 1 | 0 | 0 | 1 | 9% | Yes |
| 11 | 304 | 3352 ARKANSAS ST | 14 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 318 | 2468 COOLIDGE AVE | 5 | 1 | 0 | 0 | 1 | 20% | Yes |
| 11 | 322 | 3634 FOOTHILL BLVD | 16 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 323 | 3244 GALINDO ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 324 | 2961 GEORGIA ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 331 | 3590 LINCOLN AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 332 | 3228 LOGAN ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 333 | 3291 LYNDE ST | 8 | 1 | 0 | 0 | 1 | 13% | Yes |
| 11 | 338 | 2202 MITCHELL ST | 7 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 343 | 2943 NICOL AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 348 | 3102 PLEITNER AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 352 | 3265 PRENTISS ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 355 | 2995 SCHOOL ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 376 | 3314 E 17TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 377 | 3000 E 18TH ST | 7 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 388 | 2381 E 21ST ST | 4 | 0 | 4 | 0 | 4 | 100% | Yes |
| 11 | 389 | 2439 E 21ST ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 390 | 2440 E 21ST ST | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 391 | 2626 E 21ST ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 392 | 2527 21ST AVE | 4 | 1 | 0 | 0 | 1 | 25% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|--------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 11 | 394 | 2323 E 22ND ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 395 | 2430 E 22ND ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 396 | 2925 E 22ND ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 402 | 2229 E 24TH ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 403 | 2353 E 24TH ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 404 | 2023 24TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 405 | 2218 24TH AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 409 | 2630 E 25TH ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 410 | 2110 25TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 412 | 2435 26TH AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 413 | 2474 26TH AVE | 7 | 0 | 7 | 0 | 7 | 100% | Yes |
| 11 | 414 | 2711 26TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 415 | 2402 E 27TH ST | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 416 | 2155 E 28TH ST | 5 | 2 | 0 | 0 | 2 | 40% | Yes |
| 11 | 417 | 2170 E 28TH ST | 11 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 420 | 2056 35TH AVE | 9 | 0 | 9 | 0 | 9 | 100% | Yes |
| 11 | 421 | 2558 35TH AVE | 12 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 422 | 2820 35TH AVE | 14 | 1 | 0 | 0 | 1 | 7% | Yes |
| 11 | 452 | 3716 ALLENDALE AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 455 | 3302 BROOKDALE AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 11 | 614 | 3311 VIOLA ST | 1 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 124 | 2530 9TH AVE | 15 | 0 | 0 | 15 | 15 | 100% | Yes |
| 12 | 222 | 1737 E 15TH ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 223 | 1921 E 15TH ST | 7 | 1 | 0 | 0 | 1 | 14% | Yes |
| 12 | 226 | 610 E 18TH ST | 12 | 2 | 0 | 0 | 2 | 17% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|----------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 12 | 307 | 1120 BELLA VISTA AVE | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 321 | 1127 FOOTHILL BLVD | 11 | 1 | 0 | 0 | 1 | 9% | Yes |
| 12 | 325 | 320 HADDON ROAD | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 336 | 1323 MACARTHUR BLVD | 7 | 1 | 0 | 0 | 1 | 14% | Yes |
| 12 | 364 | 2011 7TH AVE | 6 | 0 | 0 | 6 | 6 | 100% | Yes |
| 12 | 365 | 2529 9TH AVE | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 12 | 366 | 1608 11TH AVE | 20 | 1 | 0 | 0 | 1 | 5% | Yes |
| 12 | 367 | 2021 11TH AVE | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 12 | 368 | 2511 11TH AVE | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 12 | 369 | 2607 12TH AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 370 | 1128 E 15TH ST | 7 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 371 | 1944 16TH AVE | 9 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 372 | 1227 E 17TH ST | 9 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 373 | 1236 E 17TH ST | 10 | 0 | 0 | 10 | 10 | 100% | Yes |
| 12 | 374 | 2102 E 17TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 375 | 2284 E 17TH ST | 4 | 2 | 0 | 0 | 2 | 50% | Yes |
| 12 | 378 | 1632 E 19TH ST | 7 | 1 | 0 | 0 | 1 | 14% | Yes |
| 12 | 380 | 2246 E 19TH ST | 7 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 381 | 2247 E 19TH ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 382 | 2272 E 19TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 383 | 1716 E 20TH ST | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 12 | 384 | 1750 E 21ST ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 385 | 2000 E 21ST ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 386 | 2005 E 21ST ST | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 387 | 2216 E 21ST ST | 4 | 1 | 0 | 0 | 1 | 25% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|--------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 12 | 393 | 2219 E 22ND ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 397 | 1031 E 24TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 398 | 1900 E 24TH ST | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 12 | 399 | 1951 E 24TH ST | 5 | 1 | 0 | 0 | 1 | 20% | Yes |
| 12 | 400 | 2017 E 24TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 401 | 2146 E 24TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 406 | 1305 E 25TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 407 | 2003 E 25TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 408 | 2030 E 25TH ST | 5 | 2 | 0 | 0 | 2 | 40% | Yes |
| 12 | 411 | 2032 E 26TH ST | 9 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 418 | 1324 E 32ND ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 419 | 1248 E 34TH ST | 10 | 0 | 0 | 0 | 0 | 0% | Yes |
| 12 | 456 | 3500 BRUCE ST | 8 | 0 | 8 | 0 | 8 | 100% | Yes |
| 12 | 461 | 1900 COMMERCE WAY | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 102 | 624 APGAR ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 106 | 3839 CLARKE ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 108 | 85 GARLAND AVE | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 109 | 2933 MLK, JR. WAY | 12 | 1 | 0 | 0 | 1 | 8% | Yes |
| 13 | 110 | 3025 MLK, JR. WAY | 7 | 2 | 0 | 0 | 2 | 29% | Yes |
| 13 | 114 | 4520 MONTGOMERY ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 115 | 3855 SHAFTER AVE | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 117 | 4203 TERRACE ST | 4 | 0 | 4 | 0 | 4 | 100% | Yes |
| 13 | 118 | 869 WALKER AVE | 4 | 0 | 1 | 0 | 1 | 25% | Yes |
| 13 | 119 | 3901 WEBSTER ST | 14 | 2 | 0 | 0 | 2 | 14% | Yes |
| 13 | 121 | 2922 WEST ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|-------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 13 | 122 | 3017 WEST ST | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 123 | 3217 WEST ST | 6 | 1 | 0 | 0 | 1 | 17% | Yes |
| 13 | 126 | 541 29TH ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 127 | 565 29TH ST | 7 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 128 | 678 29TH ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 129 | 675 30TH ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 130 | 522 32ND ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 131 | 537 32ND ST | 12 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 133 | 873 32ND ST | 12 | 2 | 0 | 0 | 2 | 17% | Yes |
| 13 | 134 | 716 34TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 135 | 729 34TH ST | 3 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 136 | 944 34TH ST | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 13 | 137 | 454 36TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 138 | 554 37TH ST | 9 | 0 | 6 | 0 | 6 | 67% | Yes |
| 13 | 139 | 727 37TH ST | 8 | 1 | 0 | 0 | 1 | 13% | Yes |
| 13 | 140 | 866 37TH ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 141 | 725 39TH ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 142 | 950 40TH ST | 27 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 143 | 768 41ST ST | 7 | 1 | 0 | 0 | 1 | 14% | Yes |
| 13 | 144 | 881 41ST ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 145 | 717 43RD ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 320 | 676 FAIRMOUNT AVE | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 344 | 421 OAKLAND AVE | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 13 | 346 | 59 PEARL ST | 12 | 1 | 0 | 0 | 1 | 8% | Yes |
| 13 | 353 | 734 RAND AVE | 5 | 2 | 0 | 0 | 2 | 40% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|-------------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 14 | 101 | 755 ALCATRAZ AVE | 10 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 103 | 6309 BAKER ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 104 | 5805 CANNING ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 105 | 5825 CANNING ST | 14 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 107 | 5914 COLBY ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 111 | 5125 MLK, JR. WAY | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 112 | 5661 MLK, JR. WAY | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 116 | 5120 SHAFTER AVE | 7 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 120 | 4825 WEBSTER ST | 8 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 146 | 945 44TH ST | 5 | 2 | 0 | 0 | 2 | 40% | Yes |
| 14 | 147 | 565 45TH ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 148 | 880 45TH ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 149 | 557 46TH ST | 6 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 151 | 933 46TH ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 152 | 582 48TH ST | 10 | 1 | 0 | 0 | 1 | 10% | Yes |
| 14 | 153 | 365 49TH ST | 24 | 1 | 0 | 0 | 1 | 4% | Yes |
| 14 | 154 | 827 52ND ST | 5 | 2 | 0 | 0 | 2 | 40% | Yes |
| 14 | 155 | 656 53RD ST | 14 | 1 | 0 | 0 | 1 | 7% | Yes |
| 14 | 156 | 680 55TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 157 | 648 57TH ST | 5 | 1 | 0 | 0 | 1 | 20% | Yes |
| 14 | 158 | 584 58TH ST | 12 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 159 | 533 59TH ST | 9 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 160 | 810 60TH ST | 4 | 1 | 0 | 0 | 1 | 25% | Yes |
| 14 | 161 | 837 60TH ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 162 | 972 61ST ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|--------------------------------|------|--------------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| 14 | 163 | 368 62ND ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 164 | 920 62ND ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 165 | 1037 62ND ST | 10 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 166 | 1126 62ND ST | 16 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 168 | 594 63RD ST | 4 | 0 | 0 | 0 | 0 | 0% | Yes |
| 14 | 169 | 987 63RD ST | 5 | 1 | 0 | 0 | 1 | 20% | Yes |
| 14 | 170 | 1039 63RD ST | 5 | 0 | 0 | 0 | 0 | 0% | Yes |
| Total Units | | | 1,615 | 84 | 75 | 62 | 221 | | |
| Total Vacant | | | 221 | | | | | | |
| Comp. Mod., Spc. Use, Off-Line | | | 137 | | | | | | |
| Routine Vacancies | | | 84 | | | | | | |
| Total Occupied | | | 1,394 | | | | | | |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|---------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
|-----|------|---------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|

| LARGE SITES | | | | | | | | | |
|--------------------------------|-----|--|-------|----|----|---|-----|------|-----|
| 1 | 113 | Harrison Street (1621 Harrison Street) | 101 | 3 | 0 | 1 | 4 | 4% | N/A |
| 2 | 173 | Adel (2001 Macarthur Blvd) | 30 | 3 | 0 | 0 | 3 | 10% | N/A |
| 3 | 302 | Campbell Village (1657 10th St) | 154 | 7 | 0 | 0 | 7 | 5% | N/A |
| 4 | 303 | Lockwood Gardens (1263 65th Ave) | 372 | 5 | 0 | 0 | 5 | 1% | N/A |
| 5 | 172 | Oak Grove Court North (620 17th St) | 77 | 6 | 0 | 0 | 6 | 8% | N/A |
| 6 | 171 | Oak Grove Court South (570 16th St) | 75 | 4 | 0 | 0 | 4 | 5% | N/A |
| 7 | 174 | Palo Vista (1110 64th Ave) | 100 | 15 | 1 | 0 | 16 | 16% | N/A |
| 8 | 301 | Peralta Villa (906 Mandela Pkwy) | 390 | 20 | 0 | 1 | 21 | 5% | N/A |
| 16 | 175 | Tassafaronga (945 84th Ave) | 87 | 0 | 87 | 0 | 87 | 100% | Yes |
| Total Units | | | 1,386 | 63 | 88 | 2 | 153 | | |
| Total Vacant | | | 153 | | | | | | |
| Comp. Mod., Spc. Use, Off-Line | | | 90 | | | | | | |
| Routine Vacancies | | | 63 | | | | | | |
| Total Occupied | | | 1,233 | | | | | | |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|-----|------|---------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
|-----|------|---------|-------------|-----------------|--|----------|--------------------|--------------|----------------------|

| HOPE VI DEVELOPMENTS | | | | | | | | | |
|----------------------|-----|---|-----|---|----|---|----|------|-----|
| | 311 | Coliseum | | | | | | | N/A |
| 19 | | Lion Creek Phase I (6722 Olmstead St) | 45 | 1 | | | 1 | 2% | |
| 19 | | Lion Creek Phase II (6722 Olmstead St) | 54 | | | | 0 | 0% | |
| 20 | | Foot Hill (6900 Foothill Blvd) | 21 | | | | 0 | 0% | |
| 19 | | <i>Coliseum Units in Redevelopment (6722 Olmstead St)</i> | 58 | | 58 | | 58 | 100% | |
| 18 | 469 | Chestnut Court (1088 West Grand) | 45 | 1 | | | 1 | 2% | N/A |
| 15 | 470 | Linden Court (1089 26th St) | 38 | | | | 0 | 0% | N/A |
| 17 | 471 | Mandela (Mandela East Block) | 33 | | | | 0 | 0% | N/A |
| 17 | 472 | Mandela (Mandela West Block) | 13 | | | | 0 | 0% | N/A |
| Total Units | | | 307 | 2 | 58 | 0 | 60 | | |
| Total Vacant | | | 60 | | | | | | |
| Redevelopment | | | 58 | | | | | | |
| Routine Vacancies | | | 2 | | | | | | |
| Total Occupied | | | 247 | | | | | | |

| AMP | Site | Address | Total Units | Routine Vacancy | Comprehensive Mod., Special Use, Redevelopment | Off-Line | Total Vacant Units | Vacancy Rate | Consider Disposition |
|---------------------------|------|---|-------------|-----------------|--|----------|--------------------|--------------|----------------------|
| ALL PUBLIC HOUSING | | | | | | | | | |
| | | Total ACC Units | 3,308 | 149 | 221 | 64 | 434 | 13.1% | |
| | | Total Vacant ACC Units | 434 | | | | | | |
| | | Total Comp. Mod., Spc. Use, Redevelopment, Off-line | 285 | | | | | | |
| | | Total ACC Net Routine Vacancies | 149 | | | | | | |
| | | Total ACC Occupied Units | 2,874 | | | | | | |