

SECTION I

HOUSEHOLDS SERVED

This section describes the number and characteristics of households being served by the Oakland Housing Authority (OHA) and the number and characteristics of those on OHA waiting lists at the beginning of the fiscal year. This section projects any changes to the totals during the fiscal year, provides an explanation for the anticipated changes and proposed actions under MTW.

A. Number and Characteristics of Households Being Served at the Beginning of the Fiscal Year

1. Unit Size

(as of 2/22/06)

Bedrooms	0	1	2	3	4	5	6+	Total
Units	484	2,665	4,616	4,712	852	122	13	13,474

2. Family Type

(as of 2/22/06)

	Family	Elderly	Non-Elderly Disabled	Total
Units	7,861	2,533	3,080	13,474

3. Income Group

(as of 2/22/06)

PROGRAM	AVERAGE INCOME
Public Housing	\$15,599
Section 8	\$14,309
Average	\$14,588

* Note: This is a weighted average.

Published 2006 Area Median Income (AMI) Levels for Oakland, CA

(as of 3/06)

Family Size	30% of AMI	50% of AMI	80% of AMI
One	\$17,600	\$29,350	\$46,350
Two	\$20,100	\$33,500	\$53,000
Three	\$22,650	\$37,700	\$59,600
Four	\$25,150	\$41,900	\$66,250
Five	\$27,150	\$45,250	\$71,550
Six	\$29,150	\$48,600	\$76,850
Seven	\$31,200	\$51,950	\$82,150
Eight	\$33,200	\$55,300	\$87,450

Number of Families by Income Level

(as of 2/22/06)

Family Size	0% - 30% of AMI	31% - 50% of AMI	51% - 80% of AMI	Over 80% of AMI	Total
One	3,482	287	74	2	3,845
Two	2,600	543	200	11	3,354
Three	2,135	554	159	11	2,859
Four	1,519	331	85	8	1,943
Five	701	138	29	0	868
Other	479	118	8	0	605
Total	10,916	1,971	555	32	13,474
%	81%	15%	4%	< 1%	

* AMI = Area Median Income

4. Housing Type

(as of 2/22/06)

Type of Unit	Public Housing	All Section 8	Total
	2,911	10,563	13,474

5. Race and Ethnicity of Head of Household

Race

(as of 2/22/06)

White	Black	Asian	Native American	Other	Total
788	10,253	2,364	64	5	13,474
6%	76%	18%	< 1%	< 1%	

Ethnicity (as of 2/22/06)

Hispanic
384
3%

B. Number and Characteristics of Applicants on Waiting Lists at the Beginning of the Fiscal Year

In January, 2006 OHA opened its Housing Choice Voucher (Section 8) program wait list for the first time since 2001. The Authority issued public announcements and press releases, placed advertisements in a variety of publications, and worked with local government agencies and community based organizations to publicize the event. Instructions were available in multiple languages and applications were accepted by mail and on-line.

Intake of the applications, and a lottery to populate the wait list, were conducted by an independent administrator hired by the Authority to ensure impartiality. The administrator delivered OHA a list of applicants which were then screened to verify program eligibility. The Authority accepted the first 10,000 eligible applicants to its wait

list. All eligible applicants already on the list since 2001 had been offered a voucher by mid-February.

The Authority's last Conventional Public Housing wait list opening was in the Spring of 2003. More than 3,000 applicants remain on the wait list. With the limited number of available public housing units, it is not likely that the Conventional Public Housing wait list will reopen in FY 2007. Site-based wait lists are being used at OHA's HOPE VI sites, and the Authority will consider establishing additional site-based wait lists.

OHA is currently registering the new Section 8 applicants for its waitlist. As part of that process, the Authority collects information on family size, type and income. Subsequently, the following data includes applicants to the Moderator Rehab and Public Housing programs, but does not include the new pool of Section 8 applicants.

1. Unit Size (Wait List)

(as of 2/22/06)

Bedrooms	0	1	2	3	4	5	Un- Known	Total
Units	343	1,607	1,450	1,013	336	183	8	4,940

2. Family Type (Wait List)

(as of 2/22/06)

	Family	Elderly	Non-Elderly Disabled	Total
Units	3,802	306	832	4,940

3. Income Group (Wait List)

(as of 2/22/06)

PROGRAM	AVERAGE INCOME
Public Housing	\$17,422
Section 8	N/A
Mod Rehab	\$12,066
Average	\$15,690

Published 2006 Area Median Income (AMI) Levels for Oakland, CA

(as of 3/06)

Family Size	30% of AMI	50% of AMI	80% of AMI
One	\$17,600	\$29,350	\$46,350
Two	\$20,100	\$33,500	\$53,000
Three	\$22,650	\$37,700	\$59,600
Four	\$25,150	\$41,900	\$66,250
Five	\$27,150	\$45,250	\$71,550
Six	\$29,150	\$48,600	\$76,850
Seven	\$31,200	\$51,950	\$82,150
Eight	\$33,200	\$55,300	\$87,450

Number of Families by Income Level (Wait List)

(as of 2/22/06)

Family Size	0% - 30% of AMI	31% - 50% of AMI	51% - 80% of AMI	Over 80% of AMI	Total
One	1,447	328	92	6	1,873
Two	981	195	82	2	1,260
Three	443	148	46	4	641
Four	566	248	85	2	901
Five	129	56	12	0	197
Other	56	11	1	0	68
Total	3,622	986	318	14	4,940
%	73%	20%	6%	< 1%	

* AMI = Area Median Income

4. Number of Families by Wait List

(as of 2/22/06)

Public Housing	Section 8	Mod Rehab	Total
3,342	N/A	1,598	4,940

5. Race and Ethnicity of Head of Household (Wait List)

Race

(as of 2/22/06)

White	Black	Asian	Native American	Pacific Islander	Total
44	3,272	1221	3	0	4,940
1%	66%	25%	< 1%	< 1%	

Ethnicity (as of 2/22/06)

Hispanic
229
5%

C. Number Projected to be Served at the End of the Fiscal Year

(as of 2/22/06)

	Vouchers	Project-Based Certificates	Mod Rehab	Public Housing	Total
UNITS	10,874 ^a	54	516	3,123 ^b	14,567

^a 100 percent utilization.

^b The number projected to be served at the end of FY 2007 was derived by taking the Authority's projected year-end housing stock and assuming 97 percent occupancy.

D. Narrative Discussion / Explanation of Change and Proposed Actions

1. Public Housing

OHA expects to return a total of 54 additional public housing units to occupancy in FY 2007 with the completion of Phase 2 of the Coliseum Gardens HOPE VI development, now known as Lion Creek Crossings. Phase 2 broke ground in the third quarter of

FY2006, and construction will be completed in the fourth quarter of FY 2007. OHA is replacing all of Coiseum's public housing units, thus this will bring the total to 120 (of 178) units completed and returned to service in this development. Lion Creek Crossings' remaining phases are expected to be complete by FY 2009.

2. Section 8

The Authority expects to maintain between a 97 percent to 100 percent utilization rate in its Section 8 program throughout FY 2007, although absorption of outgoing portables by receiving housing authorities may impact that projection. This percentage is similar to recent years, and the Authority does not expect any significant changes in the number of households served its Section 8 program in FY 2007.