Commission Members

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

Executive Director

Patricia Wells

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

HOUSING AUTHORITY
OF THE CITY OF OAKLAND, CALIFORNIA

REGULAR MEETING

Monday, February 28, 2022 at 6:00 p.m.

Tele-Conference

NOTE: *Pursuant to Assembly Bill No.361 [(Chapter 165,Statutes of 2021)approved by the Governor on September 16,2021)] a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during proclaimed state emergencies, and make public meetings accessible "via a call-in option or an internet-based service option" to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.*

Join Zoom Meeting Online:
https://oakha-org.zoom.us/j/98217669025?pwd=USs1Wjh2a0QvZXlGSGdQYk4xUW1aZz09
Meeting ID (access code): 982 1766 9025 **Meeting Password:** 771348
Closed Caption – provided through the link

To participate by Telephone: **1 (669) 219-2599**
Meeting ID (access code): 982 1766 9025 **Meeting Password:** 771348#

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by "raising your hand" or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number.

- You may request to make a public comment by "raising your hand" through Zoom's video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.

- To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at: https://support.zoom.us/hc/en-us/articles/205566129 - Raise-Hand-In-Webinar.

- To comment by phone, please call on one of the phone numbers listed below. You will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: https://support.zoom.us/hc/en-us/articles/201362663 - Joining-a-meeting-by-phone.

Oakland Housing Authority

AGENDA
Regular Meeting
February 28, 2022, 6:00 pm

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

A. Approval of Minutes of the Special Meeting of December 06, 2021

B. Approval of Minutes of the Regular Meeting of December 27, 2021

C. Approval of Minutes of the Regular Meeting of January 24, 2022

IV. Recognition of people wishing to address the Commission

V. Old or Unfinished Business

VI. Modifications to the agenda
(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.

VII. New Business:

A. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.

B. Pink Patch Project Presentation to the HERS Breast Cancer Foundation.

C. Presentation and Public Hearing on the draft Fiscal Year 2023 Making Transition Work Annual Plan.

D. Presentation and Acceptance of the Oakland Housing Authority June 30, 2021 Annual Comprehensive Financial Report (ACFR).

E. Presentation of the Second Quarter Financial Status Report for the six month period July 1, 2021 through December 31, 2021.

F. Ratification authorizing the Executive Director to execute a Memorandum of Understanding with the Alameda County Social Services Agency and Lao Family Community Development for implementation of the Foster Youth to

Independence Vouchers.

G. Ratification and approval to extend the initial term of the Project-based Voucher Housing Assistance Payment Contract with Stanley Avenue Affordable Housing, L.P. (Stanley Avenue) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $269,676 and a total contract amount of approximately $5,393,520.

H. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Drachma Housing L.P, for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $225,910 and a total contract amount of approximately $4,518,200.

I. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Mercy Housing for Hamilton Apartments ("Hamilton Apartments") for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $1,287,939 and a total contract amount of approximately $25,758,780

J. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment contract with International Boulevard Apartments for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $396,168 and a total contract amount of approximately $7,923,360

K. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Eastside Arts and Housing Apartments ("Eastside") for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $166,080 and a total contract amount of approximately $3,321,600

L. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Northgate Apartments for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $402,570 and a total contract amount of approximately $8,051,400

M. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with BRIDGE Mutual Housing, Inc. for Courtyards at Acorn (Courtyards) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $650,268 and a total contract amount of approximately $13,005,360

N. Ratification and approval to extend the initial term of the Project-Based

Voucher Housing Assistance Payment Contract with BRIDGE West Oakland Housing, Inc. for Town Center at Acorn (Town Center) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $960,496 and a total contract amount of approximately $19,209,920

O. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with for Bishop Roy C. Nichols for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $268,836 and a total contract amount of approximately $5,376,720

P. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Oak Street Housing, LP, for Oak Street Terrace ("Oak Street Apartments") for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $358,464 and a total contract amount of approximately $7,169,280

Q. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Redwood Hill Townhomes for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $728,580 and a total contract amount of approximately $14,571,600

R. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Embark Apartments for an additional five years for a maximum 20-year initial term, and annual housing assistance payments in the amount of $1,151,221 and a total contract amount of approximately $23,024,420

S. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with 3706 San Pablo Avenue (3706 San Pablo) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $565,548 and a total contract amount of approximately $11,310,960.

T. Consent Agenda:
Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Authorization of the Executive Director to purchase commercial automobile and excess liability insurance from the HAI Group (Housing Authority Insurance Group underwritten by Travelers Insurance), and to make payment of the annual premiums in the amount not to exceed $400,000.

2. Authorization to amend the Municipal Resource Group (MRG) contract for leadership consulting services by $86,000 for a total contract amount, not-to-exceed $250,000.

VIII. Written Communications Departments' Monthly Report.

IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

X. Reports of Commission Committees.

XI. Announcements by Commissioners.

XII. Adjournment of Public Session.

Gregory D. Hartwig, Chair of the Commission

By _____
Patricia Wells, Secretary

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

[Meetings are recorded and are accessible through our website: www.oakha.org]

Monday, December 06, 2021

Special Meeting

The Oakland Housing Authority Board of Commissioners convened a Special Meeting via Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by zoom, phone and/or by email.

Chair Gregory Hartwig presided and called the meeting to order at 6:01 PM.

I. Pledge of Allegiance

II. Roll Call

Present 7 – Gregory Hartwig, Anne Griffith, Janny Castillo, Lynette Jung Lee, Bettye Lou Wright, Barbara Montgomery, Mark Tortorich.

III. Approval of Minutes:

A. Approval of the Minutes of the Regular Meeting of October 25, 2021.

A motion was made by Bettye Lou-Wright, seconded by Lynette Jung-Lee for the approval of the minutes of the October 25, 2021 Regular Meeting. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Tortorich
Abstain 1 – Montgomery

B. Approval of the Minutes of the Special Meeting of November 24, 2021.

A motion was made by Anne Griffith, seconded by Barbara Montgomery for the approval of the minutes of the November 24, 2021 Special Meeting. The motion carried by the following vote:

Ayes 6 – Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich
Abstain 1 – Hartwig

IV. Recognition of people wishing to address the Commission

There were no persons wishing to address the Commission.

V. Old or Unfinished Business

There were no old or unfinished business items.

VI. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.)

Secretary Wells recommended that the Board of Commissioners modify the agenda to move Items VII.I Resolution authorizing the Executive Director to enter into an Exclusive Negotiating Agreement with Mandela Station, LLC, for the Mandela Station Affordable development; and VII.J Resolution authorizing the Executive Director to execute a Continuing Project Operations and Exclusive Negotiation Rights Agreement for Mandela Gateway, to the front of New Business discussions. Chair Hartwig concurred.

VII. New Business

I. Resolution authorizing the Executive Director to enter into an Exclusive Negotiating Agreement with Mandela Station, LLC, for the Mandela Station Affordable (MSA) development.

Chief Officer of Program and Finance Administration, Duane Hopkins, led the presentation on the item and introduced guest speakers, Art May with Keystone Development Group; Chan Yu Lee with Devin and Gun; and Dirk Hal Mire with MacFarlane Partners. Guest speakers represented the development team that worked on the first phase of Mandela Station. Mr. Hopkins provided an overview of the Mandela Station Development Plan that will provide 238 affordable units at the West Oakland BART Station.

It was further noted that the Exclusive Negotiating Agreement Framework (ENA) provides a two-stage negotiating process, where during stage one, MSA developers would work to negotiate a term sheet, which would outline an agreement on the overall terms and conditions of the Authority's

participation in the project. Furthermore, during stage two, the Authority and the developers would work to negotiate a Lease Disposition and Development Agreement for the project, which is a legally binding document based on the agreement for the Authority to lease land and provide financing to the MSA project.

The Commissioners asked a few questions, which the team answered.

A motion was made by Anne Griffith, seconded by Lynette Jung-Lee for the approval of Item VII.I. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

J. Resolution authorizing the Executive Director to execute a Continuing Project Operations and Exclusive Negotiation Rights Agreement for Mandela Gateway.

Chief Officer of Program and Finance Administration, Duane Hopkins, led the presentation on the item providing background information noting that Mandela Gateway was created through a HOPE VI revitalization of a former public housing development called Westwood Gardens. Mr. Hopkins noted that Chestnut Linden, Inc. (CLI) is a nonprofit entity jointly controlled by BRIDGE and the Oakland Housing Authority (Authority) and that CLI is a Special Limited Partner in Mandela Gateway Associates.

Mr. Hopkins noted that the action would allow the Authority to enter into a Continuing Project Operations and Exclusive Negotiation Rights Agreement with BRIDGE Housing. The agreement will allow the Authority to maintain the partnership after buying the Limited Partner interest of the investor, which will allow the Authority to keep the reserves as well as outline the terms of the negotiated property.

Having no further questions from the Board of Commissioners, a motion was made by Anne Griffith, seconded by Mark Tortorich for the approval of Item VII.J. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

A. Presentation of Year End Financial Status Report for the period July 1, 2021 through September 30, 2021.

Chief Officer of Program and Finance Administration, Duane Hopkins led the presentation on the year-end financial reports assisted by Director of Finance, Victor Madamba. Specific discussion focused on the Fiscal Year

2022 actuals versus budget within the operating revenue, operating expenses, and non-operating revenue expenses. There were no further questions from the Board.

B. Partnership with the City of Oakland and the Education SuperHighway (ESH).

Secretary Wells introduced the item, providing background information noting that the City of Oakland was selected for a historic investment to increase access to broadband internet for the City's most unconnected communities. The City requested the Oakland Housing Authority's (OHA) support and partnership with this endeavor. OHA identified ideal locations within the housing portfolio of over 2,000 owned or managed units that can benefit from these services. Additionally, over 4,100 students in the Oakland Unified School District live in homes subsidized by OHA. This effort will support these students by connecting them with academic tutoring, scholarship opportunities, camps and other enrichment activities.

A motion was made by Lynette Jung-Lee, seconded by Barbara Montgomery for the approval of Item VI.B. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

C. Authorization to use Housing Choice Voucher Reserves to fund operating subsidy or capitalized reserves for HomeKey Round II projects.

Secretary Wells introduced the item noting that this action will approve a budget allocation for HomeKey projects using Housing Choice Voucher (HCV) reserves. Staff proposes dedicating $15 million of HCV reserves to HomeKey Round II projects, which will assist approximately 50-75 eligible households. Ms. Wells further stated that the HomeKey Round II is a statewide funding opportunity for public housing agencies to act as the lead applicants, for projects that sustain and rapidly expand housing for persons experiencing homelessness or at risk homelessness, or who are impacted by COVID-19.

A motion was made by Mark Tortorich, seconded by Anne Griffith for the approval of Item VI.C. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Jung-Lee, Wright, Montgomery, Tortorich
Recused 1 – Castillo

D. Authorization for the Executive Director to join the City of Oakland's Franchise Agreement for Garbage, Compost, and Recycling Collection at six properties and five administrative buildings.

Acting Chief Operating Officer, Kris Warren and Director of Property Operations, Mark Schiferl, together presented the item. The background information provided that the City of Oakland has Franchise Agreements

with Waste Management of Alameda County (WMAC) and California Waste Solutions (CWS), which provides garbage, compost, and recycling collection services. Mr. Schiferl noted that the Oakland Housing Authority does not collect, transport and dispose of residential and commercial mixed materials and organic waste in the city and, therefore requires services of a waste hauling and recycling company.

A motion was made by Mark Tortorich, seconded by Barbara Montgomery for the approval of Item VI.D. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

E. Authorization to execute a three-year contract with two one-year option terms with East Bay Auto Repair for Vehicle Maintenance and Minor Repairs in an amount not-to-exceed $335,000.

Acting Chief Operating Officer, Kris Warren and Director of Property Operations, Mark Schiferl, together presented the item. Mr. Schiferl noted that the Oakland Housing Authority (OHA) has a need for routine vehicle maintenance and minor repair services on OHA vehicles and recommended approval to enter into contract with East Bay Auto Repair.

A motion was made by Anne Griffith, seconded by Bettye Lou-Wright for the approval of Item VI.E. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

F. Authorization to execute a three-year contract with two one-year option terms with Dickinson Fleet Services LLC, formerly known as Mobile Fleetcare, LLC, for Vehicle Maintenance services in an amount not-to-exceed $330,000.

Acting Chief Operating Officer, Kris Warren and Director of Property Operations, Mark Schiferl, together presented the item. Mr. Schiferl noted that the Oakland Housing Authority (OHA) has a need for routine vehicle maintenance and minor repair services on OHA vehicles and recommended approval to enter into contract with Dickinson Fleet Services, LLC.

A motion was made by Lynette Jung-Lee, seconded by Bettye Lou-Wright for the approval of Item VI.F. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

G. Authorization to execute a three-year contract with two one-year option terms with Quality Auto Service, Inc., for Vehicle Maintenance and Minor Repairs in an amount not-to-exceed $335,000.

Acting Chief Operating Officer, Kris Warren and Director of Property Operations, Mark Schiferl, together presented the item. Mr. Schiferl noted

that the Oakland Housing Authority (OHA) has a need for routine vehicle maintenance and minor repair services on OHA vehicles and recommended approval to enter into contract with Quality Auto Service, Inc.

A motion was made by Bettye Lou-Wright, seconded by Barbara Montgomery for the approval of Item VI.G. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

H. Authorization to execute a one-year term contract with Bureau Veritas Technical Assessments LLC. for a Physical Needs Assessment and Energy Audit for the OHA public housing units including the administrative buildings in an amount not to exceed $59,675.

Director of Capital Improvements, Bruce Brackett provided an overview on the need to provide a Physical Needs Assessment and Energy Audit (PNA) of the Authority Public Housing units including administrative buildings and Oakland Affordable Housing Preservation Initiatives contracted managed site portfolio. Mr. Brackett noted that the results of the report would provide detail, supporting documentation, and insight to enable staff to prioritize projects for renovation and replacement of building systems.

A motion was made by Mark Tortorich, seconded by Lynette Jung-Lee for the approval of Item VI.H. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

K. Authorization to execute a two-year professional services contract with three option terms with Tableau Software, LLC in an amount not to exceed $600,000 for the first two-year option term and $300,000 for each one-year option term for a total contract amount not to exceed $1,500,000.

Secretary Wells presented the item, stating the Authority purchased professional services from Tableau to provide system design and administration training as well as help the Information Technology Department with setting up a framework for security and data governance. Ms. Wells further noted that in order to continue to create initial dashboards and visualizations as well as provide introductory training to departmental staff to perform tasks, it is recommended to execute a contract with Tableau Software, LLC for additional consulting services.

A motion was made by Mark Tortorich, seconded by Bettye Lou-Wright for the approval of Item VI.K. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

L. Consent Agenda:
Items on the Consent Agenda are considered routine and do not require separate

discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Resolution Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.

2. Authorization to Implement a Contract with Compulink Management Center, Inc. DBA Laserfiche, Inc. for Documents and Records Management, and Consulting Services in an Amount not-to-exceed $442,000.

There were no questions from the Commission pertaining to the Consent Agenda. A motion was made by Anne Griffith, seconded by Barbara Montgomery for the approval of all Consent Agenda Items. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

VIII. Written Communications.

Executive Director Wells provided a brief summary of the Departmental Monthly Report for the month of October 2021.

IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

Executive Director provided summary information on the following:

- Emergency Housing Voucher Executive Summary
- East Bay Job Fair Expo
- EBALDC Building Healthy Safe Neighborhoods
- Mayor's Letter to the Board of Commissioners
- Representative Barbara Lee Letter to Patricia Wells
- Oakland Statutory Compliance Letter
- NAHRO Advocacy Now Letter
- Joint Industry Group Letter Re: LIHTC Investments
- IMS PIH Modernization Release Update
- 2021 Board of Commissioners Calendar
- 2022 Board of Commissioners Calendar
- 2022 OHA Holiday Schedule

X. Reports of Commission Committees:

There were no reports of Commission Committees.

XI. Announcements by Commissioners:

There were no announcements by the Commissioners.

XII. Adjournment of Public Session

A motion was made by Bettye Lou-Wright and seconded by A for the meeting to adjourn. The motion carried by the following vote:

Ayes 7 – Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

The meeting adjourned at 7:42 PM.

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

_____

Gregory D. Hartwig, Chair of the Commission

_____

Patricia Wells, Secretary/Executive Director

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

[Meetings are recorded and are accessible through our website: www.oakha.org]

Monday, December 27, 2021

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting via Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by zoom, phone and/or by email.

Chair Gregory Hartwig presided and called the meeting to order at 6:00 PM.

I. Pledge of Allegiance

II. Roll Call

Present 5 – Gregory Hartwig, Anne Griffith, Janny Castillo, Lynette Jung Lee, Barbara Montgomery
Excused 2 – Bettye Lou Wright, Mark Tortorich

III. Recognition of people wishing to address the Commission

There were no persons wishing to address the Commission.

IV. Old or Unfinished Business

There were no old or unfinished business items.

V. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.)

There were no modifications to the agenda.

VI. New Business

A. Resolution Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions,

as amended by Assembly Bill Number 361.

Legal Counsel, Jhaila Brown, with Goldfarb & Lipman presented the item noting that the item required the Board of Commissioners to make findings under AB 361, which allows Commissioners to meet by teleconference without satisfying the original teleconference requirements under the Brown Act. The Board of Commissioners must make the findings every 30 days in order to continue meeting via teleconference until the pandemic ends or until the board feels comfortable with in-person meetings.

A motion was made by Lynette Jung-Lee and seconded by Anne Griffith for approval of Item VI.A. The motion carried by the following vote:

Ayes 5 – Hartwig, Griffith, Castillo, Jung-Lee, Montgomery
Excused – Wright, Tortorich

VII. Adjournment of Public Session

A motion was made by Barbara Montgomery and seconded by Anne Griffith for the meeting to adjourn. The motion carried by the following vote:

Ayes 5 – Hartwig, Griffith, Castillo, Jung-Lee, Montgomery
Excused – Wright, Tortorich

The meeting adjourned at 6:05 PM.

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

_____
Gregory D. Hartwig, Chair of the Commission

_____
Patricia Wells, Secretary/Executive Director

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

[Meetings are recorded and are accessible through our website: www.oakha.org]

Monday, January 24, 2022

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting via Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by zoom, phone and/or by email.

Chair Gregory Hartwig presided and called the meeting to order at 6:00 PM.

I. Pledge of Allegiance

II. Roll Call

Present 6 – Gregory Hartwig, Anne Griffith, Janny Castillo, Lynette Jung Lee, Barbara Montgomery, Mark Tortorich
Excused 1 – Bettye Lou Wright

III. Approval of Minutes:

A. Meeting minutes for the December 6, 2021, December 27, 2021, and January 24, 2022 will be presented at the February 28, 2022 Board Meeting for review and approval.

A motion was made by Janny Castillo, seconded by Anne Griffith for the for the delaying the presentation of Minutes of the Meetings for December 6, 2021, December 27, 2021, and January 24, 2022 until the February 28, 2022 Board Meeting. The motion carried by the following vote:

Present 6 – Gregory Hartwig, Anne Griffith, Janny Castillo, Lynette Jung Lee, Barbara Montgomery, Mark Tortorich
Excused 1 – Bettye Lou Wright

IV. Recognition of people wishing to address the Commission

Renee Terrel, Amber Lewis, and Sajida Garay addressed the Commission regarding delays in implementing a Cost of Living Adjustment (COLA) ratified by SEIU 1021 in July 2021.

V. Old or Unfinished Business

There were no old or unfinished business items.

VI. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.)

There were no modifications to the agenda.

VII. New Business

A. Authorization for the Executive Director to Execute a Cost of Living Adjustment for All Alameda Building and Trades Council Positions, Effective July 1, 2021

Director of Human Resources Drew Felder gave a presentation that detailed the methodology used to calculate a Cost of Living Adjustment (COLA) based on using averages of the Bay Area Consumer Pricing Index ratings. A floor of 2.5% COLA was agreed upon and in the event the average fell below 2.5%, a re-opener negotiation would be triggered. Mr. Felder noted that a tentative agreement was reached with all Unions for a 2.5% COLA adjustment. This methodology was the same for Items VII.A – VII.E. All members of the groups described in Items VII.A – VII.E will receive a retroactive COLA effective July 1, 2021. No change in the budget is required to execute the COLA described in Items VII.A – VII.E.

A motion was made by Anne Griffith, seconded by Janny Castillo for the approval of Item VII.A. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

B. Authorization for the Executive Director to Execute A Cost Of Living Adjustment for All OPEIU Local 29 Positions, Effective July 1, 2021

A motion was made by Anne Griffith, seconded by Mark Tortorich for the approval of Item VII.B. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

C. Authorization for the Executive Director to Execute a Cost of Living Adjustment for All SEIU Local 1021 APA/HAR/HES Positions, Effective July 1, 2021.

A motion was made by Mark Tortorich, seconded by Barbara Montgomery for the approval of Item VII.C. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

D. Authorization for the Executive Director to Execute a Cost of Living Adjustment for All SEIU Local 1021 Maintenance Positions, retroactively effective July 1, 2021.

A motion was made by Lynette Jung Lee, seconded by Anne Griffith for the approval of Item VII.D. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

E. Authorization for the Executive Director to Execute a Cost of Living Adjustment for All Unrepresented Positions, Effective July 1, 2021.

A motion was made by Lynette Jung Lee, seconded by Mark Tortorich for the approval of Item VII.E. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

F. Staff Briefing on the Oakland Housing Authority Methodology to Support the State of California *Brining California Home Program.*

Michelle Hasan, Director of Leased Housing and Duane Hopkins, Chief Officer of Program and Finance Administration presented the overarching methodology created to support Round II of the *State Homekey* program in an innovative way. A Notice of Funding Availability (NOFA) was issued in September 2021 and will remain open until funding is exhausted. The methodology includes a new underwriting process for Homekey projects.

G. Approval of the Conditional Award of Housing Choice Voucher Reserves to Fund Capitalized Operating Reserves for State Homekey Round II applicant Oakland Coliseum Way LP for Homekey Project, Coliseum Way and Authorization of the Executive Director to Execute a Local MTW Capitalized Operating Reserve Agreement for a 15-year term.

Michelle Hasan, Director of Leased Housing and Duane Hopkins, Chief Officer of Program and Finance Administration presented the Coliseum Way Homekey Project and recommended authorizing a Local MTW Capitalized Operating Reserve Agreement for a 15-year term. Commissioner Castillo spoke in support of the project selection methodology.

A motion was made by Mark Tortorich, seconded by Lynette Jung Lee for the approval of Item VII.G. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery

Excused 1 – Wright

H. Approval of the Conditional Award of Housing Choice Voucher Reserves to Fund Capitalized Operating Reserves for State Homekey Round II applicant Bay Area Community Services Housing Corp. for Homekey project, Piedmont Place and Authorization of the Executive Director to Execute a Local MTW Capitalized Operating Reserve Agreement for a 15-year term Homekey.

Michelle Hasan, Director of Leased Housing and Duane Hopkins, Chief Officer of Program and Finance Administration presented the Piedmont Place Homekey Project and recommended authorizing a Local MTW Capitalized Operating Reserve Agreement for a 15-year term.

A motion was made by Anne Griffith, seconded by Barbara Montgomery for the approval of Item VII.H. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

I. Approval of the Conditional Award of Housing Choice Voucher Reserves to Fund Capitalized Operating Reserves for State Homekey Round II applicant Phoenix 801 Pine, LP for Homekey project, The Phoenix and Authorization of the Executive Director to Execute a Local MTW Capitalized Operating Reserve Agreement for a 15-year term Homekey.

Michelle Hasan, Director of Leased Housing and Duane Hopkins, Chief Officer of Program and Finance Administration presented the Phoenix Homekey Project and recommended authorizing a Local MTW Capitalized Operating Reserve Agreement for a 15-year term.

A motion was made by Anne Griffith, seconded by Mark Tortorich for the approval of Item VII.I. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

J. Authorization to Extend the Initial Term of the Project-Based Voucher Housing Assistance Payment Contract for an Additional Five Years for a Maximum 20-Year Initial Term for Westlake Christian Terrace LP, Ratification and Approval the Housing Assistance Payment Contract, and Approval of Assignment of the HAP Contract Executed by Westlake Christian Terrace West LP to Citibank, N.A.

Michelle Hasan, Director of Leased Housing discussed the need for the Board to ratify the extension of the initial term of the Project-Based Voucher Housing Assistance Payment (HAP) Contract for Westlake Christian Terrace LP by an additional five years. This change was made to the contract but did not previously receive Board approval, which could pose obstacles to the HAP contract execution.

A motion was made by Lynette Jung Lee, seconded by Barbara Montgomery for the approval of Item VII.J. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

K. Authorization of the Executive Director to Amend the Contract with Helen Dunlap Consulting for Real Estate Development Consulting Services to Add $130,000 in Hourly Consulting Services, for a Total Contract Amount Not to Exceed $480,000.to Brown Act Provisions, as amended by Assembly Bill Number 361.

Duane Hopkins, Chief Officer of Program and Finance Administration gave a presentation on the services provided by Helen Dunlap Consulting to support a number of OHA initiatives, including underwriting assistance, policy evaluation, and risk management.

A motion was made by Lynette Jung Lee, seconded by Anne Griffith for the approval of Item VII.K. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

L. Informational Presentation of the Year in Review: 2021

Executive Director Wells gave a presentation on the challenges faced, milestones reached, and major accomplishments of each OHA department during calendar year 2021. The presentation included a short video that will be posted online to the OHA website.

M. Consent Agenda:
Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361

   A motion was made by Mark Tortorich, seconded by Barbara Montgomery for the approval of the Consent Agenda. The motion carried by the following vote:

   Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
   Excused 1 - Wright

VIII. Written Communications.

Executive Director Wells noted that the Written Communications included Departmental Monthly Reports for the months of November 2021 and December 2021. Given that Item VII.L touched on many of the details included in the Written Communications, Executive Director Wells did not provide an additional summary before opening the floor to questions from the Commissioners.

IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

Executive Director provided summary information on the following:

- January 2022 update on the 515 Emergency Housing Vouchers and ongoing housing search/leasing issues faced by participants
- Unified Collaborative of National Industry Leaders to advocate for low-income housing tax credits in the Build Back Better Initiative.
- Notice from Department of Housing and Urban Development (HUD) on the continuing resolution funding for the Housing Choice Voucher (HCV) program
- New education initiatives and initiatives geared toward closing the digital divide launching in 2022 with community partners
- The Family and Community Partnerships (FCP) team was awarded two federal grants totaling $100M for the Family Self-Sufficiency (FSS) Program.

X. Reports of Commission Committees:

There were no reports of Commission Committees.

XI. Announcements by Commissioners:

There were no announcements by the Commissioners.

XII. Adjournment of Public Session

A motion was made by Mark Tortorich, seconded by Barbara Montgomery for the meeting to adjourn. The motion carried by the following vote:

Ayes 6 – Hartwig, Griffith, Tortorich, Castillo, Jung Lee, Montgomery
Excused 1 - Wright

The meeting adjourned at 8:12 PM.

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

Patricia Wells, Secretary/Executive Director

ITEM: VII.A.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Resolution Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.

Date: February 28, 2022

Purpose: This action will authorize continued remote teleconference meetings of the Board of Commissioners pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.

Funding: No funding is required.

Background:

On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allowed for relaxed provisions of the Ralph M. Brown Act (Brown Act) for legislative bodies to conduct meetings through teleconferencing without having to meet the strict compliance of the Brown Act. All provisions of Executive Order N-29-20 concerning the conduct of public meetings via teleconferencing expired on September 30, 2021. On October 25, 2021 through Resolution Number 4997 and in compliance with Assembly Bill 361(Chapter 165,Statutes of 2021) (AB 361), the Board of Commissioners ratified the proclamation of a state of emergency and made findings, which authorized continued remote teleconference meetings.

On November 24, 2021, The Board of Commissioners adopted Resolution Number 5009 within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On December 6, 2021, The Board of Commissioners adopted Resolution Number 5020, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On December 27, 2021, The Board of Commissioners adopted Resolution Number 5022, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On January 24, 2021, The Board of Commissioners adopted Resolution Number 5033, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

AB 361 was signed into law by the Governor on September 16, 2021, and went into effect immediately. It amends the Brown Act to allow local legislative bodies to continue using teleconferencing and virtual meeting technology after the September 30, 2021 expiration of the current Brown Act exemptions as long as there is a "proclaimed state of emergency" by the Governor. This allowance also depends on state or local officials imposing or recommending measures that promote social distancing or a legislative body finding that meeting in person would present an imminent safety risk to attendees. Though adopted in the context of the pandemic, AB 361 will allow for virtual meetings during other proclaimed emergencies, such as earthquakes or wildfires, where physical attendance may present a risk. AB 361 will sunset on January 1, 2024.

In light of AB 361, the continuing COVID-19 State of Emergency declared by the Governor, the continuing Local Emergency declared by the City of Oakland, the continuing recommendations by the County of Alameda Health Officer of social distancing as a mechanism for preventing the spread of COVID-19, and the continued threats to health and safety posed by indoor public meetings, staff recommends the Board of Commissioners adopt the proposed Resolution making the findings required to initially invoke AB 361.

The procedures currently set up for Board of Commissioners' meetings, which provide public attendance and comment through a call-in or internet-based service option, satisfy the requirements of AB 361. The Executive Director, or designee, will work with the Board to ensure that meeting procedures for all teleconferenced meetings comply with AB 361. Continued reliance will require the Board of Commissioners to adopt a new resolution making required findings every 30 days.

Recommendation:

It is recommended that the Board of Commissioners adopt a resolution making findings authorizing continued remote teleconference meetings of the Board of Commissioners pursuant to Brown Act provisions, as amended by Assembly Bill Number 361.

Attachments: Resolution

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION MAKING FINDINGS AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF COMMISSIONERS PURSUANT TO BROWN ACT PROVISIONS, AS AMENDED BY ASSEMBLY BILL NO. 361

WHEREAS, the Housing Authority of the City of Oakland ("Housing Authority") is committed to preserving and nurturing public access and participation in meetings of the Board of Commissioners; and

WHEREAS, all meetings of the Housing Authority's Board of Commissioners are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the Housing Authority's Board of Commissioners conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist within the jurisdiction of the Housing Authority, specifically, on March 17, 2020 the Governor of the State of California proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19, and such declaration has not been lifted or rescinded; and

WHEREAS, as a result of the COVID-19 pandemic the California Department of Health and the Health Officer of the County of Alameda continue to recommend measures to promote social distancing. Additionally, On March 9, 2020, in response to the COVID-19 pandemic, the City Council of the City of Oakland declared a local emergency as set forth in Resolution No. 898075 C.M.S., which remains in full force and effect to date; and

WHEREAS, the Board of Commissioners does hereby find that the COVID-19 pandemic has caused, and will continue to cause, imminent risk to the health and safety of attendees meeting in person for a Board of Commissioners' meeting, and the COVID-19 pandemic has caused conditions of peril to the safety of persons within the jurisdiction of the Housing Authority that are likely to be beyond the control of services, personnel, equipment, and facilities of the Housing Authority, and desires to ratify the proclamation of a state of emergency by the Governor of the State of California and ratify the California Department of Health and the Health Officer of the County of Alameda's recommended measures to promote social distancing; and

WHEREAS, Resolution 4997 ratified the proclamation of the state of emergency and made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on November 24, 2021, Resolution 5009 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on December 06, 2021, Resolution 5020 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on December 27, 2021, Resolution 5022 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on January 24, 2021, Resolution 5033 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, as a consequence of the local emergency and state of emergency the Board of Commissioners shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Board of Commissioners shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Government Code section 54953.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference; and

THAT, Section 2. Reconsideration. The Board hereby reconsiders the circumstances of the state of emergency; and

THAT, Section 3. Ratification of the California Department of Health and the Health Officer of the County of Alameda's recommended measures to promote social distancing. The Board hereby finds that state and local officials continue to recommend measures to promote social distancing. The Board further hereby ratifies the California Department of Health and the Health Officer of the County of Alameda's recommended measures to promote social distancing and finds that, as a result of the state of emergency, meeting in person would present imminent risk to the health or safety of attendees; and

THAT, Section 4. Ratification of Governor's Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020, which declaration has not been lifted or rescinded, and hereby finds that the state of emergency continues to directly impact the ability of the Board of Commissioners and members of the public to meet safely in person; and

THAT, Section 5. Remote Teleconference Meetings. The Housing Authority's Executive Director, and designee, and the Board of Commissioners are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continued teleconferencing and conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act; and

THAT, Section 6. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) 30 days from the adoption of this Resolution, or, (ii) such time as the Board of Commissioners adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board of Commissioners of the Housing Authority may continue to teleconference without compliance with Government Code section 54953(b)(3).

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.B.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Pink Patch Project Presentation to the HERS Breast Cancer Foundation

Date: February 28, 2022

In calendar year (CY) 2021, the Oakland Housing Authority Police Department (OHAPD), in partnership with the Oakland Housing Authority Foundation (OHAF), joined the California wide Pink Patch Project, a voluntary collaborative effort between law enforcement and public safety agencies to raise both public awareness of breast cancer and funds to fight the disease. While the primary goal of the state-wide project was to educate the public as much as possible about early detection and prevention, the funds raised are an added bonus to support continued research, treatment, and care of those who are in the midst of battling this disease that impacts over 246,660 women and men who are diagnosed each year with breast cancer.

During the final months of CY 2021, OHAPD Dispatchers and Officers proudly wore the Pink OHAPD patch to reflect their dedication and commitment to the Pink Patch Project, and facilitated the fund raising effort by exchanging an OHAPD Pink Patch for the commemorative collector patches to a host of donors. In addition, OHAPD Dispatchers sold pink patch tee shirts, socks, sandals, bags and decorative pins.

The dollars raised from fundraising efforts has resulted in impressive $6,100 total funds raised.

OHAPD and OHAF have collaborated with the HERS Breast Cancer Foundation as the recipient partner for these funds since CY 2017. Established in 1998, the HERS Breast Cancer Foundation supports women in the Bay Area healing from breast cancer by providing emotional support as well as post-surgical products and services regardless of financial status. Their stated goal is "to empower and care for each client as a whole person."

Tina Fernandez Steckler, Executive Director of HERS Breast Cancer Foundation provided an information briefing to the Resident Advisor Board (RAB) on the services provided by the foundation in November 2021, and meet with OHAPD communications staff earlier this month to accept the proceeds of the campaign for the support of the many fighters and survivors impacted by this disease.

ITEM: VII.C.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Request: Presentation and Public Hearing on the draft Fiscal Year 2023 Making Transitions Work Annual Plan

Date: February 28, 2022

Purpose: The Oakland Housing Authority is holding a public hearing on February 28, 2022 at 6:00 PM, to hear comments on the draft Fiscal Year 2023 Moving to Work Annual Plan. The public comment period for the draft Plan began on February 8, 2022. The public comment period must be at least 30 days and will remain open until March 10, 2022. The US Department of Housing and Urban Development requires the Authority to submit the Plan after the public comment period closes and at least 75 days before the end of the fiscal year.

Funding: No funding is required for this item.

Background:

The Oakland Housing Authority (Authority) is required by its Amended and Restated Moving to Work (MTW) Agreement with the US Department of Housing and Urban Development (Department) to submit and adopt the MTW Annual Plan (Plan) and certifications after the public has had an opportunity to comment on the year's proposed activities. The Plan will be considered for adoption at the March 21, 2022 Board of Commissioners Regular Meeting.

The Plan is an outline of the anticipated activities for the fiscal year (FY) as well as an explanation of how staff intends to meet the Authority's short-term goals around pandemic and economic recovery and long-term strategic goals of 1) Sustained high standards of customer service for residents and stakeholders; 2) Position the Authority as a sustained leader in the preservation of units and expansion of affordable housing; 3) Provide sustained, impactful and humane resident services, community engagement and community safety programs; and 4) Expand board knowledge of the Authority and its Affiliates.

In FY 2023, the Authority's approach will focus supporting both national and local priorities focused on the President Biden's initiative "*Housing America: An All-Hands-On-Deck Effort to Address the Nation's Homelessness Crisis.*" New items discussed in the Plan will support both the President's and Mayor Schaaf's commitments by re-housing

approximately 800 individuals and families, which is over half the Mayor's goal of 1,500 Oaklanders housed by year end. Groundwork laid by developing performance and evidence-based tools and dashboards, will provide the information needed for leadership to deploy vouchers and resources commensurate with existing commitments and to help solve Oakland's existing and new housing challenges.

The Plan proposes to use MTW resources to support non-MTW voucher programs as needed such as the 515 Emergency Housing Vouchers and 49 Foster Youth to Independence vouchers. The Authority will continue development of data-based performance tools to include at least one dashboard per department to measure operations and financial administration and provide timely information to leadership that enables them to adjust where necessary to new challenges, while striving to use the information to align policy and priorities with the Authority's vision and mission.

The activities discussed in the Annual Plan are a collection of tools in the Authority's toolbox used to address these challenges and respond creatively to local needs. The following list describes some highlights of modifications to those activities planned for implementation in FY 2023:

Activity 17-01 Landlord Incentives

The incentives previously offered through this activity have been modified and expanded to include:

- Bonus for owners of $1,000 per unit for a new HCV participant
- Funds to fix HQS fails for approved items of up to $2,250 per unit
- Funds of up to $25,000 in closing related costs such as: inspections, sewer lateral repairs, transfer taxes, etc. for owners that are willing to sell their house to an HCV participant currently renting the property through the HCV program
- Exception Payment Standard Hubs: the Authority may establish exception payment standards up to 150% of the Fair Market Rents (FMRs) without HUD approval for owners and units that are in hubs with low voucher presence or concentration of poverty. These hubs might include proximity to multiple transit resources and grocery/retail centers, schools within walking distance, recent tenant lease-up data, third-party market research information supporting the increase, forums with staff and residents, properties less than 10 years old, districts with high public school ratings/test scores, low poverty and crime rates. This includes units that are fully accessible and meeting the requirements of the Uniform Federal Accessibility Standard (UFAS).

Activity #10-06 Local Housing Assistance Programs

The activity has been modified to add a new partnership program called Homekey (approved through resolutions 5028 – 5030) to rapidly expand housing for persons experiencing or at risk of homelessness. Projects under the Homekey umbrella were approved in round two proposals submitted by the City of Oakland to the State of California Homekey round two competition. The projects called Coliseum Way, Piedmont

Place and the Phoenix are projected to house 118 new families through new and rehabbed units, provided they receive environmental clearances to proceed. The Authority is providing a capitalized operating reserve to support these projects.

Additionally, the Authority plans to expand the Sponsor-Based Housing Assistance Program to serve an additional 40 families exiting the Community Cabins in Oakland.

Activity #11-03 Single Room Occupancy (SRO)/Studio Preservation Program

The Homekey program described above is also included in activity #11-03 because some of the units serving families will be SROs. The Coliseum Way and Piedmont Place project include 62 SRO units and are projected to be completed by November 2022. The Authority is providing a capitalized operating reserve to these projects.

Table 18: Planned Application of OHA Unspent Operating Fund and HCV Funding

In FY 2023, the Department requires the Authority to report on planned application of unspent reserves in various categories through a new table represented as Table 18. The table includes the amounts of HCV HAP, HCV Admin Fee and Public Housing Operating Subsidy at the beginning of the FY and planned applications for unspent funds during the FY. Planned application of reserves include project Homekey, capital projects to include public housing improvements and the acquisition and development of properties in the development pipeline. Exterior and interior improvements at six Authority administrative sites are also included in the reserve expenditures.

Additional tables describing the operating budget (Sources and Uses of funds) and capital expenditure plans are included in Section II and Section V as well as the Appendix.

The Plan includes extensive detail on activities exclusively using the Single Fund Flexibility provided through MTW. These activities performed by the Family and Community Partnerships department, OHAPD and the ORED department support the goals of providing impactful and humane resident services, preserving and developing new affordable housing and providing exceptional customer service to Authority stakeholders. These efforts also support community engagement and provide community safety programs to ensure the safety and security of Authority residents and their communities.

Public Outreach:

The Authority typically conducts a public outreach process beyond the requirements outlined by the Agreement. In addition to sending correspondence to key stakeholders via electronic mail, staff published a public announcement of the comment period and public hearing in the Oakland Tribune. Copies of the draft Plan also were made available on the Authority's website (www.oakha.org) and by calling the Executive Office.

Staff presented the draft to the Authority's Resident Advisory Board (RAB) on February 9, 2022 and will record in the final draft all feedback provided by the RAB members.

Requested Action:

Staff requests that the Board hear public comment on the proposed FY 2023 MTW Annual Plan.

Attachment: FY 2023 MTW Annual Plan Presentation
Draft FY 2023 MTW Annual Plan

Oakland Housing Authority

Presentation of FY 2023 MTW Annual Plan

Resident Advisory Board Meeting
February 9, 2022

Presentation Guide

- Glossary
- What's New
- Strategic Goals
- Activities and Plans for Goals
- Questions

FY 2023 MTW Annual Plan - July 1, 2022 through June 30, 2023

Glossary

- BB – Building Bridges
- EHV – Emergency Housing Vouchers
- FSS – Family Self Sufficiency
- FYI – Foster Youth to Independence vouchers
- HCV – Housing Choice Voucher
- KTH – Key to Home
- MTW – Moving to Work
- PACT – Parents and Children Together
- PBV – Project Based Voucher
- PPE – Personal Protective Equipment
- RAD – Rental Assistance Demonstration
- RFQ – Request For Qualifications
- SBHAP – Sponsor Based Housing Assistance Program
- SRO - Single Room Occupancy
- THP+ - Transitional Housing Program (Foster Youth)

What's New?

- President Biden's House America Initiative
- SBHAP expansion
- FYIs and EHVs

Emergency Housing Vouchers

What's New?

- New and Modified Landlord Incentives - #17-01
- New Homekey units - #10-06 and #11-03
- New table 18 on planned application of reserves

HOUSING OAKLAND

Be part of Something GOOD

Oakland Housing Authority

Hello!

Enclosed is your bonus payment for participating in OHA's Owner program! We are interested in your feedback on which incentives are most useful and how we can improve our program. Please use the link or QR code below to access and fill out the brief survey (less than 10 questions) letting us know what you find useful and how we can improve!

All survey entries will be entered into a drawing to receive $1,500 on Jan. 31, 2022.

We will have drawings at the end of each quarter in 2022, and you are eligible to win each quarter.

Thank you for your participation. We appreciate you!

OHA

https://www.surveymonkey.com/r/OHAOwnerIncentiveSurvey2021
or scan the QR Code right.

Strategic Long Term Goals

Diversity

Equity

Inclusion

Emotional Intelligence

Goal: Preservation and Development of Affordable Housing

Development

- **Brooklyn Basin:**
  - Foon Lok West to lease 130 new units for low-income families
  - Foon Lok East with 124 new units for families under construction

Goal: Preservation and Development of Affordable Housing

Development and Rehab Pipeline

285 12th Street

Harrison Towers

Goal: Excellent Customer Service

Technology, Improved Communication, Collaborative Partnerships

- Virtual inspections and briefings
- Collaborate with key stakeholders
- Housing Navigation and lease compliance assistance

Alameda County
Health Care Services Agency

BUILDING FUTURES
free from homelessness and family violence

Goal: Impactful, Humane Programs, and Services

Community Engagement and Safety Programs

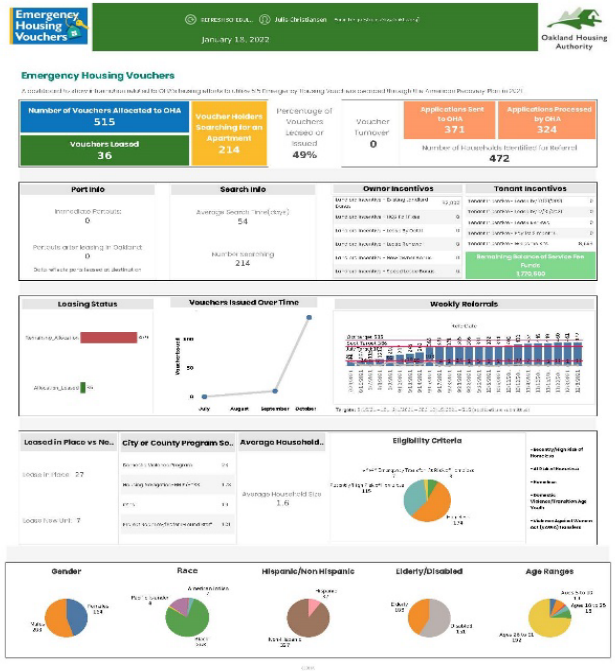
- Re-designed FSS
- Food pantry expansion and Spectrum meal service
- Mental Health Supports

CALEA®
THE GOLD STANDARD IN PUBLIC SAFETY

Goal: Expand Board Knowledge

Dashboards, On Demand Info Access

- One Dashboard per department
- Frequent review and oversight with leadership
- Transparency for the public and OHA partners



BILL TRACK 50

Goal: Expand Board Knowledge

Planned Application of Unspent Reserves

Table 18: Planned Application of OHA Unspent Operating Fund and HCV Funding		
Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	$108,078,328	$54,039,164
HCV Admin Fee	$0	$0
PH Operating Subsidy	$10,027,667	$10,027,667
Total Revenue:	$118,105,995	$64,086,831

- Project Homekey
- Capital projects to preserve and enhance public housing sites
- Development projects

Oakland Housing Authority

The FY 2023 MTW Plan and this presentation was prepared by staff from:

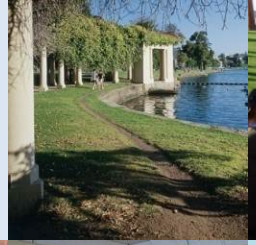
PLANNING IMPLEMENTATION & COMPLIANCE

Dominica Henderson, Director

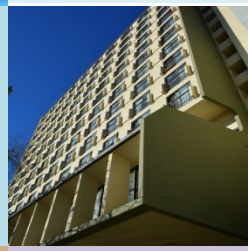
Julie Christiansen, Assistant Director
Jchristiansen@oakha.org

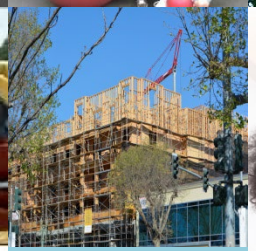
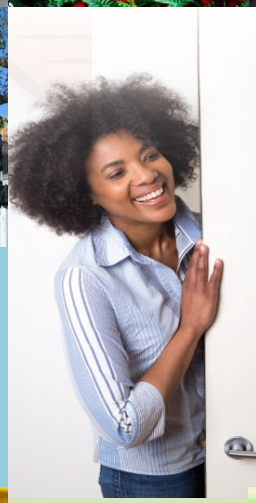
Erika McLitus Policy Analyst

Planning

Childcare


Jobs

Affordable Housing

Healthy Food



Opening the Door to Opportunity
Oakland Housing Authority
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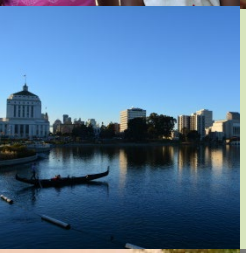
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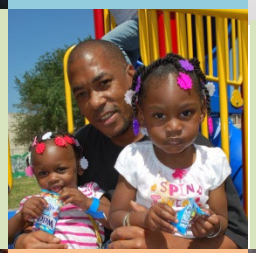
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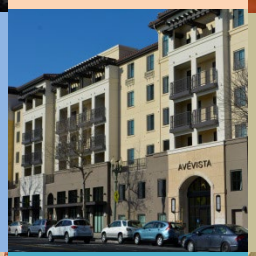

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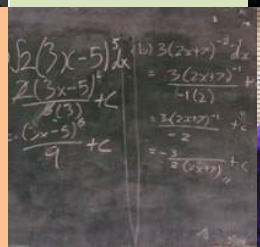

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Making Transitions Work

ANNUAL PLAN

Supporting Our OHA Community

Oakland Housing Authority

FISCAL YEAR 2023

JULY 1, 2022 – JUNE 30, 2023

DRAFT

Fiscal Year 2023 MTW Annual Plan

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Oakland Housing Authority

Fiscal Year 2023 MTW Annual Plan

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Section I. Introduction

Message from the Executive Director

During Fiscal Year 2023 (FY 2023), we are excited to take the lessons learned and innovative methods tested over the past few years to continue forging new paths and adapting to new challenges as they come. As OHA, the nation, and the world continue to cope with a life altering pandemic, we will protect and serve our residents through evidence-based health protocols, evolving technology, and equitable programs all while ensuring prudent stewardship that centers on the agency's long-term fiscal stability. The health and safety of our staff and the families who call our communities home remain our primary concern as we adapt our operations and policies to ensure that we can continue providing a high level of service.

Our mission and vision are more important now than ever before as essential service providers. Our employees remain committed to helping each resident find the best pathway for individual success and long-term resiliency. Working together, we can strengthen community bonds by uplifting and engaging families to help them shape not only their future but the future of Oakland as we intentionally ensure diversity, equity and inclusion is woven through all that we do.

Achieving these positive outcomes requires strong alliances with experts throughout our community. The public health and safety concerns raised by the pandemic shone additional light on the growing need to assist unsheltered families and individuals in our City using both locally and nationally deployed resources. OHA continually seeks new community partners and works to expand existing relationships within the City and County. In FY 2023, leveraging new resources such as the Emergency Housing Vouchers (EHVs) and Foster Youth to Independence (FYI) voucher awards, OHA will assist thoughtfully and kindly more families in need. As an experienced innovator using MTW flexibility, OHA is primed to build on existing Homekey funding awards from the State and expand housing with needs-based services to persons experiencing homelessness. These projects align with agency priorities by connecting extremely vulnerable and/or low-income families to services-enriched housing in stable and thriving communities.

I would like to take this opportunity to thank our Oakland Mayor Libby Schaaf and the City of Oakland, our Alameda County partners, the Continuum of Care leadership team, the contingent of Bay Area regional housing authorities and our HUD partners for their strong continued collaboration with OHA, and importantly, the dedicated public servants that make up the staff and Board of Commissioner team who deliver essential services to the Oakland community as we look ahead to a productive year in FY 2023.

Introduction

The Oakland Housing Authority (OHA) was established in 1938 to assure the availability of quality housing for low-income persons. OHA operates federally-funded and other housing assistance programs and reaching over 16,000 of Oakland's lowest-income families including the elderly and persons with disabilities. The mission of the OHA is:

> *To assure the availability of quality housing for low-income persons and to promote the civic involvement and economic self-sufficiency of residents and to further the expansion of affordable housing within Oakland.*

MTW Demonstration Program

The United States Department of Housing and Urban Development (HUD) selected OHA to participate in the Moving to Work (MTW) Demonstration program in 2001. OHA executed its first MTW agreement with HUD in March of 2004. Initially, it executed a seven-year agreement, which would have expired on June 30, 2011. However, OHA and HUD signed the Amended and Restated Moving to Work Agreement (Agreement), which extended OHA's participation in the MTW Demonstration through June 30, 2018. In December 2015, Congress authorized the extension of the MTW agreements of the 39 existing MTW agencies to terminate in year 2028. This extension allowed OHA to continue its localized housing programs and to continue to implement various innovations that remove barriers to housing for OHA families. Since 2021, HUD admitted 70 agencies to the expansion of the MTW Demonstration Program. HUD plans to expand the MTW program by an additional 30 PHAs in 2022. Currently, OHA is one of 109 public housing authority participants in the demonstration nationally.

The MTW Demonstration waives certain provisions of the Housing Act of 1937, its implementing requirements and regulations. In addition, using MTW waivers, OHA may combine funding from different HUD programs such as public housing operating subsidy, Capital Fund, and the Housing Choice Voucher (HCV) program funds, into a Single Fund Budget with flexibility to use the funding as approved across programs. MTW offers a unique opportunity for housing authorities to explore and test new and innovative methods of delivering housing and supportive services to low-income residents. OHA may use MTW funds in the Single Fund Budget for approved eligible MTW activities including housing assistance, capital improvements, acquisition and new construction, and resident services. In addition, OHA's agreement allows the MTW funds to be used outside of the traditional public housing and HCV programs to support local housing activities. OHA renamed the MTW program *"Making Transitions Work"* in order to acknowledge the various ways MTW can facilitate transitions for families across the phases of the housing spectrum and to better reflect the potential of the demonstration to positively impact the lives of Oaklanders.

The United States Congress established the following five statutory requirements and three statutory objectives when it approved the MTW Demonstration program:

Statutory Requirements	Statutory Objectives
• Assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration • Maintain a mix of families (by family size) comparable to those they would have served without the demonstration • Ensure that at least 75 percent of the families assisted are very low-income • Establish a reasonable rent policy to encourage employment and self-sufficiency • Assure that the housing the agencies provide meets HUD's housing quality standards	• Reduce costs and achieve greater cost effectiveness in Federal expenditures; • Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs, that assist in obtaining employment and becoming economically self-sufficient; and • Increase housing choices for low income families

In compliance with its MTW Agreement, OHA must meet each statutory requirement by implementing the activities discussed in this Annual Plan. OHA's plan for achieving each requirement is detailed in Section II. Additionally, OHA must design and implement all approved MTW activities to meet at least one of the statutory objectives. Many of OHA's MTW initiatives meet more than one of the statutory objectives and the discussion of these goals and the various strategies OHA will use to meet them, to serve the existing 35,000 program participants, and expand assistance to additional families in need is included in Section IV.

Overview of the Agency's Short-Term and Long-Term Goals and Objectives

Short-term Goals and Objectives

After two years of modified operations in response to the COVID-19 pandemic, OHA plans to continue to adhere to local, state, and national guidance regarding sheltering in place. The leadership team also will explore longer-term remote working options in efforts to provide a safe, yet highly functional and customer-oriented approach to operations, especially for elderly and disabled populations. Using the groundwork laid over the past two years, OHA will use diverse methods of communication and a variety of resources and supports for both residents and staff as the environment and recommendations evolve. Staff anticipates that many measures put in place during 2020 and 2021 such as personal protective equipment (PPE), teleworking, virtual briefings and contactless inspections may continue into FY 2023. OHA also may opt to continue procedures pioneered during pandemic conditions that prove to be more efficient, convenient, and preferable to residents and owners.

The pandemic day lighted and, in the case of Oakland, exacerbated the myriad of challenges

experienced by housers, not the least of which are the exceedingly high need for and the incongruent availability and supply of affordable housing. As a result, OHA developed new and expanded existing housing assistance programs directed at communities with special housing needs like homeless families with children. Additionally, the City of Oakland and OHA enthusiastically signed on to participate in President Biden's initiative *House America: An All-Hands-On-Deck Effort to Address the Nation's Homelessness Crisis.* During the fiscal year, the Authority plans to increase its commitment to the President's and Mayor Schaaf's House America goals by launching a new component of the Sponsor-based Housing Assistance Program (SBHAP) assisting individuals exiting Oakland's Community Cabins, supplementing housing navigation and acquisition assistance for voucher program participants, and applying MTW flexibilities to non-MTW programs to increase leasing and stability for all OHA families. In total during FY 2023, OHA plans to use its funding and flexibilities to re-house over 800 individuals and families, over half of the Mayor's goal of 1,500 Oaklanders by the end of the year.

Priorities:

- Lease all EHVs awarded to provide emergency housing relief and FYI vouchers to assist Foster Youth
- Focus efforts to lease all public housing and PBV sites to at least 98%
- Complete unit rehabilitations and maintenance turns within the prescribed benchmarks
- Operate safely based on recommended local, state and national guidelines using waivers and supplemental funding to sustain high quality functionality
- Improve reporting and transparency through developing at least one dashboard per department based on real- time business system information
- Strengthen inter-agency partnerships to implement multistage (transitional and permanent) solutions to eliminate homelessness and expand permanent supportive housing efforts
- Creative use of capital and assets for development and repositioning activities

Long-term Goals and Objectives

OHA will remain in a high state of readiness to shift gears and quickly respond to unexpected situations, while also methodically moving forward to achieve overall agency strategic priorities and goals. The activities described in the Annual Plan build on OHA's legacy of innovation and

serve as tools to cement the long-term strategic goals, which were approved by the Board of Commissioners in 2021. The long-term goals are:

Sustained high standards of customer service for residents and stakeholders

Using our MTW flexibility, OHA is well situated to make a lasting impact on reducing the unhoused population in Oakland and plans to build on existing Homekey funding awards at the state level to sustain and rapidly expand housing with needs-based services to persons experiencing homelessness or at risk for health conditions due to the pandemic. OHA's programs are designed to serve a wide spectrum of families with an array of services to support every family member. It starts with search navigation assistance to help those struggling to find an apartment in our competitive market and once a family is housed, a plethora of programs and services are available to support the youth, parents, adults and seniors. Holistic and diverse programs are carefully selected to provide support to all aspects of life from achieving educational and employment goals, to basic yet critical needs such as food availability, mental health and parenting support and wellness health checks all delivered through MTW single fund flexibility. OHA plans to continue successful partnership such as our 10-year partnership with Oakland Parents Together which supports all aspects of the challenges of raising strong families to expanding on existing partnerships with providers like the Alameda County Food Bank to respond to the ever-changing needs of our communities quickly and professionally.

Alliances with stakeholders have never proved more valuable, as OHA plans to continue a leadership role in the lease up of 515 EHVs and 49 Foster Youth to Independence (FYI) vouchers by meeting, sharing data through custom tracking tools and working together to develop best practices to learn about and integrate our workflows to provide a more seamless and efficient process to our residents and applicants. Using MTW resources, OHA plans to supplement housing navigation services and owner and resident incentives to facilitate the success of these non-MTW voucher programs to serve especially vulnerable populations.

Position OHA as a Sustained Leader in the Preservation of Units and Expansion of Affordable Housing

As funding mechanisms and OHA's experience using MTW flexibilities has evolved, so too has our creativity to think outside the box to meet the daunting challenges presented by the pandemic and shortage of housing both locally and nationwide. OHA plans to reach a 50 percent ratio of Project-based Vouchers (PBV) to HCVs and complete long-term, multi-year development projects such as Brooklyn Basin, while simultaneously identifying and evaluating

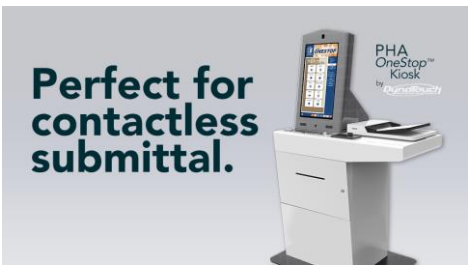
potential projects using new underwriting tools and strategies developed by staff and subject matter experts during the last fiscal year. By developing a strategic approach and policies in line with agency short- and long-term development goals, OHA will be well-positioned to seize new opportunities and expand services-enriched housing.

Provide Sustained, Impactful and Humane Resident Services, Community Engagement and Community Safety Programs

While all staff within OHA are charged to serve and support our families, it is the principal task of OHA's Family & Community Partnerships (FCP) department to assess needs and collaborate with other resident-facing teams such as Property Management and OHA's police department (OHAPD) to design and deliver agency-led impactful and humane services for residents. These services range from emergency supports when a family is in crisis, to longer term programs designed to support the educational and/or employment goals of individuals and families to assist them in achieving their definition of success. These three groups in addition to the Leased Housing Department support families through the process of finding an apartment and becoming successfully leased to remaining stably housed in a safe and secure environment. The "Use of Single Fund Flexibility" section describes many of our activities planned for impactful services, community engagement and resident safety and security.

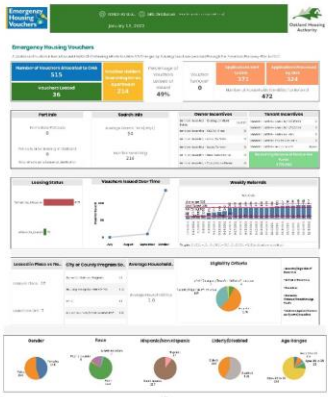
Fostering healthy and safe communities to residents through our award-winning resident services team and police department prove to be critical in addressing the range of challenges that impact communities throughout the city. Staff and officers work to build trust and relationships through community events such as the Coffee with a Cop, bike excursions, Winter Wonderland Toy Drive and strong communication using modern technology. Community-based public safety has and will continue to be a pillar of the department as they strive to provide excellent customer service to our resident community.

Additionally, communication that draws residents to the myriad of services available remains challenging and OHA plans to continue various modes of engagement and adopt methods that prove to be successful by careful monitoring and evaluation. Plans to enhance synergies between Property Management, OHAPD and FCP to identify vulnerable families for focused needs-based interventions,



will hopefully stave off and prevent adversity and whenever possible, staff will engage, employ and involve residents to improve and maintain their home communities.

Expand board knowledge of OHA and its Affiliates



OHA leadership understands the importance of promoting evidenced-based policies. Equally as clear is the need to provide the Board of Commissioners (BOC) a strong foundational knowledge of legislative, programmatic, and financial performance for OHA and its component units to ensure informed oversight, vision for the agency, and endorsement of such policies. Additionally, staff intend to improve the availability of operational data and information to the public to increase transparency. In the years to come through a compilation of reports, dashboards, studies and research partnerships to support and guide the decision-making process, staff will grow knowledge of OHA, which hopefully in turn will lead to program enhancements, partnership opportunities, and successful innovations. Better information through these methods also will culminate in strategic policies and priorities around allocation of agency resources to better align with OHA's mission and vision.

The MTW Annual Plan

As required by the Agreement, OHA prepares its Annual Plan for submission to HUD each year. OHA uses the standard format described in Attachment B of the MTW Agreement, HUD form 50900. OHA's Annual Plan is intended to provide residents, the public, and HUD with information on OHA's programs and policies, including both approved and planned activities and operating budgets and capital investment plans. The following provides a summary of the sections of the FY 2023 MTW Plan:

Section I. Introduction

This section provides general information about the MTW Demonstration program, an overview of OHA's short-term and long-term goals for FY 2023, and a summary of the Plan.

Section II. General Housing Authority Operating Information

This section includes general housing stock, lease-up, and waiting list information as well as OHA's plan for maintaining compliance with the statutory requirements.

Section III. Proposed MTW Activities

This section includes information on the following proposed MTW activities. OHA proposes no new activities this year.

Section IV. Approved MTW Activities

This section includes information on all approved and ongoing MTW activities.

Section V. Sources and Uses of Funding

This section includes summary budget information for FY 2023 including planned sources and uses for MTW and non-MTW (special purpose) funds.

Section VI. Administrative

This section includes information on Board of Commissioners approvals and agency certifications.

Section VII. Appendix

This section includes additional information explaining the MTW Plan public outreach process, additional policy changes, and non-MTW related activities.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

1) Planned New Public Housing Units to be Added During the Fiscal Year

OHA does not anticipate adding any new public housing units during FY 2023. See Appendix D for an overview of OHA housing stock.

Table 1: Housing Stock Information										
Asset Management Project (AMP) Name and Number	Bedroom Size						Total Units	Population Type*	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2+	3+	4+	5+	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0		N/A	N/A	N/A
N/A	0	0	0	0	0	0		N/A	N/A	N/A
N/A	0	0	0	0	0	0		N/A	N/A	N/A
N/A	0	0	0	0	0	0		N/A	N/A	N/A
Total Public Housing Units to be Added in the Plan Year	**0**									

2) Planned Public Housing Units to be Removed During the Fiscal Year

OHA does not anticipate adding any new public housing units during FY 2023. See Appendix D for an overview of OHA housing stock.

In July 2018, the Department approved application #DDA0008342 to dispose of 253 units in three senior sites. The application sought to preserve the units and resolve longstanding issues related to chronic funding decreases in the public housing program, and the resulting impact of deferred maintenance over many decades. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance critical repairs and seismic upgrades to Harrison Towers. OHA staff will continue to work to assess viable funding options as well as advance the architectural, engineering, resident relocation, legal and other predevelopment activities necessary to finalize the disposition of Harrison Towers. The target closing date is Spring 2023, with the AHAP contract execution immediately preceding.

Rental Assistance Demonstration (RAD)

OHA is currently working with the owners of four mixed-finance sites, Lion Creek Crossing Phase 1-4, to evaluate the feasibility of a conversion of public housing to Project-Based

Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program. Once the planning process is completed, OHA expects that the conversion process will take approximately six months. The conversion of these units through RAD to project-based subsidy would provide a more stable funding platform that could facilitate future refinancing or re-syndication transactions, resulting in greater funding availability for capital improvements. It will also streamline the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources.

The PBV contracts that will be executed as a result of the RAD conversions have a number of differences compared to other PBV contracts issued by OHA. Notably, the initial rent-setting and rent adjustment mechanisms are tied to the current Annual Contributions Contract (ACC) subsidy and do not allow owners to periodically request market-based rent adjustments. Additionally, there are a number of tenant protections that will be extended to residents in RAD units that more closely resemble those afforded under public housing programs, with the intent of avoiding any adverse consequences for tenants as a result of conversion.

Table 2: Planned Public Housing Units to be Removed

AMP Name and Number	Number of Units to be Removed	Explanation for Removal
Harrison Towers	101	Disposition Application #DDA0008342
Lion Creek Crossing I & II	99	RAD Conversion
Lion Creek Crossing III	37	RAD Conversion
Lion Creek Crossing IV	21	RAD Conversion
Total Number of Units to be Removed During Plan Year:	**258**	

3) New Housing Choice Vouchers to be Project-Based During the Fiscal Year

In FY 2023, OHA plans to add an additional 382 Project-Based vouchers (PBVs) through continued lease up of previously conditionally awarded units at properties under construction and through the planned conversion of approximately 157 units through RAD conversion.

During the FY, OHA plans on submitting an application to convert the public housing units to PBVs at four mixed-finance properties through the first component of the RAD program. These sites include Lion Creek Crossing Phases 1 through 4 for a total of 157 additional PBV units and OHA projects completion of the conversion in FY 2023 pending approval of the RAD application.

The additional 225 PBVs added in FY 2023 will be built throughout Oakland. The table below provides detail on the sites where these units are located and OHA projects at least an Agreement to enter into a Housing Assistance Payment contract to be in place by end of FY 2023.

FY 2023 PBV Sites	
Property Name	**# of PBV Units**
Foon Lok East (previously known as Brooklyn Basin 4)	61
3801 MLK Family Housing	16
W Grand and Brush	28
7th and Campbell	39
Ancora Place	31
Friendship Senior Housing	34
285 12th St	16

OHA plans to continue to assess awarding PBVs through the City of Oakland Notice of Funding Availability (NOFA) and the County of Alameda Measure A1 Housing Development Programs NOFA. These anticipated and already conditionally approved awards are highlighted in Appendix B. The RAD conversion will add a total of 157 units to OHA's PBV allocation which, at the end of FY 2023, will stand at 5,219 units which is approximately 40 percent of the voucher portfolio.

Table 3: Planned New Project-Based Vouchers			
Project-based for the first time during plan year where at least an AHAP is in place by end of plan year			
Property Name	**Number of Vouchers Project Based**	**RAD?**	**Description of Project**
Foon Lok East (previously known as Brooklyn Basin 4)	61	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.
3801 MLK Family Housing	16	No	3801 MLK will be for families and households with special needs. It will the diverse housing needs for Oakland families and households ranging from 30%-50% AMI
W Grand and Brush	28	No	West Grand and Brush involves new construction of 59 units. 28 of these units will be PBV units. The project will provide supportive services including referrals to community resources and benefits, case management, parenting training, life skills training, financial planning, job counseling, conflict resolution, mental health services, and individual and group substance abuse recovery.
7th and Campbell	39	No	7th and Campbell involves new construction of 79 units. 39 of these units will be PBV units. The project will provide supportive services through partnership with Building Opportunities for Self Sufficiency (BOSS). Residents will have access to essential supportive services, including: Employment & OJT placement/training; Education assistance/benefits information; Financial counseling/debt counseling; Childcare assistance; Legal and Family law services; Life skills/soft skills; Therapy; Domestic violence counseling; and Food bank/meal support services.
Ancora Place	31	No	Ancora Place is a 77-unit family project located at 2227-2257 International Blvd. This development will bring a beautiful mid-block building to the San Antonio neighborhood in Oakland. The proposed building will be five stories and include a community room, services office, on-site manager, 5th floor event space, common laundry room and a beautiful courtyard that will be enjoyed by residents. Ancora has received funding from the City of Oakland's

			voter approved, Measure KK for improved infrastructure and affordable housing.
Friendship Senior Housing	34	No	Friendship Senior Housing is 100 percent senior housing development targeting homeless and veterans at 30 percent Area Median Income or below. CHDC will partner with Adobe Services and East Bay Innovations to provide case management services.
285 12th St	16	No	A new partnership deal with EBALDC that was in the pre-development phase. This project entails construction of a new 65-unit affordable housing building with 3,500 square feet of commercial space on a former parking lot at 12th and Harrison St. in downtown Oakland.
Lion Creek Crossing 1-4	157	Yes	The Lion Creek Crossings project is a multi-phased development with 157 of public housing that planned to be converted to PBV units through RAD in East Oakland for low-income families.
Planned Total Vouchers to be Newly Project-Based:		**382**	

Table 4: Planned Existing Project-Based Vouchers				
Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year.				
Property Name	**Number of Vouchers Project Based**	**Status at End of Plan Year**	**RAD?**	**Description of Project**
Mandela Gateway	30	Leased/ Issued	No	An affordable housing project of 187 units in West Oakland for low-income families. The project was leased up in 2004 with 30 PBV units.
Altenheim Senior Housing Phase I	23	Leased/ Issued	No	The first phase of Altenheim Senior Housing project in Dimond district of Oakland with 93 units for low-income seniors. The project was leased up in 2007 with 23 PBV units.
Lion Creek Crossings II	18	Leased/ Issued	No	The second phase of Lion Creek Crossings project with 146 units in East Oakland for low-income families. The project was leased up in 2007 with 18 PBV units.
Madison Apartments	50	Leased/ Issued	No	An affordable housing project of 79 units near downtown Oakland for low-income families. The project was leased up in 2008 with 19 PBV units.
Lion Creek Crossing III	16	Leased/ Issued	No	The 3rd phase of Lion Creek Crossings project with 106 units in East Oakland for low-income families. This phase was leased up in 2008 with 16 PBV units.
Seven Directions	28	Leased/ Issued	No	An affordable housing project of 36 units in East Oakland for low-income families. The project was leased up in 2008 with 18 PBV units.
Orchards on Foothill	64	Leased/ Issued	No	An affordable housing project of 65 units in Lower San Antonio district of Oakland for low-income seniors. The project was leased up in 2008 with 64 PBV units.
Fox Court Apt.	33	Leased/ Issued	No	An affordable housing project of 80 units in downtown Oakland for low-income/ homeless with HIV/AIDS families. The project was leased up in 2009 with 20 PBV units.
Jack London Gateway	60	Leased/ Issued	No	An affordable housing project of 60 units in West Oakland for low-income seniors. The project was leased up in 2009 with 60 PBV units.
14th St at Central Station	20	Leased/ Issued	No	An affordable housing project of 99 units in West Oakland for low-income families. The project was leased up in 2007 with 20 PBV units.
Tassafaronga Village Phase I	80	Leased/ Issued	No	The first phase of Tassafaronga Village project with 137 units in East Oakland for low-income families. The project was leased up in 2010 with 80 PBV units.
Altenheim Senior Housing Phase II	40	Leased/ Issued	No	The second and final phase of Altenheim Senior Housing project with 81 units for low-income seniors. This phase was leased up in 2010 with 40 PBV units.

Fairmount Apartments	16	Leased/ Issued	No	An affordable housing project of 31 units in Grand Lake area of Oakland for low-income families and persons with disability. The project was leased up in 2010 with 16 PBV units.
Tassafaronga Village Phase II	19	Leased/ Issued	No	The second and final phase of Tassafaronga project with 20 units for low-income/homeless with HIV/AIDS families. The project was leased up in 2010 with 19 PBV units.
Harp Plaza	19	Leased/ Issued	No	An affordable housing project of 19 units in Eastmont district of Oakland for low-income families. The project was leased up in 2010.
Effie's House	10	Leased/ Issued	No	An affordable housing project of 21 units in Lower San Antonio district of Oakland for low-income families. The project was leased up in 2010.
Drachma Housing	25	Leased/ Issued	No	A scattered-site affordable housing project of 14 units in West Oakland for low-income families. The project was leased up in 2010.
Foothill Family Partners	11	Leased/ Issued	No	An affordable housing project of 65 units in Bancroft district of Oakland for low-income families. The project was leased up in 2011.
St. Joseph's Senior Apts	83	Leased/ Issued	No	An affordable housing project of 84 units in Fruitvale district of Oakland for low-income seniors. The project was leased up in 2011 with 83 PBV units.
OHA Scattered Sites (OAHPI)	1,539	Leased/ Issued	No	It is a scattered site public housing disposition project involving 1,539 units for low-income families. The project was assisted with PBV subsidies since 2010.
Lion Creek Crossings IV	10	Leased/ Issued	No	The 4th phase of Lion Creek Crossings project of 72 units in East Oakland for low-income families. The project was leased up in 2012 with 10 PBV units.
Savoy Phase 1	55	Leased/ Issued	No	The first phase of the Savoy project of 101 units in downtown Oakland for individuals with special needs. The project was leased up in 2012.
Hugh Taylor House	35	Leased/ Issued	No	An affordable housing project of 43 units in East Oakland for low-income families. The project was leased up in 2012.
Madison Park Apartments	96	Leased/ Issued	No	An affordable housing project of 98 units near downtown Oakland for low-income seniors. The project was leased up in 2012.
Merritt Crossing Apts (6th and Oak)	50	Leased/ Issued	No	An affordable housing project of 70 units near Chinatown Oakland for low-income seniors. The project was leased up in 2012 with 50 PBV units.
720 E 11th Street Apts (aka Clinton Commons)	16	Leased/ Issued	No	An affordable housing project of 55 units in Eastlake district of Oakland for low-income/homeless with HIV/AIDS families. The project was leased up in 2012 with 16 PBV units.
Harrison Street Senior Housing	11	Leased/ Issued	No	An affordable housing project of 73 units near downtown Oakland for low-income seniors. The project was leased up in 2012 with 11 PBV units.
Kenneth Henry Court	13	Leased/ Issued	No	An affordable housing project of 51 units in the Bancroft district of Oakland for low-income families. The project was leased up in 2013.

California Hotel Phases 1 and 2	88	Leased/ Issued	No	The first and second phase of California Hotel project of 137 units for families of low-income/special needs/homeless/HIV/AIDS. The phase was leased up in 2013 with 88 PBV units.
James Lee Court	12	Leased/ Issued	No	An affordable housing project of 26 units for low-income families. The project was leased up in 2013.
Savoy Phase 2	46	Leased/ Issued	No	The 2nd phase of the Savoy project of 101 units at downtown Oakland for special needs/homeless/HIV/AIDS individuals. This phase was leased up in 2013.
Slim Jenkins Court	11	Leased/ Issued	No	An affordable housing project of 32 units in West Oakland for low-income families. The project was leased up in 2013 with 11 PBV units.
Oak Point Limited (OPLP)	15	Leased/ Issued	No	A scattered-site affordable housing project of 31 units in West Oakland for low-income families. The project was leased up in 2013 with 15 PBV units.
Drasnin Manor	25	Leased/ Issued	No	An affordable housing project of 26 units in East Oakland for low-income families. The project was leased up in 2013 with 25 PBV units.
St. Joseph's Family Apts	15	Leased/ Issued	No	An affordable housing project of 62 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2013 with 15 PBV units.
MacArthur Apts	14	Leased/ Issued	No	An affordable housing project of 32 units in Lower Hills district of Oakland for low-income families. The project was leased up in 2013 with 14 PBV units.
California Hotel Phase 3	47	Leased/ Issued	No	The third and final phase of California Hotel project of 137 units for low-income/special needs/homeless/HIV/AIDS families. This phase was leased up in 2013 with 47 PBV units.
Lion Creek Crossings V	127	Leased/ Issued	No	The fifth phase of Lion Creek Crossings project of 128 units in East Oakland for low-income seniors. The project was leased up in 2014 with 127 PBV units.
Cathedral Gardens	43	Leased/ Issued	No	An affordable housing project of 100 units in Uptown district of Oakland for low-income families. The project was leased up in 2014 with 43 PBV units.
Lakeside Senior Apartments	91	Leased/ Issued	No	An affordable housing project of 92 units on the banks of Lake Merritt in Oakland for low-income seniors. The project was leased up in 2015 with 91 PBV units.
Marcus Garvey Commons	10	Leased/ Issued	No	An affordable housing project of 22 units in West Oakland for low-income families. The project was leased up in 2015 with 10 PBV units.
1701 Martin Luther King Jr. Way	25	Leased/ Issued	No	An affordable housing project of 26 units near downtown Oakland for low-income/special needs/homeless/HIV/AIDS families. The project was leased up in 2015 with 25 PBV units.
MURAL aka MacArthur Transit Village	22	Leased/ Issued	No	An affordable housing project of 90 units in West Oakland for low-income families. The project was leased up in 2016 with 22 PBV units.

AveVista aka 460 Grand	34	Leased/ Issued	No	An affordable housing project of 68 units in Lake Merritt area of Oakland for low-income families. The project was leased up in 2016 with 34 PBV units.
11th and Jackson (Prosperity Place)	35	Leased/ Issued	No	An affordable housing project of 71 units in Chinatown Oakland for low-income families. The project was leased up in 2017 with 35 PBV units.
Civic Center TOD	20	Leased/ Issued	No	An affordable housing project of 40 units in downtown Oakland for low-income/special needs/homeless families. An AHAP for 10 PBV was executed in 2016.
Redwood Hill Townhomes	27	Leased/ Issued	No	An affordable housing project of 28 units in Laurel district of Oakland for low-income/special needs families. An AHAP for 11 PBV was executed in 2017.
3706 San Pablo Avenue	20	Leased/ Issued	No	An affordable housing project of 87 units on the cities' border of Oakland and Emeryville for low-income families. An AHAP for 20 PBV was executed in 2017.
Embark Apartments	61	Leased/ Issued	No	An affordable housing project of 40 units in North Oakland for low-income/veteran/VASH families. An AHAP for 61 PBV was executed in 2017.
Northgate Apartments	14	Leased/ Issued	No	The project, located at 2301 Northgate Avenue, serves low income families. It is a 5-story 41-unit building completed in 2003. Local schools, public transit, grocery stores, parks are all within half a mile of the property. Resident services are not available on-site but residents have access to RCD's resident services programs. The 14 PBV subsidies will be attached to 8 two-bedrooms and 6 three-bedrooms.
Westlake Christian Terrace West (WCTW)	121	Leased/ Issued	No	Westlake Christian Terrance West is one of the 15 Oakland properties that provides permanent affordable housing to elderly seniors. Originally built in 1978 using HUD Section 236 insured financing, the property is located in downtown Oakland at 275 28th Street along the Broadway – Valdez corridor. With a total of 198 one-bedroom units and two manager units, the project provides residents with full kitchens and bathrooms, a community room, laundry room, property management and social services offices and parking.
Paseo Estero and Vista Estero (formerly known as Brooklyn Basin 1 and 2)	132	Leased/ Issued	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident

				support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.
Empyrean	32	Leased/ Issued	No	The Empyrean is a 99 unit severely distressed Single-room Occupancy hotel in downtown Oakland which will be converted into 66 affordable studio and 1-bedroom apartments. Leased in Jan. 2019.
Camino 23	26	Leased/ Issued	No	An affordable housing project of 32 units in East Oakland for low-income/special need families. An AHAP was executed in 2018 for 26 PBVs.
Oak Groves - North and South	152	Leased/ Issued	No	Two residential buildings in downtown Oakland with 152 units of senior housing, 77 units in Oak Grove South and 75 units in Oak Grove North. Both were built in the early 1980s.
Rosa Park	11	Leased/ Issued	No	An affordable housing project of 12 units in Uptown district of Oakland for low-income/homeless families. The project was leased up in 2017 with 5 PBV units.
Adeline St. Lofts	20	Leased/ Issued	No	An affordable housing project of 79 units in West Oakland for low-income families. The project was leased up in 2018 with 8 PBV units.
Stanley Ave. Lofts	13	Leased/ Issued	No	An affordable housing project of 24 units in East Oakland for low-income families. The project was leased up in 2018 with 13 PBV units.
Swan Market	10	Leased/ Issued	No	An affordable housing project of 18 units at downtown Oakland for low-income/special need families. The project was leased up in 2017 with 4 PBV units.
Oak Park Apartments	10	Leased/ Issued	No	An affordable housing project of 35 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 3 PBV units.
Hisman Hin-Nu Apartments	10	Leased/ Issued	No	An affordable housing project of 92 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 7 PBV units.
San Pablo Hotel	31	Leased/ Issued	No	An affordable housing project of 143 units near downtown Oakland for low-income seniors. The project was leased up in 2018 with 27 PBV units.
Ambassador Apts	10	Leased/ Issued	No	An affordable housing project of 69 units at 3610 Peralta Avenue in Oakland for low-income families. The project was leased up in 2017 with 10 PBV units.
Acts Cyrene (94th and International	14	Leased/ Issued	No	An affordable housing project of 59 units in East Oakland for low-income families. The project was leased up in 2017 with 14 PBV units.
Hamilton Apartments	92	Leased/ Issued	No	The Hamilton Apartments is located at 510 21st Street in Oakland. The Project was awarded 92 Section 8 Project-Based Vouchers for 92 studios units serving low-income adults.
International Blvd. Apartments	18	Leased/ Issued	No	The project, located at 6600 International Blvd. and 1406 Seminary Avenue, serves individuals and families with disabilities. It is an affordable30-unit housing development that is within close proximity to public transit. The 18 PBV subsidies will be attached to 6 one-bedrooms, 9 two-bedrooms, and 3 three-

				bedrooms. Resident services are not available on-site but residents have access to RCD's resident services programs.
Fruitvale Transit Village - Phase IIA	66	Leased/ Issued	No	An affordable housing project of 94 units in Fruitvale district of Oakland for low-income/VASH families. An AHAP for 66 PBV was executed in 2017.
Courtyards at Acorn	27	Leased/ Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020
The Town Center	50	Leased/ Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020
Bishop Roy C. Nicholas	16	Leased/ Issued	No	This project is part of the RFQ16-008. The project provides safe and affordable housing to very low and extremely low-income senior households. The project is centrally located within close proximity to retail services, hospital facilities, public transportation, and parks.
3268 San Pablo	50	Leased/ Issued	No	New construction of a 5-story apartment building with 50 units affordable to low-income seniors (aged 62+). The project is at 100% supportive housing development. The project will demolish an existing building and parking to that occupy the site.
Nova Apartments	56	Leased/ Issued	No	New construction of 56 affordable units. The project is 100% supportive housing development for extremely low-income at 20% AMI or below and chronically homeless individuals. The project owner will partner with Lifelong Medical Care to provide on-site supportive services.
Aurora Apartments	43	Leased/ Issued	No	New construction of 43 affordable units which will replace a vacant 1,000 sqf industrial building. The project include permanent supportive housing for individuals' currently experiencing homelessness.
Coliseum Place	37	Leased/ Issued	No	An affordable housing project with 37 PBV which will be attached to 9 units for households who homeless or at for homelessness, 6 units for HOPWA eligible households, and 22 units for low income families.
Oak Street Apartments	25	Leased/ Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. The project will serve low-income seniors in particular.
Eastside Arts and Housing	10	Leased/ Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland
Sylvester Rutledge Manor	64	Leased/ Issued	No	This project is part of the RFQ16-008. The project provides safe and affordable housing to very low and extremely low-income senior households. The project is centrally located within close proximity to retail services, hospital facilities, public transportation, and parks.

Fruitvale Studios	12	Leased/ Issued	No	Fruitvale Studios is the rehabilitation of a 24 studios in an enriched service environment. The PBV-subsidy will be provided to 12 units set aside for low income residents.
95th and International	27	Leased/ Issued	No	The Project is the second phase of the previously completed 94th and International project located across the street. This development is important to the continued revitalization and preservation of affordable housing in East Oakland.
Kenneth Henry Court (add'l units under RFQ16-008)	15	Leased/ Issued	No	An affordable housing project of 51 units in the Bancroft district of Oakland for low-income families. The project was leased up in 2013.
Foon Lok West (formerly known as Brooklyn Basin 3)	65	Leased/ Issued	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.
Fruitvale Transit Village - Phase IIB	75	Committed	No	Fruitvale Transit Village Phase IIB, a new construction of 94 affordable units, is the third development in the Fruitvale Transit Village, immediately adjacent to the BART station in Oakland's Fruitvale neighborhood.
Madison Apartments	50	Leased/ Issued	No	An affordable housing project of 79 units near downtown Oakland for low-income families. The project was leased up in 2008 with 19 PBV units.
Lion Creek Crossing III	16	Leased/ Issued	No	The 3rd phase of Lion Creek Crossings project with 106 units in East Oakland for low-income families. This phase was leased up in 2008 with 16 PBV units.
Planned Total Existing Project-Based Vouchers:				**4612**

4) Other Changes to the Housing Stock Anticipated During the Fiscal Year

During FY 2023, OHA will support the development of affordable housing stock by nonprofit developers in Oakland. OHA expects Brooklyn Basin Project 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs) to complete construction and achieve 100% occupancy. Project 4, Foon Lok East, is projected to close on all construction financing and start construction in FY 22 and achieve more than 50% completion by the end of FY23. Foon Lok East will contribute 124 units (61 with PBVs) for families and will complete this significant multi-phased affordable project that is an integral part of a new master planned community comprised of 3,100 new homes on the Oakland waterfront.

500 Lake Park Avenue, a planned 53 unit affordable housing building with 14 VASH PBVs, is expected to close construction financing and start construction during FY2023. OHA has purchased the land and is providing soft loans to 500 Lake Park.

OHA is also supporting the development of 285 12th Street. 285 12th Street will be a 65 unit building with approximately 3,500 square feet of ground floor commercial space. OHA has committed to providing 16 PBVs to 285 12th Street, purchasing the site at the close of construction financing, and providing soft loans to the project. 285 12th Street may begin construction during FY2023.

Table 5: Planned Other Changes to the MTW Housing Stock In the Plan Year
Examples of the types of other changes can include (but are not limited to): Units held off-line due to relocation or substantial rehabilitation, local non-traditional units to be acquired/developed, etcetera.
During FY 2023, OHA will support the development of affordable housing stock by nonprofit developers in Oakland. OHA expects Brooklyn Basin Project 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs) to complete construction and achieve 100% occupancy. Project 4, Foon Lok East, is projected to close on all construction financing and start construction in FY 22 and achieve more than 50% completion by the end of FY23. Foon Lok East will add 124 units (61 with PBVs) for families and will complete this significant multi-phased affordable project that is an integral part of a new master planned community comprised of 3,100 new homes on the Oakland waterfront. 500 Lake Park Avenue, a planned 53 unit affordable housing building with 14 VASH PBVs, is expected to close construction financing and start construction during FY2023. OHA has purchased the land and is providing soft loans to 500 Lake Park. OHA is also supporting the development of 285 12th Street. 285 12th Street will be a 65 unit building with approximately 3,500 square feet of ground floor commercial space. OHA has committed to providing 16 PBVs to 285 12th Street, purchasing the site at the close of construction financing, and providing soft loans to the project. 285 12th Street may begin construction during FY2023.

5) General Description of All Planned Capital Expenditures During the Fiscal Year

OHA anticipates a $10 million dollar 2023 Capital Fund Grant, which is included in the MTW Block Grant. Through use of its single fund flexibility, OHA projects spending approximately $16 million on capital projects using MTW funds. Approximately $2M will be invested in public housing properties. OHA expects to complete projects that will preserve and enhance

each of its public housing sites, investing in site improvements, modernization of building systems, and rehabilitating unit interiors.

OHA will invest $5.2 million in the acquisition and development of 285 12th St. OHA anticipates expending approximately $2.1M of MTW funds on exterior and interior building improvements at six OHA district offices including Harrison Street and the Service Center.

OHA will also use MTW funds to purchase approximately $2.5 million of information technology network security, hardware & software, vehicles, security equipment, and office equipment.

A table describing the FY 2023 Capital Expenditures is included in Appendix C.

Table 6:
General Description of All Planned Capital Expenditures During the Plan Year

Narrative of general description of all capital expenditures of MTW funds during the Plan Year

OHA anticipates a $10 million dollar 2023 Capital Fund Grant, which is included in the MTW Block Grant. Through use of its single fund flexibility, OHA projects spending approximately $16 million on capital projects using MTW funds. Approximately $2M will be invested in public housing properties. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems, and rehabilitating unit interiors.

OHA will invest $5.2 million in the acquisition and development of 285 12th St. OHA anticipates expending approximately $2.1M of MTW funds on exterior and interior building improvements at six OHA district offices including Harrison Street and the Service Center.

OHA will also use MTW funds to purchase approximately $2.5 million of information technology network security, hardware & software, vehicles, security equipment, and office equipment.

A table describing the FY 2023 Capital Expenditures is included in Appendix C.

B. Leasing Information

1) Planned Number of Households Served at End of the Fiscal Year

Housing Choice Voucher (HCV)

OHA has been steadily increasing the amount of project-based assistance over the last several years and has seen the impact of increased number of households served primarily through PBV assistance. OHA will continue implementation of multiple strategies using MTW flexibility to further maximize the number of families served in Oakland. OHA's Owner Incentives activities to recruit and maintain new landlords began in 2018 and FY 2023 will see the implementation of new and improved components such as increased bonuses for bringing new units to the program for both existing and new owners, awards to owners to address HQS fails up to $2,250, Exception Payment Standards Hubs for areas of low-poverty and other desirable characteristics and incentives for owners to sell their property

to HCV participants that are leasing the home. A review of the project-based voucher awards has shown that some partners are not able to lease up units in a timely fashion for various reasons. OHA plans to look at re-examining awards that are unused that do not have contingent financing and create strategies to redeploy those unused awards to projects that are better able to utilize the subsidy right away. OHA will continue the process to bring these units online as environmental reviews, HQS inspections and eligibility determinations are completed. Through new development units coming online as Brooklyn Basin – Foon Lok West (Project 3) is completed and leased and new partnerships with Alameda County to house homeless families with children, OHA anticipates that traditional HCV utilization rates of approximately 97% at the start of the fiscal year will climb to about 99% at fiscal year-end as a result of multiple aggressive strategies.

Local, Non-traditional (LNT)

OHA has several tenant-based local, non-traditional programs that serve specialized populations. These programs include our Sponsor Based Housing Assistance Program developed in 2010, serving homeless families in encampments and emancipated foster youth exiting the criminal justice system, and is projected to serve approximately 140 families monthly as funding has been increased to serve 40 additional families in partnership with the City of Oakland, who are exiting temporary housing in Community Cabins. Under the Building Bridges initiative, OHA plans to serve additional families through BB-CalWorks and BB-THP+ in partnership with Alameda County and projects to serve 70 families through these initiatives. In total, OHA projects to serve 223 families through tenant-based local, non-traditional programs.

Property based Local Non-Traditional programs include low income housing tax credit units which have developed using MTW single fund flexibility and account for the largest portion of OHA's local, non-traditional families. This year an additional 65 units will become available and lease up through completion of development projects at Brooklyn Basin. Building Bridges also has a component which focuses on creating housing choice for households that are special needs and/or may not be able to successfully access and participate in traditional Section 8 and Section 9 programs. OHA will serve approximately 346 households during the fiscal year through the Building Bridges initiatives which serve various vulnerable populations some of which is service enriched housing: single room occupancy (SRO) units, shared housing and transitional units for Veterans, foster youth and other special needs populations and Key to Home. Key to Home (BB-KTH) is a partnership with Alameda County and other service providers to house homeless families with children in service enriched housing. The Parents and Children Together (PACT) in partnership with the Alameda County Sheriff's Office (ACSO) will continue to provide service enriched housing, reuniting parents with their children after incarceration and OHA projects to serve 13 families through PACT. OHA plans to launch a new partnership called Homekey to serve approximately 180 families during FY 2023. This new program is described in detail in activities #11-03 and #10-06. OHA expects to serve approximately 1,350 families through these innovative property-based local programs.

Public Housing

In the public housing program, occupancy is projected to remain close to 98% in sites, although the portfolio will be going through both Section 18 Disposition and RAD conversion (discussed above) during the fiscal year which could impact the occupancy rate. Harrison Towers is projected to close financing for its disposition in Fall or Winter of 2022 and relocation of residents may occur during FY 2023.

In total, OHA projects that 14,518 families will be served by its MTW programs during FY 2023, as indicated in Table 7. This number reflects increases in local non-traditional households and Housing Choice Voucher households as more units are brought only through completion of development initiatives and leasing up PBV units that are in the pipeline through conditional and other awards. Appendix D includes an overview of OHA's Housing Inventory including both MTW and Non-MTW households.

Table 7: Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households Served**
MTW Public Housing Units Leased	17,028	1,419
MTW Housing Choice Vouchers Utilized	138,312	11,526
Local, Non-Traditional: Tenant-Based ^	2,676	223
Local, Non-Traditional: Property-Based ^	16,200	1,350
Local, Non-Traditional: Homeownership ^	0	0
Planned/Actual Totals:	**174,216**	**14,518**

* "Planned Number of Unit Months Occupied/Leased is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households served, the MTW PHA should estimate the number of households to be served.

Table 8: Detail on Local Non-Traditional Number of Households Served

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households Served**
Property-Based	Fund Affordable Housing Development Activities (08-01)	780	65
Property-Based	Fund Affordable Housing Development Activities (08-01) - Tax credit units in service in total through the start of FY2023	9,792	816

Tenant-Based	Local Housing Assistance Program (10-06)	2,676	223
Property-Based	Local Housing Assistance Program (10-06) - BB-KTH	276	23
Property-Based	Local Housing Assistance Program (10-06) – Homekey	1,416	118
Property-Based	PBV Transitional Housing Programs (11-05) – PACT and Building Bridges	888	74
Property-Based	PBV Transitional Housing Programs (11-05) – Homekey	744	62
Property-Based	SRO/Studio Apartment Preservation Program (11-03)- Building Bridges	2,304	192
	Planned/Actual Totals:	**18,876**	**1,573**

* "Planned Number of Unit Months Occupied/Leased is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households served, the MTW PHA should estimate the number of households to be served.

2) Planned Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Choice Voucher

OHA expects the local rental market will continue to be strong in FY 2023, as it has remained expensive even during the pandemic as demand for housing remained high and inventory levels remain low in the affordable housing space. OHA will continue implementation of multiple strategies using MTW flexibility to further maximize the number of families served in Oakland and facilitate leasing of new units. OHA's Owner Incentives activities to recruit and maintain new landlords began in 2018 and FY 2023 will see the implementation of new and improved components such as increased bonuses for new and existing owners, funding for owners to address HQS fails up to $2,250 for approved expenditures, Exception Payment Standards Hubs and an incentive designed to motivate homeowners to sell their property to OHA participants residing in the property. A review of the project-based voucher awards has shown that some partners are not able to lease up units in a timely fashion for various reasons. OHA plans to look at re-examining awards that are unused that do not have contingent financing and create strategies to redeploy those unused awards to projects that are better able to utilize the subsidy right away. Lastly, OHA will continue its Housing Navigation Search assistance program through FCP and lease compliance supports to assist clients in finding units and remaining housed.

OHA historically extended the amount of time required to reside in a PBV unit to two years instead of one to request a tenant-based voucher. OHA plans to expand the policy to restrict

the option to request a tenant-based subsidy, but may maintain a waitlist of requests from participants who request tenant-based assistance after a two year stay in a PBV unit.

Public Housing

OHA will continue the planning and implementation for a major rehabilitation and disposition of Harrison Towers, and will employ strategies to minimize impacts on residents during the project completion. OHA expects to maintain a 2% or less vacancy rate in its public housing units, not impacted by disposition.

Local, Non-traditional

Sponsor-Based Housing Assistance (SBHAP) and Building Bridges Programs

OHA seeks to serve families through local, non-traditional (LNT) program models such as the Sponsor-Based Housing Assistance Program (SBHAP), which provides services enriched housing for special needs populations that would have difficulty accessing the traditional Section 8 and Section 9 programs. The SBHAP partner agencies, selected for their expertise by the City, provide intensive case management, master leasing and supportive services. However, OHA has seen these partners impacted by staff turnover and less staff available during the pandemic which impacted leasing as new staff came up to speed and existing staff struggled to fully utilize the resources. With the advent of the new partnership with City of Oakland to house families exiting the Community Cabins, OHA anticipates there to be a ramp up learning curve and there is still a possibility of lingering staffing impacts from the pandemic so the leasing projections reflect less than full occupancy.

Building Bridges SRO provides monthly operating subsidies to existing service enriched single-room occupancy (SRO) units, shared housing and transitional housing units set aside for veterans, emancipated foster youth, or other special needs populations. Of these two, the shared/transitional housing has the most turnover and attrition and typically higher vacancy rates and lead times to fill units. We expect some leasing issues to continue due to the pandemic causing staffing impacts to OHA partners.

Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA expects an increase in leasing the program in FY 2023 but is dependent on its partners for referrals.

The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider to provide rental subsidy for low-income THP+ participants (youth who have aged out of foster care) for up to five years, with a phase down of funding in the last two years. OHA expects to continue to lease the program in FY 2023 but is dependent on its partners for referrals. Leasing challenges expected involve units failing HQS inspections, which has plagued the program in the past, but intends to implement our landlord incentives, to recruit new owners and assist owners to

repair items causing HQS fails by providing up to $2,250 in financial assistance. We expect this will increase the leasing in the program over FY 2022 numbers.

The Building Bridges – Key to Home (KTH) program projects to serve 23 families through a local property-based housing assistance program in partnership with Alameda County and OAHPI. Alameda County will provide supportive services and case management and OAHPI will contract with a third party expert provider to provide property management and additional resident supportive services. OHA does not anticipate any leasing issues with this program.

Homekey

In FY 2023, OHA will implement a new program called Homekey. The program funds a capitalized operating reserve for various projects approved through the State of California Department of Housing & Community Development Homekey Program (round 2) to rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are inherently impacted by or at increased risk for medical diseases or conditions due to the pandemic. The projects are subject to clearance under the National Environmental Policy Act (NEPA) and provided all sites receive clearance, OHA anticipates assisting 180 additional families. Leasing impacts may occur if projects do not pass NEPA or if construction or rehabilitation is not completed as projected.

Table 9: Discussion of Any Planned Issues/Solutions Related to Leasing

Discussion of any anticipated issues and possible solutions related to leasing.

Housing Program	Description of Actual Leasing Issues and Solutions
MTW Public Housing	OHA will continue the planning and implementation for a major rehabilitation and disposition of Harrison Towers, and will employ strategies to minimize impacts on residents during the project completion. OHA expects to maintain a 2% or less vacancy rate in its public housing units, not impacted by disposition.
MTW Housing Choice Voucher	OHA expects the local rental market will continue to be strong in FY 2023, as it has remained expensive even during the pandemic as demand for housing remained high and inventory levels remain low in the affordable housing space. OHA will continue implementation of multiple strategies using MTW flexibility to further maximize the number of families served in Oakland and facilitate leasing of new units. OHA's Owner Incentives activities to recruit and maintain new landlords began in 2018 and FY 2023 will see the implementation of new and improved components such as increased bonuses for new and existing owners, funding for owners to address HQS fails up to $2,250 for approved expenditures, Exception Payment Standards Hubs and an incentive designed to motivate homeowners to sell their property to OHA participants residing in the property. A review of the project-based voucher awards has shown that some partners are not able to lease up units in a timely fashion for various reasons. OHA plans to look at re-examining awards that are unused that do not have contingent financing and create strategies to redeploy those unused awards to projects that are better able to utilize the subsidy right away. Lastly, OHA will continue its Housing Navigation Search assistance

	program through FCP and lease compliance supports to assist clients in finding units and remaining housed. OHA historically extended the amount of time required to reside in a PBV unit to two years instead of one to request a tenant-based voucher. OHA plans to expand the policy to restrict the option to request a tenant-based subsidy, but may maintain a waitlist of requests from participants who request tenant-based assistance after a two year stay in a PBV unit.
Local, Non-Traditional	*Sponsor-Based Housing Assistance (SBHAP) and Building Bridges Programs* OHA seeks to serve families through local, non-traditional (LNT) program models such as the Sponsor-Based Housing Assistance Program (SBHAP), which provides services enriched housing for special needs populations that would have difficulty accessing the traditional Section 8 and Section 9 programs. The SBHAP partner agencies, selected for their expertise by the City, provide intensive case management, master leasing and supportive services. However, OHA has seen these partners impacted by staff turnover and less staff available during the pandemic which impacted leasing as new staff came up to speed and existing staff struggled to fully utilize the resources. With the advent of the new partnership with City of Oakland to house families exiting the Community Cabins, OHA anticipates there to be a ramp up learning curve and there is still a possibility of lingering staffing impacts from the pandemic so the leasing projections reflect less than full occupancy. Building Bridges SRO provides monthly operating subsidies to existing service enriched single-room occupancy (SRO) units, shared housing and transitional housing units set aside for veterans, emancipated foster youth, or other special needs populations. Of these two, the shared/transitional housing has the most turnover and attrition and typically higher vacancy rates and lead times to fill units. We expect some leasing issues to continue due to the pandemic causing staffing impacts to OHA partners. Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA expects an increase in leasing the program in FY 2023 but is dependent on its partners for referrals. The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider to provide rental subsidy for low-income THP+ participants (youth who have aged out of foster care) for up to five years, with a phase down of funding in the last two years. OHA expects to continue to lease the program in FY 2023 but is dependent on its partners for referrals. Leasing challenges expected involve units failing HQS inspections, which has plagued the program in the past, but intends to implement our landlord incentives, to recruit new owners and assist owners to repair items causing HQS fails by providing up to $2,250 in financial assistance. We expect this will increase the leasing in the program over FY 2022 numbers. The Building Bridges – Key to Home (KTH) program projects to serve 23 families through a local property-based housing assistance program in partnership with Alameda County and OAHPI. Alameda County will provide supportive services and case management and OAHPI will contract with a third party expert provider to provide property management and

	additional resident supportive services. OHA does not anticipate any leasing issues with this program. *Homekey* In FY 2023, OHA will implement a new program called Homekey. The program funds a capitalized operating reserve for various projects approved through the State of California Department of Housing & Community Development Homekey Program (round 2) to rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are inherently impacted by or at increased risk for medical diseases or conditions due to the pandemic. The projects are subject to clearance under the National Environmental Policy Act (NEPA) and provided all sites receive clearance, OHA anticipates assisting 180 additional families. Leasing impacts may occur if projects do not pass NEPA or if construction or rehabilitation is not completed as projected.

C. Wait List Information

Table 10: Planned Waiting List Information

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population served.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open, or Closed?	Will the waitlist be opened during the plan year?
Housing Choice Voucher: Tenant-Based	Community Wide	1,000	Closed	Yes
Housing Choice Voucher: Project-Based - OHA Managed	Site-Based	750	Closed	No
Housing Choice Voucher: Project-Based- Third Party Managed	Site-Based (Third Party Managed)	46,006	Yes	Yes – for Terraza Palmera at St. Josephs, Sylvester Rutledge Manor, Acorn sites. Some sites continuously open.
Public Housing - OHA Managed	Site-Based (OHA Managed)	800	Closed	Yes
Public Housing-Third Party Managed	Site-Based (Third Party Managed)	2,594	Yes	Yes
Local Non-Traditional (PACT)	Direct Referral - from Program partners - The Alameda County Sherriff's Office	12	Open	Yes

	(ACSO) provides MOMS and DADS applicants to OHA. Following ACSO program standards, ACSO staff select and refer to OHA those ACSO MOMS and DADS candidates who qualify for minimally supervised transitional housing after completion of a 6-8 week multi-faceted program while in custody including an Individual Case Management Plan (ICM). ACSO referred "applicants" are then screened by OHA Eligibility according to HUD program requirements. ACSO MOMS and DADS applicants who meet HUD program requirements are offered a unit at the OHA PACT Housing program site. Those selected for the OHA Housing Component remain in the ACSO Transitional Case Management Program for 18 months, during which they must comply with the PBV Housing Lease, PBV Program and ACSO Program requirements as well as their ICM.			
Local Non-Traditional - SBHAP	Direct Referral - The City of Oakland manages subcontractors who specialize in managing the program to serve three vulnerable populations: individuals living in street homeless encampments, adults being discharded from San Quentin State Prison, and youth with recent contact with the criminal justice system. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.	N/A	No	No
Local Non-Traditional - Building Bridges - SRO	Direct Referral - OHA contracts with various service providers to provide service enriched housing to special needs populations, emancipated foster youth and veterans through it Building	N/A	No	No

	Bridges - SRO local non-traditional program. The applicants are submitted by direct referral and OHA performs eligibility screening.			

Table 11: Planned Changes to the Waiting List In the Plan Year	
Please describe any actual changes to the organizational structure or policies of the waiting lists(s), including any opening or closing of a waiting list, during the Plan Year.	
Waiting List Name	**Description of Actual Changes to the Waiting List**
Housing Choice Voucher: Tenant-Based	OHA plans to review preferences based on a demographic analysis and may use weighting for prioritization.
Housing Choice Voucher: Project-Based - OHA Managed	The owner plans to administer one waitlist for 6 sites. OHA may explore continuously open waitlists for certain bedroom sizes and also may group applicants by bedroom size requirements.
Housing Choice Voucher: Project-Based- Third Party Managed	Lion Creek Crossings phase 1-5 is a joint waitlist and will be open for all bedroom sizes.
Public Housing - OHA Managed	OHA plans to combine the site based waitlists for AMP 4 and AMP 8 into a "portfolio" based waitlist that will encompass both of these AMPs and will open this waitlist.
Public Housing- Third Party Managed	Waitlists will be open for all bedroom sized for Lion Creek Crossing phases 1-4. Applicants for any sites converting through RAD will be maintained as is on combined site-based waitlists or transferred to existing PBV site-based waitlists for these sites with the date and time of application being maintained.
Local Non-Traditional (PACT)	Open for graduates of ASCO MOMs and DADs programs

Section III. Proposed MTW Activities

OHA proposes no new activities for FY 2023.

Section IV. Approved MTW Activities: HUD Approval Previously Granted

The activities discussed in this section have been approved by HUD in previous fiscal years.

Table 12 provides a list of all approved MTW activities including the year the activity was implemented and the primary statutory objective(s) the activity is intended to achieve. Each activity has been assigned a number based on the fiscal year in which the activity was identified and approved (e.g. 14-01 indicates that the activity was identified and approved in the FY 2014 MTW Annual Plan).

Table 12: Approved MTW Activities

HUD Approval Previously Granted

Activity # and Fiscal Year Approved	Fiscal Year Implemented	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
20-01	2020	Emergency Relief from Interim Re-certifications	Allow wage earning families to self-certify income decreases due to an emergency situation and have OHA pay all or a portion of a tenant's rent for the duration of the declared disaster period	Reduce costs and achieve greater cost effectiveness	Attachment C 4, Section D.1.c, and Use of Funds. Further authorizations are found in Attachment D, Section D, Use of Funds
17-01	2017	Owner Incentives Program	Program to provide support and benefits to existing owners and incentives for owners to join the HCV program	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, Section D.1.d,D.5, B.1, D.1.a, B.1, and Single Fund Flexibility. Attachment D, Section D and Use of Funds
17-02	2018	Automatic Rent Increase	Offer owners an automatic rent increase on the HAP contract anniversary date	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, D.2.b.
15-01	2016	Local Area Portability Reform	Revises portability policies in the Housing Choice Voucher program to limit ports between local area jurisdictions except for special circumstances.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.g
15-02	2016	Modified Utility Allowance Policy	Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.11, D.2.a

			allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment.		
14-01	2016	Alternative Re-certification Schedules	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program per OHA discretion	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c
13-01	2017	Rent Reform Pilot Program	Creates a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households • Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households • Eliminate all deductions and earned income disallowance • Recent increases in income excluded in recertification • Absolute minimum rent of $25	Reduce costs and achieve greater cost effectiveness Provide incentives for families with children to become economically self-sufficient	Attachment C, Section C.4, C.11 Section D.1.c Section D.2.a

12-01	2012	PBV Modifications: Eliminate Caps, Time Limits on PBV Allocations, Modify PBV contract	Eliminates the cap on the total number of units the Authority can project-base, the number of units that can be project-based in a development, and the Time Limit to add additional PBV units to an existing HAP contract.	Increase housing choices	Attachment C, Section D.1.e, Section B.3, Section D.7
11-01	2011	PBV Occupancy Standards	Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program)	Increase housing choices	Attachment C, Section D.7
11-02	2017	Standardized Transfer Policy	Creates standard transfer policies in the public housing, Section 8, Section 9 and project-based assistance programs to increase housing choices for residents.	Increase housing choices	Attachment D, Use of Funds. Attachment C.D.3.b, Attachment C.C.2
11-03	2017	SRO/ Studio Apartment Preservation Program	Develops a sub-program tailored to the needs of developments with SRO and studio units. OHA will commit long-term subsidies to developments where there is a need to preserve the housing resource.	Increase housing choices	Attachment C, Section D.7
11-05	2011	Transitional Housing Programs	Permits transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program, which provides transitional service enriched housing to families returning from prison to reunite with their children and other specialized populations.	Increase housing choices	Attachment C, Section B.4, D.1.a,b Attachment D, Section B.2
10-01	2010	Specialized Housing Programs	Increases allocation of resources to Local programs to improve	Provide incentives for families with children to	Attachment D, Use of Funds, Attachment C, Section D.1.f

			outcomes and leverage MTW funds.	become economically self-sufficient	
10-02	2010	Program Extension for Households Receiving $0 HAP	Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section D.1.b, D.3.a
10-03	2010	Combined PBV HAP Contract for Multiple Non-contiguous Sites	Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.a, D.7
10-04	2010	Alternative Initial Rent Determination for PBV Units	Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.2, D.7
10-05	2010	Acceptance of Lower HAP in PBV Units	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place.	Increase housing choices	Attachment C, Section D.7
10-06	2010	Local Housing Assistance Program	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service	Increase housing choices	Attachment D, Use of Funds (SBHAP, BB-CW, BB-THP+ Program), Attachment C, D.1.f, D.1.a and D.3.a (LHAP Programs)

			enriched housing to special needs populations.		
10-07	2010	Disposition Relocation and Counseling Services	Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.	Provide incentives for families with children to become economically self-sufficient Increase housing choices	Attachment D, Use of Funds
10-08	2011- Re-proposed 2021	Redesign FSS Program	Redesigns the FSS Program to incorporate best practices in the industry and encourage partnerships with community based programs and initiatives.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section E
10-09	2010	Alter Minimum Stay Requirement in PBV Units	Alters the 12 month minimum stay requirement for tenants in PBV units to extend or shorten the time period a tenant has to wait to move.	Increase housing choices	Attachment C, Section D.7
09-02	2010	Short-Term Subsidy Program	Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in-place.	Reduce costs and achieve greater cost effectiveness	Attachment D, Use of Funds
08-01	2008	Fund Affordable Housing Development Activities	Utilize single-fund budget flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.	Increase housing choices	Attachment D, Use of Funds
06-01	2006	Site Based Wait Lists	Establishes site based wait lists in all public housing sites, HOPE IV sites, and developments with PBV allocations.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.1
06-02	2006	Allocation of PBV Units: Without Competitive Process	Allows for the allocation of PBV subsidy to developments owned directly or indirectly, through an affiliated partner, by OHA	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.a

			without using a competitive process.		
06-03	2006	Allocation of PBV Units: Using Existing Competitive Process	Allows for the allocation of PBV subsidy to qualifying developments using the City of Oakland NOFA/RFP or other existing competitive process.	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.b

A. Implemented Activities

OHA is currently implementing the following activities:

Table 13 provides a list of all approved activities that will be implemented during FY 2023. The table includes the year the activity was implemented and the primary statutory objective(s) the activity is intended to achieve. Each activity has been assigned a number based on the fiscal year in which the activity was identified and approved (e.g. 14-01 indicates that the activity was identified and approved in the FY 2014 MTW Annual Plan).

Table 13: Implemented Activities

Activity # and Fiscal Year Approved	Fiscal Year Implemented	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
17-01	2017	Owner Incentives Program	Program to provide support and benefits to existing owners and incentives for owners to join the HCV program	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, Section D.1.d,D.5, B.1, D.1.a, B.1, and Single Fund Flexibility. Attachment D, Section D and Use of Funds
15-01	2016	Local Area Portability Reform	Revises portability policies in the Housing Choice Voucher program to limit ports between local area jurisdictions except for special circumstances.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.g
15-02	2016	Modified Utility Allowance Policy	Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.11, D.2.a

			allowance payment.		
14-01	2016	Alternative Recertificatio n Schedules	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program per OHA discretion	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c
12-01	2012	PBV Modifications: Eliminate Caps, Time Limits on PBV Allocations, Modify PBV contract	Eliminates the cap on the total number of units the Authority can project-base, the number of units that can be project-based in a development, and the time limit to add additional PBV units to existing HAP contracts.	Increase housing choices	Attachment C, Section D.1.e, Section B.3, Section D.7
11-01	2011	PBV Occupancy Standards	Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program)	Increase housing choices	Attachment C, Section D.7
11-02	2017	Standardized Transfer Policy	Creates standard transfer policies in the public housing, Section 8, Section 9 and project-based assistance programs to increase housing	Increase housing choices	Attachment D, Use of Funds, Attachment C.D.3.b, Attachment C.C.2

			choices for residents.		
11-03	2017	SRO/ Studio Apartment Preservation Program	Develops a sub-program tailored to the needs of developments with SRO and studio units. OHA will commit long-term subsidies to developments where there is a need to preserve the housing resource.	Increase housing choices	Attachment C, Section D.7
11-05	2011	Transitional Housing Programs	Permits transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program, which provides transitional service enriched housing to families returning from prison to reunite with their children and other special populations.	Increase housing choices	Attachment C, Section B.4, D.1.a,b Attachment D, Section B.2
10-01	2010	Specialized Housing Programs	Increase allocation of resources to the Local programs to improve outcomes and leverage MTW funds.	Provide incentives for families with children to become economically self-sufficient	Attachment D, Use of Funds
10-02	2010	Program Extension for Households Receiving $0 HAP	Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section D.1.b, D.3.a
10-03	2010	Combined PBV HAP Contract for Multiple Non-contiguous Sites	Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.a, D.7
10-04	2010	Alternative Initial Rent Determination for PBV Units	Allows for the use of a comparability analysis or market study certified by an independent	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.2, D.7

			agency approved in determining rent reasonableness to establish the initial PBV contract rent.		
10-05	2010	Acceptance of Lower HAP in PBV Units	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place.	Increase housing choices	Attachment C, Section D.7
10-06	2010	Local Housing Assistance Program	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service enriched housing to special needs populations.	Increase housing choices	Attachment C, Section D.1.f, D.1.a and D.3.a (LHAP Programs), Attachment D, Use of Funds (SBHAP, BB-CW, BB-THP+ Programs)
10-09	2019	Alter Minimum Stay Requirement in PBV Units	Alters the 12 month minimum stay requirement for tenants in PBV units to extend or shorten the time period a tenant has to wait to move.	Increase housing choices	Attachment C, Section D.7
08-01	2008	Fund Affordable Housing Development Activities	Utilize single-fund budget flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.	Increase housing choices	Attachment D, Use of Funds

06-01	2006	Site Based Wait Lists	Establishes site based wait lists in all public housing sites, HOPE IV sites, and developments with PBV allocations.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.1
06-02	2006	Allocation of PBV Units: Without Competitive Process	Allows for the allocation of PBV subsidy to developments owned directly or indirectly, through an affiliated partner, by OHA without using a competitive process.	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.a
06-03	2006	Allocation of PBV Units: Using Existing Competitive Process	Allows for the allocation of PBV subsidy to qualifying developments using the City of Oakland NOFA/RFP or other existing competitive process.	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.b

MTW Activity #17-01: Owner Incentives Program

Plan Year Approved: 2017

Plan Year Implemented: 2017

Plan Year Amended: 2023

Description/Update

The HCV program has been impacted by a dramatically escalating rental market and very limited inventory which has led to much longer search times than usual and multiple voucher extensions being granted for families searching for housing. According to Zillow, market rents increased by 21.6% in Oakland in 2016. In 2015, OHA saw hundreds of owners choose to leave the program or remove units by not re-leasing to HCV participants resulting in the loss of approximately 824 units of affordable housing. In response to these market conditions, OHA is implementing the Owner Incentives Program activity to support existing and recruit new owners to the program to offset the exodus.

This activity offers a range of services that both support and retain existing HCV owners by providing enhanced services to existing owners, especially those that are high performers. OHA

is also looking to recruit new owners by offering incentives to sign on. Program components are as follows:

- Vacancy loss payments of up to two months HAP will be offered to existing HCV owners if they re-rent a unit previously occupied by an HCV tenant to another HCV participant within six months of contract cancellation.

- Pre-qualifying unit inspections will be offered to all HCV program owners to expedite the lease up process, and minimize delays or losses due to inspections. Inspections will not be linked to a participant and OHA will allow owners up to 120 days to find a tenant once an inspection has been passed. No additional costs are anticipated.

- Owner recognition program - Recognize long term owners (5 years or more) with 5 or more units on the program that maintain at least one unit on a biennial inspection schedule. Owners will receive awards and special designations to highlight their status as long term providers of quality units. No additional costs are anticipated. MTW flexibility is not required to implement this component and it is included for consistency of grouping like programs.

- Leasing Incentive Payment – Provides an owner $1,000 to execute a new lease with a new HCV participant.

- Capital Improvement Payment – Offer owners that have failed a second inspection and are entering abatement a payment of up to $2,250 to address approved capital improvement issues related to the reason for the HQS inspection failure. Landlords will apply for the payment and furnish documentation on the estimated repair costs for the improvement.

- Homeownership Incentive – OHA will reimburse owners up to $25,000 in closing related costs to cover inspections, sewer lateral work, and city and county transfer taxes for owners using title company closing statements and verified invoices, for owners willing to sell their house to an HCV participate who is currently renting the house through the HCV program.

- Exception Payment Standards Hubs - OHA may establish exception payment standards up to 150% of the Fair Market Rents (FMRs) without HUD approval for owners and units that are in hubs with low voucher presence or low concentration of poverty. These hubs might include proximity to multiple transit resources and grocery/retail centers, schools within walking distance, recent tenant lease-up data, third-party market research information supporting the increase, forums with staff and residents, properties less than 10 years old, districts with high public school ratings/test scores, and/or low poverty and crime rates. This includes units that are fully accessible and meeting the requirements of the Uniform Federal Accessibility Standard (UFAS).

Designed to broaden the market of available units to untapped areas of the city, OHA anticipates that this activity will maintain or increase the number of owners participating in the HCV program

and anticipates the number of units available for families to rent will increase as result of new landlord participation and the capital improvement payment option. Additional impacts will be increased leasing success rates for vouchers issued, increased overall voucher utilization rate and decreased voucher extensions, due to more units being made available.

Planned Non-Significant Changes: OHA increased the leasing bonus from $500 to $1000 and offers it to all owners instead of just new owners. OHA modified the "Capital Improvement Payment" to be a payment of up to $2,250 for approved HQS fail repairs. This payment does not need to be repaid. OHA proposes a new incentive to motivate homeowners to consider selling their house to HCV homeownership program participants by offering a grant of up to $25,000 for designated costs associated with selling a home. OHA proposes to establish Exception Payment Standards Hubs with payment standards of up to 150% of the Fair Market Rents (FMRs) for owners and units that are in hubs with low voucher presence or low concentration of poverty and/or other characteristics as proposed above. Housing in exception payment standard areas still must meet rent reasonableness requirements.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA has no planned significant changes for this activity.

Standard OHA Metrics			
Number of Landlords Recruited or Maintained by Payment Incentive			
Unit of Measurement	**Baseline**	**Benchmark**	**Projected Outcome**
Number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program.	Average number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program = 0	Average number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program = 75 (75% increase)	Actual number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program = number (percentage)

Standard HUD Metrics			
CE #1: Agency Cost Savings			
Unit of Measurement	**Baseline**	**Benchmark**	**Projected Outcome**
Total cost of task in dollars (decrease). Pre-qualifying inspections	Cost of task prior to implementation of the activity = (staff salary)* .25 hours * number of files = ($46.14 * .25) * 1,222 = $14,096	Cost of task after implementation of the activity =(staff salary)* .10 hours * number of files = ($46.14 * .10) * 800= $3,691	Total cost of task in dollars (decrease) = %
CE #2: Staff Time Savings			

Unit of Measurement	Baseline	Benchmark	Projected Outcome
Total time to complete the task in staff hours Pre-qualifying inspections	Total amount of staff time dedicated to the task prior to implementation of the activity = .25 hours * 1,222 households = 305 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = .10 hours * 800 households = 80 hours	Actual amount of total staff time dedicated to the task after implementation of the activity = (% decrease) = number of hours
CE #3: Decrease in Error Rate of Task Execution			
Unit of Measurement	**Baseline**	**Benchmark**	**Projected Outcome**
Average error rate in completing a task as a percentage (decrease) Pre-qualifying inspections	Average error rate of task prior to implementation of the activity as a percentage = 20% (decrease)	Expected error rate of task after implementation of the activity as a percentage =15% (decrease)	Actual error rate of task after implementation of the activity as a percentage (decrease)

MTW Activity #15-01: Local Area Portability Reform

Plan Year Approved: 2015

Plan Year Implemented: 2015

Plan Year Amended: 2015

Description/Update: A local area portability policy that limits elective moves between jurisdictions within the nine Bay Area counties identified by the Association of Bay Area Governments: Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County. When housing authorities in neighboring counties administer OHA vouchers this causes a loss in 80 percent (80%) of the administrative fee. While the objective of the HCV program is to provide increased housing options for families, OHA finds that many households exercise the option to move with their vouchers to neighboring housing authorities, especially those without MTW programs or with higher payment standards. Given the prevalence of local area ports, the areas of concentration of port requests, and their negative impact on program administration and self-sufficiency goals, OHA limits ports between jurisdictions in all nine counties and initially implemented the policy in five counties. The policy will be expanded to include additional jurisdictions as needed and will be used to control the number of voucher holders searching so that an already tight market is not flooded, potentially causing families to lose the opportunity for subsidized housing as their search timeline expires.

OHA anticipates that some households will need to move out of Oakland for special needs. This new portability policy will allow families to move their tenant based vouchers locally under limited circumstances such as the following exceptions:

- Reasonable accommodation for persons with a disability
- Verifiable employment opportunity more than 35 miles from the unit and at least 20 hours per week minimum wage applicable in the state
- Situations covered underneath the Violence Against Women Act (VAWA)
- Participants porting for education for the head of household and or spouse only will need to show proof of full-time enrollment at a college or university
- Verifiable threat to the physical safety of the family
- OHA ports where the receiving Public Housing Authority (PHA) absorbs the voucher
- Ports for vouchers that OHA is administering (unabsorbed) due to those vouchers porting in from another PHA
- Declared natural disaster or state of emergency

Any exceptions to this policy will be reviewed by the Executive Director, or his designee, on a case-by-case basis

OHA allows current households that have ported prior to implementation of this activity to remain in the current jurisdiction. However, this policy does apply to any port-out households that requested to port to another jurisdiction after FY 2016.

Outgoing portability will be minimized to jurisdictions in five of the nine counties, which will lead to administrative efficiencies and cost savings from less frequent processing of burdensome ports-outs. Evaluation metrics have been developed to measure the impacts of minimizing local area ports. OHA will track the number of port requests received from participants. If the data demonstrates that OHA residents request to port to other local jurisdictions, OHA will exercise its authority and expand the activity to include jurisdictions in the remaining four Bay Area counties. OHA will provide a minimum 30-day notification of the new policy to all households.

OHA anticipates that this activity will lead to a reduction in administrative time spent processing local area ports. This policy will reduce the drain of vouchers out of OHA's portfolio and thus will reduce administration costs for both OHA and the receiving housing authorities. The activity also may result in stabilizing project based voucher properties and the surrounding neighborhoods by reducing the turnover rates and creating longer term tenants. OHA anticipates being able to better control the number of voucher holders searching so as not to oversaturate a tight market with families that are searching for housing in low inventory conditions. OHA may elect to allow ports to counties that are absorbing depending on voucher availability.

OHA also anticipates a decrease in the cost of wait list management by limiting the number of applicants that apply and receive assistance from OHA and port after they complete the one-year residency requirement or those applicants that are processed but do not ever lease up.

OHA will measure the 35-mile limit for verifiable employment from the City of Oakland from the resident's unit and not the City of Oakland border for consistency and clarity. OHA may elect to allow ports to neighboring counties that are currently restricted if those counties are absorbing to regulate voucher availability. OHA will have the option to end the absorption of port-ins based upon market conditions.

Planned Non-Significant Changes: OHA does not have any planned non-significant changes for this activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA has no significant changes planned for this activity.

Standard HUD Metrics		
CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease). Local Port-out Requests	Cost of task prior to implementation of the activity = $46.94 (Staff Salary) * 1.5 hours * 700 port-out requests = $49,287	Expected cost of task after implementation of the activity = $46.94 * 1.5 hours * 350 = $24,644 (50% reduction)
Administering Local Port-outs	Cost of task prior to implementation of the activity = $46.94 (Staff Salary) * 1 hours * 1,100 port-out requests = $51,634	Expected cost of task after implementation of the activity = $46.94 (Staff Salary) * 400 port-out requests = $18,776 (36% reduction)
Total cost of task in dollars.	Total cost of task prior to implementation of the activity = $49,287 + $51,634 = $100,921	Total expected cost of task after implementation of the activity = $24,644 + $18,776= $43,410 (57% reduction)
CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease). Local Port Requests	Total amount of staff time dedicated to the task prior to implementation of the activity = 1.5 hours * 700 requests =1,050 staff hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 1.5 hours * 350 requests = 525 hours (50% reduction)
Administering Local Ports	Total amount of staff time dedicated to the task prior to implementation of	Expected amount of total staff time dedicated to the task after implementation of the activity = 1

	the activity = 1 hour * 1,100 =1,100 staff hours	hour * 825 requests = 825 hours (25% reduction)
Total time to complete the task in staff hours	Total amount of staff time dedicated to the task prior to implementation of the activity = 1,050 + 1,100 = 2,150 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 525 + 825 = 1,350 hours (37% reduction)

MTW Activity #15-02: Modified Utility Allowance Policy

Plan Year Approved: 2015

Plan Year Implemented: 2015

Plan Year Amended: None

Description/Update: A modification to past policies which streamlines utility allowances to be consistent with the household's minimum subsidy or occupancy standard and eliminates the utility allowance payment. OHA administrative costs for providing a tenant utility allowance and/or a reimbursement payment will decrease, causing tenants to exercise conservation methods or select more energy/water efficient homes. The activity was implemented in the tenant-based portfolio. Implementation within the public housing portfolio is currently on hold as a phased approach is developed.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to this activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA does not plan to make any significant changes to this activity.

Standard HUD Metrics		
CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease). Utility Allowance	Cost of task prior to implementation of the activity (in dollars) = $11,188,104 per year	Expected cost of task after implementation of the activity = $10,228,812 (9% reduction)
Total cost of task in dollars (decrease). Utility Reimbursement Payment	Cost of task prior to implementation of the activity = Utility Reimbursement Payment = $220,968 per year	Expected cost of task after implementation of the activity (in dollars) = $0 (100% reduction)

Total cost of task in dollars (decrease). Staff	Cost of task prior to implementation of the activity = (Staff salary) * .05 hours * number of files = ($46.14 *.05) * 2,904 = $6,699	Cost of task after to implementation of the activity = Zero (0)
Total cost of task in dollars.	Total cost of task prior to implementation of the activity = $11,188,104 + $6,699 $220,968 = $11,415,771	Total expected cost of task after implementation of the activity = $10,228,812 + $0= $10,228,812 (9% reduction)
CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours Utility Reimbursement Payment	Total amount of staff time dedicated to the task prior to implementation of the activity = .05 hours * 2,909 households = 145 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 0 hours * 2,909 households = 0 hours
CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	**Baseline**	**Benchmark**
Average error rate in completing a task as a percentage (decrease).	Average error rate prior to implementation = 10%	Expected error rate after implementation = 5%
CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
Rental revenue/total tenant payment in dollars (increase). Housing Choice Voucher	Rental revenue prior to implementation of the activity (in dollars) = $4,343,040	Expected rental revenue after implementation of the activity (in dollars) = $5,191,848 (20% increase)
Rental revenue/total tenant payment in dollars (increase). Public Housing	Rental revenue prior to implementation of the activity (in dollars) = $2,215,116	Expected rental revenue after implementation of the activity (in dollars) = $2,222,460 (Less than 1% increase)
Total rental revenue/total tenant payment in dollars (increase).	Total rental revenue prior to implementation of the activity (in dollars) $6,558,156	Total expected rental revenue after implementation of the activity (in dollars) = $7,414,308 (<15%increase)

MTW Activity #14-01: Alternative Recertification Schedules

Plan Year Approved: 2014

Plan Year Implemented: 2014

Plan Year Amended: 2020

Description/Update: Regulations require annual recertification and verification to determine that a household meets program requirements. In FY 2007, MTW activity #07-01 was approved allowing for a triennial recertification schedule for elderly and/or disabled households on a fixed income in the public housing and voucher programs. In the interim years, at the discretion of the Executive Director, an automatic adjustment may be applied to the households' housing payment equal to the cost of living adjustment (COLA) made to the households' related income subsidy program. This activity has been implemented in the traditional MTW programs. This schedule has been effective at reducing staff time and costs, as well as, being less intrusive and time consuming for residents. Activity #14-01 incorporates changes made by Activity #07-01 and changes the recertification schedule for wage earning households to once every two years. All households that report no income, no income from wages, or temporary income remain on an annual recertification schedule to report increases in income. The offer of flat versus income rent will be made based on the recertification schedule for each public housing household. This activity also incorporates a customized OHA form for the authorization to release information to replace HUD form #9886. OHA will use the activity for RAD voucher holders.

OHA and participant families have already and will continue to experience time savings due to fewer re-examinations and with the proposed amendment, OHA will save additional staff time by eliminating the need to process and update consent forms between scheduled reexaminations and manage the cumbersome process of beginning program termination for non-receipt of consent forms. Participant families on the biennial or triennial schedule may also see income savings as a result of OHA not recalculating rent portions during the interim.

OHA reviewed the activity and determined that most households would benefit from the biennial recertification schedule and would also result in a cost savings in staff time. OHA elected not to implement the Cost of Living Adjustments (COLA) for the Triennial households as described in the FY 2015 plan. OHA plans to apply this activity to RAD voucher holders.

During declared disaster periods OHA may allow self-certification for all interim reexaminations (form HUD 50058-MTW action type three), eliminating the need for verification by staff who may be limited or inundated with requests during an emergency. This allows participants quick relief due to decreases in income or changes in circumstances as a result of the declared disaster. The Executive Director will determine the duration of the period for self-certification and staff will inform participants that after the short-term emergency period is over all verification as well as a limited requirement to report subsequent income increases will resume and will be expedited.

Planned Non-Significant Changes: OHA plans to exclude income reporting requirements for additional income due to participation in pilot programs designed to test the concept of guaranteed income. It is expected that these programs will be relatively short term (1-2 years) in duration and OHA expects to prioritize re-certifications for participants in these programs to occur at the beginning of their pilot program participation.

Planned Changes to Metrics/Data Collection: OHA has no planned change to metrics or data collection for this activity.

Planned Significant Changes: OHA has no significant changes planned for this activity.

Standard HUD Metrics		
CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease). Triennial HCV Reexam Calculation	Cost of task prior to implementation of the activity (in dollars) = $111,940	Expected cost of task after implementation of the activity = $57,985 (48% reduction)
Total cost of task in dollars (decrease). Triennial Public Housing Reexam Calculation	Cost of task prior to implementation of the activity = $42,000	Expected cost of task after implementation of the activity (in dollars) = $21,000 (50% reduction)
Total cost of task in dollars (decrease). Biennial HCV Reexam Calculation	Cost of task prior to implementation of the activity (in dollars) = $146,300	Expected cost of task after implementation of the activity = $73,150 (50% reduction)
Total cost of task in dollars (decrease). Biennial Public Housing Reexam Calculation	Cost of task prior to implementation of the activity (in dollars) = $29,250	Expected cost of task after implementation of the activity = $14,625 (50% reduction)
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars) = $329,490	Expected cost of task after implementation of the activity (in dollars) = $166,760 (51% reduction)
CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease). Triennial HCV *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 2,678 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 1,475 hours (37% reduction)
Total time to complete the task in staff hours (decrease). Triennial Public Housing *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 1,680 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 840 hours (50% reduction)
Total time to complete the task in staff hours (decrease).		Expected amount of total staff time dedicated to the task after

Biennial HCV *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 3,500 hours	implementation of the activity (in hours) = 1,750 hours (50% reduction)
Total time to complete the task in staff hours (decrease). Biennial Public Housing *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 1,170 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 585 hours (50% reduction)
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 9,028 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 4,650 hours (52% reduction)
CE #5: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
Rental revenue in dollars (increase). Housing Choice Voucher and Public Housing	Rental revenue prior to implementation of the activity (in dollars) = $3,863,650	Expected rental revenue after implementation of the activity (in dollars) = $5,096,518 (25% increase)
SS #1: Increase in Household Income		
Unit of Measurement	**Baseline**	**Benchmark**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars) = Public Housing: $10,926 HCV: $14,444	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = Public Housing: $12,020 (10% increase) HCV: $15,888 (10% increase)
SS #3: Increase in Positive Outcomes in Employment Status		
Unit of Measurement	**Baseline**	**Benchmark**
Report the following information separately for each category: 1. Employed Full- Time 2. Employed Part- Time 3. Enrolled in an Educational Program 4. Enrolled in Job Training Program 5. Unemployed 6. Other-Drug Rehab Counseling	OHA's business system does not allow information to be tracked relative to these metrics.	

Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF prior to implementation of this activity = 100 households	Number of households receiving TANF after implementation of this activity = 1,500 households (6% decrease)

SS #8: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0)	Number of households transitioned to self-sufficiency after implementation of this activity =7,500 of eligible households

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

Plan Year Approved: 2012

Plan Year Implemented: 2012

Plan Year Amended: 2021

Description/Update: Eliminate caps and time limits on project-based voucher (PBV) allocations. This activity was created in FY2010 when existing regulations limited Public Housing Authorities (PHAs) to project-basing up to 20 percent (20%) of the amount of budget authority allocated to the PHA by HUD in the PHA voucher program. Additionally, PHAs were limited to project-basing up to 25 percent (25%) of units in a single development. The Housing Opportunity Through Modernization Act (HOTMA) has increased the per project cap by allowing PBV allocations of up to the greater of 25% or 25 units in a project. Under HOTMA, OHA would be restricted to award PBV allocations of up to 20% of its ACC authorized units and the greater of 25% or 25 units per project.

Existing regulations state that a HAP contract may be amended during the three-year period immediately following the execution date of the HAP contract to add additional PBV contract units in the same project. Previously, OHA has received approval in the FY 2010 MTW Plan to remove the cap on the number of PBVs allocated to a single development. This activity was further expanded in the FY 2012 Plan to eliminate caps on PBV allocations in all areas.

This activity extends the long-term affordability of housing units using PBV assistance by allowing OHA to award projects to developers that will make efforts to leverage the PBV funding to preserve or create additional affordable housing opportunities for Oakland residents.

OHA reserves the option to issue new PBV awards during the upcoming fiscal year. OHA is dependent on developers submitting allocation requests and will award PBV's based on need and funding availability and OHA anticipates adding approximately 382 units through various strategies including continued lease up of units allocated through the City of Oakland NOFA process, the A1 Alameda County NOFA process, OHA development and conversion to project-based subsidy through disposition and RAD. OHA will continue to explore strategies for using this activity to serve special needs populations given the tight housing market and dwindling supply of affordable housing units. In FY 2023, OHA may participate in City of Oakland's 2021-22 New Construction of Multifamily Rental Affordable Housing Notice of Funding Availability (NOFA) as the basis for PBV awards.

Planned Non-Significant Changes: OHA does not have any non-significant change to this activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics included in the Standard HUD Metrics table below. Performance measures for this activity reflect the unknown status of new awards.

Planned Significant Changes: OHA has no significant changes planned for this activity.

Standard HUD Metrics		
HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity = Zero(0)	Expected households losing assistance/moving after implementation of the activity = Zero (0)
Standard OHA Metrics		
Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units	Number of PBV units awarded above 25% of the total units in a project = Zero (0) units	Expected housing units of this type after implementation of the activity = 100 units

reach a specific type of household, give that type in this box.	Number of PBV units awarded above 20% of total units in voucher program = Zero (0) units	
Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0) units	Expected housing units preserved after implementation of the activity = 100 units
Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 50 households
Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0) households	Expected number of households receiving these services after implementation of the activity = 25 households

MTW Activity #11-01: PBV Occupancy Standards

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: None

Description/Update: Developing PBV occupancy standards to be consistent with the occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program). Based on family composition, under this activity a family may qualify for a larger bedroom size than they would have under the previous policy. The activity applies to new participants in the PBV program and to in-place families whose household composition changes would require them to relocate. This activity will make consistent occupancy standards for all units in a development regardless of source of subsidy, thereby, increasing housing options for

households assisted with PBVs. This activity is largely dependent upon participant families requesting changes to household composition and its utilization is affected by these requests. OHA may use this activity to admit homeless families into units that are larger than the occupancy standard required for the family size to ameliorate the homeless crisis in Oakland. OHA would offer subsidy consistent with unit size, instead of family size to enable eligibility for families who would otherwise not meet the occupancy standards for the unit. OHA plans to use this activity for RAD voucher holders.

OHA may allow families to occupy units for which their family composition may not meet the occupancy standard. Family composition is a dynamic characteristic that changes over time leading to ever-changing waitlists that do not align with static housing inventory. During any crisis, OHA implements a housing first prioritization, removing barriers to housing, like occupancy standards, for otherwise eligible homeless families.

Planned Non-Significant Changes: OHA has no non-significant changes to propose for this activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection included in the Standard HUD Metrics table and the local OHA metrics table below.

Planned Significant Changes: OHA has no planned significant changes for this activity.

Standard HUD Metrics		
HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Number of Households losing assistance or forced to move prior to implementation of the activity = Three (3) households	Expected households losing assistance/moving after implementation of the activity = Zero (0) households
HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = Zero (0) households doesn't apply because the households impacted by this activity are in place.
Standard OHA Metrics		
Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**

Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of households who would not qualify for an available unit based on household composition = Zero (0) households	Expected housing units of this type after implementation of the activity = Five (5) households
Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0) units	Expected housing units preserved after implementation of the activity = Two (2) units
Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0) households	Expected number of households receiving these services after implementation of the activity = Five (5) households

MTW Activity #11-02: Standardize Transfer Policy

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: N/A

Description/Update: Adopt a policy to allow residents to transfer between Section 8 and Section 9 programs within the OHA portfolio. Amend the current transfer policies to standardize the procedures across programs. Policy may include provisions such as the length of tenancy required to request a transfer voucher, impacts to the HCV wait list, and a cap on the number of transfer vouchers issued annually. Families may be required to complete a two-year tenancy or longer in order to be eligible to request a transfer voucher from either the public housing or PBV program. In order to limit the impact on the HCV waitlist, the issuance of vouchers may be subject to a one-for-one policy whereby at least one or more new vouchers are issued to families selected from the HCV tenant-based waiting list for every public housing or PBV transfer voucher issued. In order to control demand, OHA is considering limiting the number of transfer vouchers available to no more than 10 percent (10%) of the total units in the Public Housing and PBV programs combined per year and the amount of transfer requests granted is subject to the Executive

Director's discretion. OHA may also use this activity to allow moves from local, non-traditional programs (LNT) to the traditional section 8 and 9 authorized programs once a family has graduated from the LNT program and sufficiently demonstrated housing stability. For FY 2023, OHA plans to restrict transfers from local non-traditional programs into the HCV program.

OHA is experiencing leasing challenges in the Housing Choice Voucher (HCV) program due to extremely high market rate rents and low inventory. Due to these issues, families searching for housing often reach the limit of search times and even with time extensions granted, families are unable to find suitable housing. OHA may use this standardized transfer policy to increase housing choice by offering eligible families that may lose their opportunity for subsidy, vacant units in PBV assisted units or public housing. This activity will also allow OHA to increase housing choice for those families that request transfers due to emergency situations, reasonable accommodation or compliance with occupancy standards, where units may not be available within the same program type, but are available within the OHA portfolio. OHA may use this activity to manage compliance with OHA occupancy standards as family size and composition changes may cause families to be housed in units that are no longer appropriate based on occupancy standard guidelines, resulting in a more efficient utilization of Federal resources.

Planned Non-Significant Changes: No non-significant changes are planned.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics, baselines or data collection in the Standard HUD Metrics and the local OHA metrics table below.

Planned Significant Changes: OHA has no planned significant changes for this activity.

Standard HUD Metrics		
HC #3: Decrease in Wait List Time		
Unit of Measurement	**Baseline**	**Benchmark**
Average applicant time on waitlist in months (decrease)	Average applicant time on waitlist prior to implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations)	Expected applicant time on waitlist after implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations)
HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household give that type. (HCV)	Households losing assistance prior to implementation of activity = 25	Expected households losing assistance after implementation of activity = 5
HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**

Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = number of inter-program transfers that occur as result (emergencies, RAs) = 15
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving services aimed to increase housing choice prior to implementation of the activity = Zero (0) households	Expected households receiving services aimed to increase housing choice after implementation of the activity = 15
CE #5: Increase in Agency Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
Rental revenue in dollars (increase).	Rental revenue in dollars prior to implementation of the activity = $35,201,999	Expected Rental revenue in dollars after implementation of the activity = $1,500,000

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

Plan Year Approved: 2011

Plan Year Implemented: 2018

Plan Year Amended: N/A

Description/Update: Develop a sub-program to award long-term housing assistance to Single Room Occupancy (SRO) and studio apartment developments. Based on local market conditions, OHA will extend assistance to programs that operate SRO housing given the high need for housing in Oakland. Due to high market rate rents and a very low inventory of affordable housing units, hard to house populations are being adversely affected as developers opt to convert SRO housing to other uses. OHA reserves the right to issue another Request for Qualifications (RFQ) based on need, City of Oakland priorities and funding availability. In FY 2023 OHA plans to continue to provide housing assistance to Board approved partners to provide housing assistance with qualified owners, property managers, and developers of service enriched rental housing through the Building Bridges - SRO local program. All providers had existing service enriched single occupancy housing units which were targeted to serve special needs populations.

Planned Non-Significant Changes: OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients to provide operating fund subsidy for the Coliseum Way and Piedmont Place projects as described below:

Homekey Program Background

On September 9, 2021, the State of California Department of Housing & Community Development (State) issued a Notice of Funding Availability (NOFA) for the second round of its Homekey Program, making approximately $1.45 billion in grant funding available to local public entities, including cities and counties, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic.

On October 18, 2021, the City of Oakland Department of Housing and Community Development (DHCD), as the eligible applicant for the State's funding, issued a Homekey Request for Proposals (RFP) to solicit proposals from prequalified project sponsors as prospective joint applicants for Homekey funding with DHCD.

On December 21, 2021, the Oakland City Council approved the Coliseum Way "project" to immediately move forward as co-applicant. The State is accepting applications on a rolling basis until May 2, 2022 or until funds are exhausted, whichever occurs first. The DHCD intends to jointly submit an application with project sponsors Danco Communities and Operation Dignity as soon as possible prior to January 31, 2022.

The program funds a capitalized operating reserve in an amount up to $4,572,041 for the Homekey project, Coliseum Way, and up to $4,905,755 for Homekey project, Piedmont Place,subject to clearance under the National Environmental Policy Act (NEPA). These projects were approved in round 2 proposals submitted by the City of Oakland to the State of California Homekey Round II competition.

Coliseum Way

The proposed conversion of the Inn by the Coliseum motel, located at 4801 Coliseum Way, into 36 Homekey units as permanent supportive housing (plus one manager's unit), is a joint project of Danco Communities and Operation Dignity.

All units will target people experiencing homelessness earning no more than 30 percent AMI, and at least six units will target those who are chronically homeless. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as upgrades to the grounds including a dog walk and other landscaping utilizing DHCD and Homekey funds. In addition, the existing industrial laundry room will be converted into a laundry area accessible for tenants to use free of charge. At least 12 of the larger units will be upgraded to include full kitchenettes that will include a sink, refrigerator/freezer, and a cooktop. The sponsors are evaluating the potential of adding full kitchenettes to all units utilizing City and Homekey funds.

Piedmont Place

Piedmont Place, a 45-room motel is located at 55 MacArthur Boulevard. The affordable housing unit mix includes 38 Single Room Occupancy (SROs), 5 one-bedrooms and 1 two-bedroom unit

at 10% AMI and one manager unit. The property will be converted into permanent housing for people who are chronically homeless. The project joint sponsors are Memar Properties, Inc. and Bay Area Community Services (BACS).

The property consists of two buildings that include 44 proposed affordable units and one manager's unit, five of which have full kitchens and all other remaining units are equipped with full bathrooms, a microwave, cooktop and refrigerator but without a separate sink for food preparation. The property is located between the Uptown and Piedmont Avenue neighborhoods, with immediate access to these neighborhoods' food, shopping, transportation, parks, and medical resources. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022. BACS will provide comprehensive, wrap-around supportive services on site. The property is in excellent condition, and project sponsors are eager to engage with the community in preparation for this project.

Project Evaluation

Staff reviewed all Homekey proposals applying a risk-based approach to underwriting in order to ensure long term financial stability. A primary underwriting objective was to create positive net operating income which is sufficient to sustain the project through uncertainty in the long term over 15 years. Our assessment included, but was not limited to, long term maintenance needs, on site resident services, and property management.

On January 11, 2022, the Authority's project team met with Danco and Operation Dignity. Coliseum Way was evaluated against the Authority's threshold funding criteria and priorities established by the Board of Commissioners. The project met all criteria except the Authority's standard of including full kitchens and baths in all units.

- Population served is 30% AMI and below
- Wrap around services are available for the duration of the Authority's investment
- Integration into the surrounding community.
- Safety and security plan
- Units will meet the Authority's standard of including full kitchens and baths
- On site property management and resident support services
- Ability to meet the Homekey timeline requirements

Other evaluation criteria and considerations the team applied were:

- Long-term stability of the project
- Overall project needs
- Ease of operations and minimizing administrative burdens on staff
- Alignment with The Authority's mission
-

OHA's conditional award is contingent on the project receiving an award of HomeKey funding from the State. It is also conditional based upon the project's receipt of clearances and authorizations to use federal funds.

Housing Quality Standards

The project must meet Housing Quality Standards prior to execution of the capitalized operating reserve agreement and regularly (at least biennially) after the initial disbursement of capitalized operating reserves.

The project opening date is projected to be Nov. 2022.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table and the local OHA metrics table below.

Planned Significant Changes: OHA has no planned significant changes for this activity.

Standard HUD Metrics		
HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity = 100	Expected households losing assistance/moving after implementation of the activity = Zero (0)
HC#1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of units of this type prior to implementation of the activity = Zero (0) units	Expected housing units of this type after implementation of the activity = Building Bridges - (192) units and Homekey Coliseum Way and Piedmont Place – (62) units **Total Units = 254 units**
HC#2: Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0) units	Expected housing units preserved after implementation of the activity = Builidng Bridges - (192) units and Homekey Coliseum Way and Piedmont Place – (62) units **Total Units = 254 units**
HC#5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**

Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = Builidng Bridges - (192) households and Homekey Coliseum Way and Piedmont Place – (62) households **Total households = 254 households**
HC#7:Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0) households	Expected number of households receiving these services after implementation of the activity = Builidng Bridges - (192) households and Homekey Coliseum Way and Piedmont Place – (62) households **Total Households = 254 households**

MTW Activity #11-05: Transitional Housing Program

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: N/A

Description/Update: Develop sub-programs to allow for transitional housing opportunities at developments serving low-income special needs households who otherwise might not qualify for, or be successful in the Public Housing and/or Section 8 programs.

Parents and Children Together (PACT)

This activity uses partnerships with the Alameda County Sherriff's Office (ACSO) and other program providers, to facilitate the development of local, non-traditional housing programs like the Maximizing Opportunities for Mothers to Succeed (MOMS) initiative. This program offers service-enriched transitional housing support to formerly incarcerated mothers seeking to reunite with their children and deter recidivism. The Dads Acquiring and Developing Skills (DADS) program serves fathers exiting minimum security incarceration seeking to reunite with their children and families. Currently, ACSO refers MOMS and DADS program participants to OHA for housing. OHA has implemented the Parents and Children Together (PACT) program to provide transitional service

enriched housing to both populations and families referred by other vetted service providers. In addition to the housing subsidy, the PACT program offers customized adult, family and youth case management, group counseling services, family activities and educational and employment development assistance to all participants as a condition for participation in the program.

PACT participants that are referred through ASCO, apply and are screened while in custody at the Santa Rita jail and once accepted they complete a needs assessment and intake processing. Participants complete an 8-week gender specific educational component while in custody and create an Individual Action Plan (IAP) tailored to meet the needs of each participant. Once housed at the PACT site, case managers work with participants to complete their IAP using various supportive services for the participants and their children.

The Alameda County Sherriff's Office (ACSO) provides MOMs and DADs applicants to OHA through direct referral. Following ACSO program standards, ACSO staff selects and refer to OHA those ACSO MOMs and DADs candidates who qualify for minimally supervised transitional housing after completion of a 6-8 week multi-faceted program while in custody including an Individual Case Management Plan (ICM). ACSO referred "applicants" are then screened by OHA Eligibility according to HUD program requirements. ACSO MOMs and DADs applicants who meet HUD program requirements are offered a unit at the 18 month OHA PACT Housing program site. Those selected for the OHA Housing Component remain in the ACSO Transitional Case Management Program for 18 months, during which they must comply with the PBV Housing Lease or defined PACT program participant requirements as well as their ICM. OHA plans to continue to strive to fill the 18-unit site designated for the program, but this is dependent upon qualified referrals from the ASCO.

MOMS
Maximizing Opportunities for Mothers to Succeed

OHA, along with the primary program partners Alameda County Sheriff's Office (A CSO) and the Alameda County Behavioral Health Care Services (ACBHS) Department will continue to facilitate a strategic planning process resulting in several program improvements. Planned additions to the current program structure include a sober living agreement, an alumni participation agreement, stronger coordination of multi-agency intervention for lease non-compliance and additional on-site program activities to enhance parent/child engagement and workforce development for older youth and adults.

OHA plans to explore partnerships with additional providers that specialize in re-entry and other hard to house populations to provide direct referrals and supportive services into the existing PACT program. The program design will remain the same in terms of requirements and length of stay in transitional housing. Additionally, OHA will offer PACT program graduates housing within Section 8 or Section 9 housing depending upon voucher and unit availability.

Planned Non-Significant Changes: No non-significant changes are planned.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table.

Planned Significant Changes: OHA has no planned significant changes to this activity.

Standard HUD Metrics PACT Program		
HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 13 households
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity = 13 households
Standard OHA Metrics		
Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of households who would not qualify for an available unit based on household composition = Zero (0) households	Expected housing units of this type after implementation of the activity = 13 households
Increase in Household Income		
Unit of Measurement	**Baseline**	**Benchmark**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households prior to implementation of this activity = Zero (0) dollars	Average earned income of households after implementation of this activity = 1040 hours at minimum wage ($12.55) =$10,000
Increase in Household Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average amount of savings/escrow of households prior to implementation of this policy = Zero (0) dollars	Average amount of savings/escrow of households after implementation of this policy = $100 OHA will also link families to Family and Community Partnerships to help offer assistance with establishing a

		savings plan or enrolling in the FSS program.
Increase in Positive Outcomes in Employment Status		
Unit of Measurement	**Baseline**	**Benchmark**
Report the following information separately for each category: 1. Employed Full- Time 2. Employed Part- Time 3. Enrolled in an Educational Program 4. Enrolled in Job Training Program 5. Unemployed 6. Other-Drug Rehab Counseling	1) 0 households 2) 0 households 3) Unknown 4) Unknown 5) 8 households 6) Unknown	1) 0 households 2) 2 households 3) 3 households 4) 1 household 5) 6 households 6) 8 households
Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Unknown	
Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF prior to implementation of this activity = 8 households	Number of households receiving TANF after implementation of this activity= 8 households
Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of households receiving services aimed to increase self-sufficiency prior to implementation = Zero (0) households	Number of households receiving services aimed to increase self-sufficiency after implementation = 13 households
Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric.	Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0)	Number of households transitioned to self-sufficiency after implementation of this activity = 3 households will graduate from program

Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.		

Building Bridges – Shared and Transitional Housing

The Building Bridges (BB) initiative is comprised of several local programs. The BB-Shared and Transitional local programs model target housing resources, alongside supportive services funding, toward a household to dramatically improve outcomes through County, City and housing authority systems alignment. In FY 2020, partners such as Operation Dignity, the City of Oakland (Families in Transition & Matilda Cleveland) and Henry Robinson in addition to those listed below will offer Shared/Transitional housing to several hard to house populations.

Henry Robinson (SRO-Transitional)

The Henry Robinson (559 16th Street) is a single room occupancy hotel of 62 units of transitional housing serving homeless adults and those suffering from mental health disabilities, substance abuse recovery and physical, chronic health conditions. Supportive services include needs assessment and partnerships with community providers such as Bay Area Community Services (BACS) to provide employment, health and educational services to program participants. This partnership has not launched and OHA does not expect it to be ready in FY 2023 due to extensive renovation work on the site and plans to explore replacing this partner in FY 2023.

Operation Dignity (SRO-Transitional)

House of Dignity (585 8th St. in Oakland) provides shelter and transitional housing to male veterans who are homeless. They offer 30 beds of transitional housing and 15 of shelter, as well as 9 rooms dedicated to permanent housing (including HUD-VASH). This program offers up to two years of transitional housing combined with supportive services to help veterans exit to permanent housing and connect to community services that support their housing stability. The operation began serving families through Building Bridges in November 2017.

City of Oakland - Families in Transition (FIT) - Transitional

The Families In Transition (FIT) Program is a 9-unit scattered site project for homeless families that is designed to assist them with transitioning to permanent housing. All families are referred to FIT through a Coordinated Entry process via the Family Front Door. Families enrolled in the project are able to receive various support services such as financial literacy, life skills and career development, designed to help them achieve self-sufficiency and get permanent housing in the least possible time. Families receive access to case management, employment support services, and access to mental health and housing search assistance. Some of the specific goals of the program include the following:

1. 80% of families exiting the program will transition to permanent housing

2. 95% of all program participants will exit to a known destination
3. 80% of the program participants will have length of stays of less than or equal to nine months.
4. 50% of all participants who report they had no income upon program entry will exit with an income.
5. 75% of clients who are in the program at the end of the contract period or who have exited during the contract period will have maintained or increased their income during the program year.
6. 100% of all families who have been in the program for at least 60 days will have obtained or maintained non-cash mainstream benefits

FIT started serving families through Building Bridges in March 2018.

Peter Babcock House (Shared Housing)

Peter Babcock House assists individuals by providing supportive, long-term housing and ongoing non-clinical case management, transportation, resource referral, and conflict resolution for individuals living at the home. Staff meets weekly with each resident to assess any needs, check on progress toward goals, and provides resources to address any issues. Peter Babcock House has funding from HUDs Continuum of Care (CoC) grant and as a part of the CoC grant Satellite Affordable Housing (SAHA) has begun leasing vacancies through the Alameda County Coordinated Entry System (CES). Peter Babcock House began serving families through Building Bridges in April 2018.

St. Mary Presentation House (Shared Housing)

St. Mary's offers homeless seniors the experience and support of structure congregate housing to prepare for independent living providing on-site support designed to help seniors maintain their physical and mental health and sobriety. Ninety-five percent of the seniors are over age 55 and are either at risk of or currently experiencing homelessness. Program objectives are:

1. Provide quality, consistent case management services that include weekly meetings between Case Manager and participant to address ongoing needs, provide necessary support and check in on goals.
2. Develop life skills and regular habits such as grocery shopping, paying rent, establishing savings, cleaning, and tending to hygiene needs to set foundation of self-care practices and responsibility for independent living.
3. Practice building communication skills through weekly community meetings to discuss house needs, conflicts and appreciations.
4. Create access to housing resources by attending a housing clinic to access applications and apply to affordable, independent living opportunities.

St. Mary's began serving Building Bridges families in May 2018.

City of Oakland – Matilda Cleveland (Transitional Housing)

The Matilda Cleveland (MC) Program is a 14-unit project for homeless families that is designed to assist them with transitioning to permanent housing. All families are referred to MC through a Coordinated Entry process via the Family Front Door. Families enrolled in the project are able

to receive various support services designed to help them achieve self-sufficiency and get permanent housing in the least possible time. Families receive access to case management, employment support services and access to mental health and housing search assistance. Some of the specific goals of the project include the following:

- 80% of the MC THP families will exit to permanent housing
- 50% of the MC THP families will have length of stays of less than or equal to six months
- 95% of the MC THP families will exit to known destinations
- Of clients who are eligible for but not yet enrolled in mainstream benefits 90% will have started the enrollment process within 30 days of program entry
- 80% of clients of clients who are in the program at the end of the contract period or who have exited during the contract period will have obtained or maintained non-cash mainstream benefits.
- 75% of clients who are in the program at the end of the contract period or who have exited during the contract period will have maintained or increased their income during the program year

MC joined the Building Bridges program in March 2018.

St. Mary Closer to Home (Shared Housing)

St. Mary Closer to Home offers homeless seniors the experience and support of structures congregate housing to prepare for independent housing and living. The program provides on-site support designed to help senior maintain their physical, mental health, and sobriety. 95% of the seniors are over 55 years old and receive less than $11,000 per year through SSI.

St. Mary's began serving families through Building Bridges in June 2018.

Planned Non-Significant Changes: This activity remains ongoing. OHA plans to work with local government agencies and other non-profits to explore using unused facilities to provide temporary housing assistance to homeless (OUSD) students and their families. The program will provide shared and transitional housing using a shallow housing subsidy and families may be able to transition into a project based voucher unit after stabilization depending on voucher availability.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods.

Planned Significant Changes: There are no significant changes for this activity.

Standard HUD Metrics		
HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or	Households able to move to a better unit and/or neighborhood of	Expected households able to move to a better unit and/or neighborhood of

neighborhood of opportunity as a result of the activity (increase).	opportunity prior to implementation of the activity = Zero (0)	opportunity after implementation of the activity = 61 households
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity = 61 households
Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of households who would not qualify for an available unit based on household composition = Zero (0) households	Expected housing units of this type after implementation of the activity = 61 households
Increase in Household Income		
Unit of Measurement	**Baseline**	**Benchmark**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households prior to implementation of this activity = Zero (0) dollars	Average earned income of households after implementation of this activity = 1040 hours at minimum wage ($12.55) =$10,000
Increase in Household Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average amount of savings/escrow of households prior to implementation of this policy = Zero (0) dollars	Average amount of savings/escrow of households after implementation of this policy = $100 OHA is exploring with partners how to access this information. It currently is unavailable.
Increase in Positive Outcomes in Employment Status		
Unit of Measurement	**Baseline**	**Benchmark**
Report the following information separately for each category: 1. Employed Full-Time	1) 0 households 2) 0 households	1) 0 households 2) 1 households

2. Employed Part-Time 3. Enrolled in an Educational Program 4. Enrolled in Job Training Program 5. Unemployed 6. Other-Drug Rehab Counseling	3) 0 households 4) 0 households 5) 8 households 6) 0 households	3) 2 households 4) 1 household 5) 6 households 6) 8 households
Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Unknown	

Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF prior to implementation of this activity = 0 households	Number of households receiving TANF after implementation of this activity= 8 households

Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of households receiving services aimed to increase self-sufficiency prior to implementation = Zero (0) households	Number of households receiving services aimed to increase self-sufficiency after implementation = 61 households

Reducing Per Unit Subsidy Costs for Participating Households		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars before implementation = Zero	Expected average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars after implementation = $908

Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section	Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0)	Number of households transitioned to self-sufficiency after implementation of this activity = 20 households will graduate from program

(II) Operating Information in the space provided.		

MTW Activity #10-01: Specialized Housing Programs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

Description/Update: In partnership with local organizations, OHA operates local non-traditional programs to serve the needs of low-income Oakland residents. This activity increases the allocation of resources to these programs to improve outcomes and leverage MTW funds to increase funding for services and other supports for MTW local non-traditional programs.

Planned Non-Significant Changes: None are planned.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table and the local OHA metrics table below.

Planned Significant Changes: OHA has no planned significant changes for this activity

Standard HUD Metrics		
CE #4: Increase in Resources Leveraged		
Unit of Measurement	**Baseline**	**Benchmark**
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars) = Zero (0)	Actual amount leveraged after implementation of the activity (in dollars) = $425,000

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update: Modify the HCV program rules to allow participants receiving a Housing Assistance Payment (HAP) of zero ($0) to remain in the program for up to 12 months before being terminated from the program. This activity will apply to RAD voucher holders. This activity removes incentives for families to end employment or reduce sources of income in order to maintain housing assistance, encourages employment and provide additional security for participants trying to increase their income.

OHA extends the regulatory period by six months (versus the existing 2010-approved MTW extension of 18 months) to allow residents that achieve zero HAP the option to have a total 12-month period to remain on the program. They can revert to HAP one time during this period and if zero HAP is achieved a second time, the family will be notified that they have used their one option for extension and they will graduate/be terminated from the program.

Planned Non-Significant Changes: OHA has no non-significant changes planned for this activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA has no significant changes planned for this activity.

Standard HUD Metrics		
SS #1: Increase in Household Income		
Unit of Measurement	**Baseline**	**Benchmark**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars) = $47,711 for 109 households	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = $47,711 (0% increase)
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF assistance prior to implementing this activity = 20 households	Number of households receiving TANF assistance after implementing this activity = 5 households
SS #6: Reducing Per Unit Subsidy Costs for Participating Households		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity = Zero (0)	Expected average subsidy per household affected by this policy after implementation of the activity = Zero (0)
SS #7: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
PHA rental revenue/HAP in dollars (increase).	HAP prior to implementation of the activity (in dollars) = $0	Expected HAP after implementation of the activity (in dollars) = $0
SS #8: Households Transitioned to Self Sufficiency		

Unit of Measurement	Baseline	Benchmark
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Number of households transitioned to self-sufficiency prior to implementation of this activity = 10 households	Number of households transitioned to self-sufficiency after implementation of this activity = 10 households

Standard OHA Metrics		
Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of households receiving services aimed to increase self-sufficiency prior to implementation of this activity = Zero (0) households	Number of households receiving services aimed to increase self-sufficiency after implementation of this activity =10 households

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

Description/Update: Modify PBV program rules to allow HAP contracts to be executed for non-contiguous buildings. This activity will apply to RAD conversions. Reduce agency administrative costs associated with staff time and preparing, executing, and managing the HAP contracts.

OHA plans to use this activity for RAD voucher holders if a site qualifies as non-contiguous.

Planned Non-Significant Change: No non-significant changes planned.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table below

Planned Significant Changes: OHA has no planned significant changes for this activity.

Standard HUD Metrics		
CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).		

	Cost of task prior to implementation of the activity = $52.61 (staff salary/hour) * 48 hours = $2,525	Expected cost of task after implementation of the activity = $52.61 * 0 hours = $0
CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 6 hours/contract * 8 contracts = 48 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 6 hours/contract * 0 contracts = 0 Hours

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

Description/Update: Modify the PBV program requirement to determine the initial contract rent for each PBV project. PBV program rules require initial contract rents to be determined using a comparability analysis or market study certified by a HUD approved independent agency for OHA-owned units. In addition, the definition of PBV "project" is expanded to include non-contiguous scattered sites. Initial PBV contract rents are determined based on bedroom sizes and are applicable to units of the same bedroom size within the project.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to the activity.

Planned Changes to Metrics/Data Collection: OHA does not plan any changes to the metrics and data collection methods.

Planned Significant Changes: OHA has no planned significant changes for this activity

Standard HUD Metrics		
CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = $1,400 x 50 projects = $70,000	Expected cost of task after implementation of the activity = $2,200 * 0 AMP areas = $0
CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**

Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 4 hours/contract * 50 contracts = 200 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 10 hours/contract * 0 contracts = 0 Hours
HC #2: Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0)	Expected housing units preserved after implementation of the activity = 0 units preserved
HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number) = 60 units	Expected households losing assistance/moving after implementation of the activity (number) = Zero (0)

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

Description/Update: As a result of public housing disposition, some households may meet the definition of "over-housed" based on differences in the occupancy policies in Section 8 programs. Additionally, a member of a PBV assisted family may leave or be removed from the household composition for one reason or another, during the course of an assisted tenancy. As a result, a family may no longer qualify for a unit they occupy and would be required to relocate to an appropriately sized unit when one may not be available. In these situations, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family as opposed to the actual number of bedrooms in the unit and the family would not have to be displaced. OHA may opt to accept a lower HAP to house families in units when there are no families on the waitlist that qualify for the size units that are available.

This activity is used to ensure access to housing for families impacted by disposition and preservation of affordable units when a family's subsidy standard becomes less than the PBV unit size during the course of the tenancy.

Planned Non-Significant Changes: OHA has no planned non-significant changes to this activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA has not planned significant changes to this activity.

Standard HUD Metrics		
HC #2: Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0)	Expected housing units preserved after implementation of the activity = 0 units preserved
SS #6: Reducing Per Unit Subsidy Costs for Participating Households		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars) = $645	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars) = $1,645
HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number) = 0 units	Expected households losing assistance/moving after implementation of the activity (number) = 0 units

MTW Activity #10-06: Local Housing Assistance Programs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update:

LHAP

The Local Housing Assistance Program (LHAP) activity through initiatives like the Sponsor Based Housing Assistance Program (SBHAP) provides support to households that might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP provides subsidies to eligible households and to partnering agencies operating service-enriched housing for low-income households with special needs. LHAP programs serve families in partnership with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative. LHAP programs leverage the expertise and experience of the non-profit, community-based service providers to provide rental housing assistance through the form of rental subsidies, utility assistance, security deposits, etc. to individuals who come from homeless encampments or are exiting the criminal justice system, or are emancipated foster youth.

Originally, 44 households were on this program. During FY 2023, OHA projects only 13 households will remain of the original LHAP families.

SBHAP

OHA requires that SBHAP program participants to pay no more than 30% of their income towards rent, participants must meet the same income limits as the HCV program, and they must pass federal immigration eligibility requirements. All housing units subsidized are required to meet the HQS. Participant families are assisted by providers contracted by the City of Oakland and receive supportive services along with the housing assistance offered under the activity. OHA's contracts with the City leveraged resources, expertise, and community connections to deliver housing related services to up to 180 hard-to-house households on an annual basis in Oakland. This is an increase of 40 households which are being housed by the City in Community Cabins. OHA implements a Step Down program to allow program participants that have been stably housed for more than a year to transition to an HCV.

FPFY supports the young adults in the SBHAP program with a variety of supportive services that focused on education and employment. The goal of the My First Place program is to help youth access the community resources available to them. Education and Employment Specialists (EES) work closely with the youth to help them get employment in their chosen field and to gain hands on experience.

In addition to the EES, each young adult receives coaching from a trauma-trained, strength-based Youth Advocate (YA) that they work with weekly. YAs assist the young adult participants to make sure that they are practicing self-care and being mindful of their emotions and reactions to strong emotions in their daily lives. YAs work closely to determine if youth participants needed additional mental health support or community resources and helped connect them to the resources to best allow them to feel supported and balanced, so they can focus on their education and employment goals.

After demonstration of housing stability for one year, pending availability, OHA may elect to offer program participants the option to apply for an HCV and OHA does plan to implement this during

FY 2023 pending availability of HCVs. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.

BB-CalWORKs

Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA used its MTW resources to leverage commitments from ACSSA to provide wrap around case management services that address employment barriers and assist with access to other needed community resources. Based on funding availability, families who successfully complete the CalWORKs program and maintain their housing may be referred for eligibility screening for a HCV at OHA's discretion and OHA does plan to do this during FY 2023 pending availability of HCVs.

BB-THP+

The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider to provide rental subsidy for low-income THP+ participants (youth who have aged out of foster care) for up to five years, with a phase down of funding in the last two years.

Building Bridges Key To Home Pilot Program (BB-KTH)

Permanent Supportive Housing Partnerships

Building Bridges Key To Home Pilot Program (BB-KTH)

Description

OHA will partner with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to 23 families through a new local housing assistance pilot program. The program will provide a coordinated exit for families with children out of Project Roomkey interim housing in to more long term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI to provide resident community services and property management. The program will have a tiered tenant rent structure based on Area Median Income (AMI). The AMI categories for program participant rents are as follows with all families being at least at 50% AMI or below:

AMI Range	Flat Rent Amount **
• 0% - 5%	$50
• 6%-10%	$100
• 11%-19%	$200
• 20%-39%	$300
• 40%-50%	$400

** Subject to change based on Utility Allowance review (will not exceed 30% of participant income)

Program participants will pay a flat rent based on AMI income category and sign an annual lease. Participants will be re-certified for AMI status bi-annually. Supportive services and case management will be provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided funding availability. OHA projects the costs to provide rental assistance for 15 years to 23 households to be $9,279,000. If the program is extended another 5 years, the projected overall costs are $12,372,000. Initial funding will be provided by CARES Act and MTW funds and subsequent years will be funded through MTW single fund flexibility.

Initially, vacant units will be occupied by eligible Project Roomkey households and subsequently by Oakland families with children under 18 using the County's coordinated assessment and entry system that prioritizes eligible tenants based on criteria other than "first-come-first-serve", including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services.

The range of services that the County will offer include but are not limited to:

1. General services including outreach, goal planning, information and referral, case management, living skills assistance, coordination of services, conflict resolution, housing retention skills development and eviction prevention;
2. Benefits/money management assistance including assistance applying for public benefit programs, referrals for payee services, credit counseling referrals, civil legal assistance linkages, and assistance with budgeting and establishing bank accounts;
3. Integrated, co-occurring treatment resources that include individualized assessment and treatment planning and coordinated care for physical health/medical, mental health, and substance use conditions;
4. Linkages and coordination with primary care and medical providers, health education, HIV/AIDS care and referrals;
5. Mental health services including individual assessment and counseling, group counseling, psychiatric care and referrals, referrals and advocacy;
6. Substance use/abuse services including individual assessment and counseling, group counseling, referrals to treatment programs and ongoing support;
7. Employment/vocational/educational training, on and off-site training, educational opportunities, financial assistance for work training at education, and work opportunities connected with the services program; and
8. Community building/social activities including peer support, outings and field trips, organizing/political activities, consumer/tenant involvement opportunities and support;
9. Adequate and convenient transportation to off-site services

Utilization of services is voluntary for participants of the pilot program.

OHA may elect to use referrals from partners to house specialized populations such as but not limited to homeless families with children. These families may be offered supportive services if they are participants in programs or studies that involve supportive services.

Planned Non-Significant Changes: OHA plans to fund a local capitalized operating agreement for a 15-year term for project Homekey funding recipients to provide operating fund subsidy for the Coliseum Way, Phoenix, and Piedmont Place projects as described below:

Homekey

Homekey Program Background

On September 9, 2021, the State of California Department of Housing & Community Development (State) issued a Notice of Funding Availability (NOFA) for the second round of its Homekey Program, making approximately $1.45 billion in grant funding available to local public entities, including cities and counties, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic.

On October 18, 2021, the City of Oakland Department of Housing and Community Development (DHCD), as the eligible applicant for the State's funding, issued a Homekey Request for Proposals (RFP) to solicit proposals from prequalified project sponsors as prospective joint applicants for Homekey funding with DHCD.

On December 21, 2021, the Oakland City Council approved the Coliseum Way "project" to immediately move forward as co-applicant. The State is accepting applications on a rolling basis until May 2, 2022 or until funds are exhausted, whichever occurs first. The DHCD intends to jointly submit an application with project sponsors Danco Communities and Operation Dignity as soon as possible prior to January 31, 2022.

The program funds a capitalized operating reserve in an amount up to $4,572,041 for the Homekey project, Coliseum Way, and up to $4,905,755 for Homekey project, Piedmont Place, and up to $3,226,453 for Homekey project, The Phoenix, subject to clearance under the National Environmental Policy Act (NEPA). These projects were approved in round 2 proposals submitted by the City of Oakland to the State of California Homekey Round II competition.

Coliseum Way

The proposed conversion of the Inn by the Coliseum motel, located at 4801 Coliseum Way, into 36 Homekey units as permanent supportive housing (plus one manager's unit), is a joint project of Danco Communities and Operation Dignity.

All units will target people experiencing homelessness earning no more than 30 percent AMI, and at least six units will target those who are chronically homeless. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as upgrades to the grounds including a dog walk and other landscaping utilizing DHCD and Homekey funds. In addition, the existing industrial laundry room will be converted into a laundry area accessible for tenants to use free of charge. At least 12 of the larger units will be upgraded to include full

kitchenettes that will include a sink, refrigerator/freezer, and a cooktop. The sponsors are evaluating the potential of adding full kitchenettes to all units utilizing City and Homekey funds.

Piedmont Place

Piedmont Place, a 45-room motel is located at 55 MacArthur Boulevard. The affordable housing unit mix includes 38 Single Room Occupancy (SROs), 5 one-bedrooms and 1 two-bedroom unit at 10% AMI and one manager unit. The property will be converted into permanent housing for people who are chronically homeless. The project joint sponsors are Memar Properties, Inc. and Bay Area Community Services (BACS).

The property consists of two buildings that include 44 proposed affordable units and one manager's unit, five of which have full kitchens and all other remaining units are equipped with full bathrooms, a microwave, cooktop and refrigerator but without a separate sink for food preparation. The property is located between the Uptown and Piedmont Avenue neighborhoods, with immediate access to these neighborhoods' food, shopping, transportation, parks, and medical resources. Project sponsors BACS and Memar Properties, Inc. are under contract to purchase the property by March 31, 2022. BACS will provide comprehensive, wrap-around supportive services on site. The property is in excellent condition, and project sponsors are eager to engage with the community in preparation for this project.

The Phoenix

The Phoenix will be located at 801 Pine Street in the West Oakland Prescott neighborhood and will be comprised of 101 total newly constructed modular units, with 52 Homekey units targeting persons who are chronically homeless. Referrals to Homekey units shall be made through the local Coordinated Entry System (CES) for persons who are experiencing homelessness. The remainders of the units are designated for 50% and 60% AMI households. The affordable housing unit mix includes 82 studios, 3 one-bedroom,15 two-bedroom units and 1 manager unit that range from 10% - 60% AMI.

The Phoenix will also include a 7,000 square foot community building which will be home to a robust resident services program. The Phoenix is proposed to be constructed from Factory_OS manufactured modules that will be installed more expeditiously than is typically possible for new construction projects. The Phoenix is fully entitled, in the building permitting process, and is scheduled to be ready for occupancy at the end of 2022.

The Phoenix is an integral part of a 316-unit mixed-income, mixed-use master plan. The entire master-planned site is approximately 4.65 acres in size; the Phoenix affordable site is 0.90 acres of that total, and will be owned by the applicant team, East Bay Asian Local Development Corporation (EBALDC) and Allied Housing / Abode. The site is currently vacant except for a concrete slab, with no structures or occupants. The master developer, Holliday Development, will construct the project and EBALDC / Allied Housing will acquire the "project" fully completed and ready for occupancy. The Phoenix has already secured funding through DHCD's 2020 New Construction NOFA that can be counted towards the Homekey match requirements. The Phoenix also has secured capital and operating funds through the Housing for a Healthy California (HHC) Program funds.

Project Evaluation

Staff reviewed all Homekey proposals applying a risk-based approach to underwriting in order to ensure long term financial stability. A primary underwriting objective was to create positive net operating income which is sufficient to sustain the project through uncertainty in the long term over 15 years. Our assessment included, but was not limited to, long term maintenance needs, on site resident services, and property management.

On January 11, 2022, the Authority's project team met with Danco and Operation Dignity. Coliseum Way was evaluated against the Authority's threshold funding criteria and priorities established by the Board of Commissioners. The project met all criteria except the Authority's standard of including full kitchens and baths in all units.

- Population served is 30% AMI and below
- Wrap around services are available for the duration of the Authority's investment
- Integration into the surrounding community.
- Safety and security plan
- Units will meet the Authority's standard of including full kitchens and baths
- On site property management and resident support services
- Ability to meet the Homekey timeline requirements

Other evaluation criteria and considerations the team applied were:

- Long-term stability of the project
- Overall project needs
- Ease of operations and minimizing administrative burdens on staff
- Alignment with The Authority's mission

The Authority's conditional award is contingent on the project receiving an award of HomeKey funding from the State. It is also conditional based upon the project's receipt of clearances and authorizations to use federal funds.

Housing Quality Standards

The project must meet Housing Quality Standards prior to execution of the capitalized operating reserve agreement and regularly (at least biennially) after the initial disbursement of capitalized operating reserves.

The project opening date is projected to be Nov. 2022.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA has no planned significant changes for this activity

Standard HUD Metrics		
HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**

Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase) **LHAP**	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 13
SBHAP	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 140
BB-CalWORKs	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 35
BB-THP+	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 35
BB-KTH pilot	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 23
Homekey – Coliseum Way, Piedmont Place and Phoenix	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 118
Total number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	**Total number of households who would not qualify for an available unit based on household composition = Zero (0)**	**Total expected housing units of this type after implementation of the activity = 341**
HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **LHAP**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 13
Number of households able to move to a better unit and/or neighborhood of opportunity as a	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 140

result of the activity (increase). **SBHAP**		
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **BB-CalWORKs**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 35
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **BB-THP+**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 35
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **BB-KTH pilot**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 23
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **Homekey – Coliseum Way, Piedmont Place and Phoenix**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 118
Total number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	**Total households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)**	**Total expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 341**
HC #7: Households Assisted by Services that Increase Housing Choice		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase housing choice (increase). **LHAP**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity = 13
Number of households receiving services aimed to increase housing choice (increase). **SBHAP**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =140
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =35

BB-CalWORKs		
Number of households receiving services aimed to increase housing choice (increase). **BB-THP+**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =35
Number of households receiving services aimed to increase housing choice (increase). **BB-KTH pilot**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =23
Number of households receiving services aimed to increase housing choice (increase). **Homekey – Coliseum Way, Piedmont Place and Phoenix**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =118
Total number of households receiving services aimed to increase housing choice (increase).	**Total households receiving this type of service prior to implementation of the activity = Zero (0)**	**Total expected number of households receiving these services after implementation of the activity =341**

MTW Activity #10-08: Redesign FSS Program

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update: OHA plans to redesign the Family Self Sufficiency (FSS) program building on best practices in the industry and, where applicable, working in tandem with other community-based programs and initiatives. Proposed changes are as follows: (1) Expand eligible participation to MTW local non-traditional programs; (2) Allow for the full-time student rule to apply to Head of Household (HOH)/Co-head/Spouse; (3) Implement an FSS escrow Table with defined income ranges and associate escrow amounts. OHA anticipates that this re-design will incent increased participation in the FSS program by encouraging increased skills and job training among program participants which includes those who are enrolled in school or educational programs. The current program and escrow calculation is designed to allow families who are low income or not working to accumulate more escrow as they become employed. OHA is proposing changes that would allow escrow to be accumulated for those that are both high and low wage earners. These changes will have an impact on escrow earnings which will allow for a wide range of income levels to accrue escrow sooner than they would have otherwise and support the statutory objective of providing incentives for families with children to become self-sufficient.

The goal of the FSS program is to facilitate and support participants to become self-sufficient. OHA defines self-sufficiency for this activity as the ability to meet individual and household needs,

plan for and achieve short and long-term goals, deal with emergencies with resilience, and use information and skill sets to find and take advantage of available resources. Metrics to measure achievement of self-sufficiency will be defined as graduating from FSS and receiving the balance of the escrow account.

Currently, OHA offers the FSS program to the following housing programs: Public Housing, Project Based Voucher, and Housing Choice Voucher (HCV). OHA is requesting to allow other families not eligible under regulations to participate in the FSS program, including MTW local non-traditional program participants. Per 24 CFR 984.103, eligible families are defined as: (1) For the public housing FSS program, current residents of public housing. Eligible families also include current residents of public housing who are participants in local public housing self-sufficiency programs; and (2) For the HCV FSS program, current HCV rental certificate or rental voucher program participants, including participants in the Project Self-Sufficiency, Operation Bootstrap or other local self-sufficiency programs.

Program regulations do not allow for the Head of Household (HOH)/Co-head/Spouse participants to receive the full-time student exclusion that is provided to other adult household members. OHA is requesting that all earnings above $480 be excluded for full-time student HOH/Co-Head/Spouses during the first two years of participation in the FSS program. Per 24 CFR 5.609 © (11), earnings in excess of $480 for each full-time student 18 years or older (excludes the head of household and spouse). OHA proposes allowing this student exclusion as an option for HOH/Co-head/Spouses. OHA anticipates that allowing this waiver will encourage higher learning, job training, and increased wages for FSS families, supporting the statutory objective of providing incentives for families with children to become self-sufficient.

OHA currently uses the following regulatory method to calculate escrow credit. Per 24 CFR 984.305, (b). FSS credit— (1) Computation of amount. For purposes of determining the FSS credit, ‘‘family rent’’ is: for the public housing program, the total tenant payment as defined in 24 CFR subpart F of 24 CFR part 5; for the rental certificate program, the total tenant payment as defined in 24 CFR subpart F of 24 CFR part 5; and for the rental voucher program, 30 percent of adjusted monthly income. The FSS credit shall be computed as follows: (i) For FSS families who are very low-income families, the FSS credit shall be the amount which is the lesser of: (A) Thirty percent of current monthly adjusted income less the family rent, which is obtained by disregarding any increases in earned income (as defined in §984.103) from the effective date of the contract of participation; or (B) The current family rent less the family rent at the time of the effective date of the contract of participation. (ii) For FSS families who are low-income families but not very low-income families, the FSS credit shall be the amount determined according to paragraph (b)(1)(i) of this section, but which shall not exceed the amount computed for 50 percent of median income.

The regulatory method to calculate escrow allows for FSS families to earn escrow credit, at different ranges of income and rent amounts and tends to incent those that low wage or non-working families to participate as if they start working they will accumulate the most escrow based on current calculation methodology. OHA is requesting a waiver to implement a new method for calculating escrow credit. Escrow credit will be based only on the earned income range for the household as defined below in Table A. OHA proposes the following schedule ranges for earned income with an associated escrow credit corresponding to the income range. See table A below for proposed income ranges and escrow credit:

Table A: FSS Income/Escrow Table	
$10,000 - $14,999	$50
$15,000 - $19,999	$75
$20,000 - $24,999	$100
$25,000 - $29,999	$125
$30,000 - $34,999	$150
$35,000 - $39,999	$175
$40,000 - $44,999	$200
$45,000 - $49,999	$225
$50,000 - $54,999	$250
$55,000 - $59,999	$275
$60,000 - $64,999	$300
$65,000 - $69,999	$325
$70,000 - $74,999	$350
$75,000 - $79,999	$375
$80,000 - $84,999	$400
$85,000 - $89,999	$425
$90,000 - $94,999	$450
$95,000 - $99,999	$475
$100,000 -Above	$500

Implementation planning will commence in FY 2022 as changes will need to be made to the primary OHA business system to support this new table and escrow credit calculation. OHA estimates changes to the OHA business system to be completed by the end of FY22. Once the FSS Action Plan has been updated and the changes to OHA's business system have been completed OHA will set a start date to begin enrolling new FSS participants into the FSS redesign projected in FY 2023.

OHA will allow non-eligible program participants such as those in MTW local non-traditional programs to apply to participate in the FSS program. Programs such as PACT (Activity 11-05) have supportive services to facilitate job training and workforce development skills and these participants can benefit from additional FSS supportive services and escrow accumulation. OHA also has over 500 public housing participants in public housing sites managed by third party property managers, some in mixed finance sites, and these families will be allowed to apply for FSS participation. The third party managers use a different business system and OHA anticipates that the planning and procedures needed to accommodate these new FSS participants in OHA's existing business system will commence in FY 2023 and take most or all of the FY.

OHA plans to update the FSS Action Plan and submit to the local HUD field office for approval and implementation during FY 2022 of any modifications that require updates to the action plan.

OHA plans to implement the activity at different time intervals beginning in the summer of 2022. OHA will develop a revised Action Plan and submit to the local HUD office for review and approval. Once approved, OHA will begin enrolling local non-traditional program participants into the FSS program. New participants will have the option of selecting the full-time student exclusion for HOH/Co-head/Spouse during the first two years they are in the program and their escrow will be calculated based on the new escrow schedule. OHA will continue implementation planning to allow Public Housing residents at our third party sites the ability to enroll in the FSS program. This

part of the redesign will require inter-agency support to implement the business system changes. OHA anticipates this part of the activity to be implemented in last spring of 2023.

OHA intends to set an effective start date for the FSS redesign. Participants who enroll after the effective start date will abide by the new Action Plan and escrow calculation method. Current FSS participants will not have the option of changing the method used to calculate their escrow.

Planned Non-Significant Changes: OHA intends to set an effective start date for the FSS redesign. Participants who enroll after the effective start date will abide by the new Action Plan and escrow calculation method. New participants who enroll after the start date will not have the option of selecting between the traditional FSS program and the FSS redesign.

Planned Changes to Metrics/Data Collection: Standard metrics for the activity are reflected in the table below. There are no planned changes to metrics or data collection.

Planned Significant Changes: OHA has no planned significant changes for this activity.

<table>
<tr><th colspan="3">Standard HUD Metrics</th></tr>
<tr><th colspan="3">SS #1: Increase in Household Income</th></tr>
<tr><th>Unit of Measurement</th><th>Baseline</th><th>Benchmark</th></tr>
<tr><td>Average earned income of households affected by this policy in dollars (increase).</td><td>Average earned income of households affected by this policy prior to implementation of the activity (in dollars). $26,317 for 188 households</td><td>Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = $27,632.85 (5% increase)</td></tr>
<tr><th colspan="3">SS #2: Increase in Household Savings</th></tr>
<tr><th>Unit of Measurement</th><th>Baseline</th><th>Benchmark</th></tr>
<tr><td>Average escrow of households affected by this policy in dollars (increase).</td><td>Average escrow of households affected by this policy prior to implementation of the activity (in dollars).
$5,089 for 184 households</td><td>Expected average escrow of households affected by this policy prior to implementation of the activity (in dollars) = $5,343.45 (5% increase)</td></tr>
<tr><th colspan="3">SS#3: Increase in Positive Outcomes in Employment Status</th></tr>
<tr><th>Unit of Measurement</th><th>Baseline</th><th>Benchmark</th></tr>
<tr><td>Report the following information separately for each category:
1) Employed Full-Time
2) Employed Part-Time
3) Enrolled in an Educational Program
4) Enrolled in Job Training Program
5) Unemployed
6) Other-Drug Rehab Counseling</td><td>1) 67 Participants
2) 30 Participants
3) 16 Participants
4) 1 Participant
5) 92 Participants
6) 0 Participants</td><td>1) 10 Participants
2) 20 Participants
3) 10 Participants
4) 5 Participants
5) 10 Participants
6) 0 Participants</td></tr>
<tr><td></td><td colspan="2">Unknown</td></tr>
</table>

Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	

SS#4: Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF prior to implementation of this activity =21 households	Number of households receiving TANF after implementation of this activity=17 households

SS#5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of households receiving services aimed to increase self-sufficiency prior to implementation = 186 households	Number of households receiving services aimed to increase self-sufficiency after implementation = 40 households

SS #6: Households Transitioned to Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Number of households transitioned to self-sufficiency prior to implementation of this activity = 15 households	Number of households transitioned to self-sufficiency after implementation of this activity = 0 households

MTW Activity #10-09: Altered Minimum Stay Requirement for PBVs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: None

Description/Update: Allows OHA to alter the 12-month minimum stay requirement for tenants in PBV units. Under the existing PBV regulations, households must complete a one-year tenancy in the unit before they can request a tenant-based voucher and move with continued assistance and if a voucher or comparable tenant-based assistance is not available, give the family priority to receive the next available opportunity for continued tenant-based rental assistance. This activity

allows OHA to extend or reduce the minimum stay requirement for residents and gives OHA the discretion to prioritize families on the HCV waitlist.

OHA will review whether to extend the minimum stay requirement to 2 years or indefinitely during the annual planning process and the Executive Director or his designee will consider various factors such as number of requests in the prior Fiscal Year, Oakland vacancy rates and input from affordable housing providers on turnover rates and their impacts.

If the decision is made to extend the minimum stay to 2 years or indefinitely, OHA will inform the public and residents through the standard public comment period which is used required to vet the MTW Plan. The Tenancy Addendum form will be modified to include the new minimum stay requirement or removal of the option of tenant-based assistance which is distributed to tenants when they move into a PBV unit. For FY 2023, OHA intends to restrict the option for PBV assisted households to request tenant-based assistance. OHA will offer other PBV assisted units if available to families wishing to move after one year.

This activity will not apply to families: (1) with an approved Reasonable Accommodation that required them to move from their PBV unit, (2) who experience a change in family composition that affects the size of the unit, or (3) who present a compelling reason to move out of the PBV unit (will be reviewed on a case by case basis). Circumstances surrounding the request to move, such as VAWA requirements, employment opportunities in other public housing jurisdictions and availability of tenant-based vouchers will be considered.

The minimum stay will only be reduced to less than 1 year in situations where a disposition of public housing units has been approved.

OHA may suspend the option for families to transfer from a PBV unit to a tenant-based assisted unit in response to tight market conditions. Residents will have the option to request a transfer to another PBV assisted units that is available.

Planned Non-Significant Changes: There are no non-significant changes planned.

Planned Changes to Metrics/Data Collection: There are no changes to the standard metrics or data collection methods for the activity are reflected in the table below.

Planned Significant Changes: OHA does not anticipate any significant changes or modifications.

Standard OHA Metrics (applies to increased minimum stay households)		
Number of Requests to Move that are Required to wait two years		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new move requests from PBV to HCV that are required to wait due to altered minimum stay of two years	Average number of requests that had to wait to move for an altered minimum stay requirement prior to implementation = zero (0) requests	Number of requests that are required to wait a minimum of two years prior to receiving an HCV = 150 requests
Number of Vouchers Issued for Move Requests		

Unit of Measurement	Baseline	Benchmark
Number of HCVs issued to PBV residents who waited to move based on an altered minimum stay of two years (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 10 Households
Standard HUD Metrics (applies to decreased minimum stays)		
HC #3: Decrease in Wait List Time		
Unit of Measurement	**Baseline**	**Benchmark**
Average applicant time on waitlist in months (decrease)	Average applicant time on waitlist prior to implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations)	Expected applicant time on waitlist after implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations)
HC #4: Displacement Prevention		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household give that type. (HCV)	Households losing assistance prior to implementation of activity. (number of households where voucher expires) This metric does not apply to the goals for this activity and therefore is not something that OHA can measure relative to it.	Expected households losing assistance after implementation of activity. This metric does not apply to the goals for this activity and therefore is not something that OHA can measure relative to it.
HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 10

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

Plan Year Approved: 2008

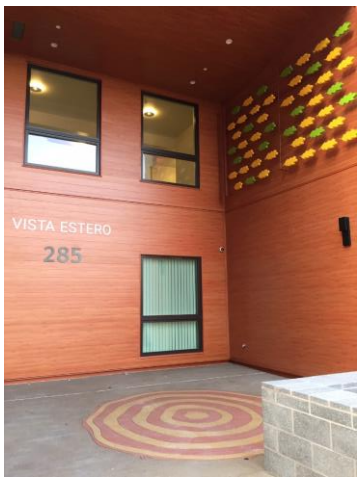
Plan Year Implemented: 2008

Plan Year Amended: None

Description/Update: Utilize Single Fund Flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland. These housing

opportunities provide units under the traditional programs as well as local, non-traditional units. This activity will create new and replacement affordable housing thereby increasing the housing choices for low-income households.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives in development include:



- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, are developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. In FY 2023 OHA expects Project 3 (Foon Lok West), which includes 130 units for families (65 assisted with PBVs) to complete construction and achieve 100% occupancy. Project 4, Foon Lok East, is projected to close on all construction financing and start construction in FY 22 and achieve more than 50% completion and lease up by the end of FY23. Foon Lok East will contribute 124 new units (61 with PBVs) for families and will complete this significant multi-phased affordable project that is an integral part of a new master planned community comprised of 3,100 new homes on the Oakland waterfront.
- 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct a new affordable housing building with 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. Depending on the project's ability to secure financing, OHA may enter into an AHAP contract to provide PBV assistance to 16 units during FY 2023. OHA is also using MTW funds to provide loans to the project and it will purchase the site at the beginning of construction.
- 15th and Harrison Street – OHA anticipates that predevelopment planning for a new family development with 80-120 affordable rental units and ground floor commercial for families with incomes up to 60% of area median income will continue in FY 2023.
- 500 Lake Park – OHA is assisting EAH with the development of a 53 unit affordable housing development at 500 Lake Park Avenue and we anticipate construction to break ground in FY 2023. The planned building, which is in the Grand Lake neighborhood, will also include 2,900 square feet of commercial space. OHA purchased the site in June 2021 using MTW funds, and it is providing loans to the project. The Authority will also provide 14 project-based VASH vouchers.
- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition existing real estate at 7526 MacArthur Boulevard in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland's need for additional permanent affordable housing.
- Buyouts – OHA will exercise its option to purchase the tax credit investor limited partner interests in low income housing tax credit partnerships in order to preserve affordable housing. During the FY, OHA plans to purchase the investor limited partners' interest in Lion Creek Crossing Phase 3 and Phase 4.

- Repurpose – OHA may use interagency partnerships to repurpose underutilized properties to meet Oakland's need for additional affordable housing.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to the activity in FY 2023.

Planned Changes to Metrics/Data Collection: Changes to the benchmarks of each metric reflect the updated totals planned for development activities and are included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA has no planned significant changes to this activity.

Standard HUD Metrics		
HC #1: Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity = Zero (0)	Expected housing units of this type after implementation of the activity = 65 units (Phase 3 Brooklyn Basin)
HC #2: Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0)	Expected housing units preserved after implementation of the activity = 50 OAHPI PBV units rehabbed.
HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 65 households (Phase 3 of Brooklyn Basin)

MTW Activity #06-01: Site-Based Wait Lists

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Establish site-based wait lists at all public housing sites, HOPE VI sites, and developments with PBV allocations. The selection and pre-screening of prospective tenants at each site improves efficiency and reduces the duplication of administrative functions. Site-based wait lists allow applicants to choose what sites or areas of the city they choose to live, and reduces the number of households rejecting an apartment because it is not near the family's support systems, work and schools. Applicants may apply for multiple lists as well. Additionally, OHA has chosen to use a lottery system at its site-based wait lists to reduce the list to a number where offers can be made in a reasonable period of time. Thus, the site-based wait lists will be opened and closed more frequently thereby increasing the frequency of access to affordable housing opportunities, reducing the long waiting periods for applicants, and reducing the need and cost of wait list purging and maintenance. This activity will apply to RAD vouchers. OHA plans to use this activity for RAD vouchers.

Planned Non-Significant Changes: OHA may define a site as a small number of units (2 or more) for the purpose of creating short lived waitlists for hard to lease properties.

Planned Changes to Metrics/Data Collection: There are no planned changes to metrics or data collection.

Planned Significant Changes: OHA has no planned significant changes for this activity

OHA and Standard Metrics		
CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	**Baseline**	**Benchmark**
Average error rate in completing a task as a percentage (decrease).	Number of errors in completing task prior to implementation = 10%	Expected average rate of errors in completing the task after implementation = 5%
HC #3: Decrease in Wait List Time		
Unit of Measurement	**Baseline**	**Benchmark**
Average applicant time on wait list in months (decrease).	Number of months' applicants spent on centralized waitlist prior to implementation = 60 months	Expected average number of months applicants spend on site based waitlist per site
Campbell Village	60 months	65 months
Lockwood Gardens	60 months	48 months
Peralta Villa	60 months	48 months
Harrison Towers	60 months	55 months
Adel Court	60 months	60 months
Oak Grove North	60 months	60 months
Oak Grove South	60 months	60 months (affected by disposition)
Palo Vista Gardens	60 months	24 months
Linden Court	60 months	55 months
Mandela Gateway	60 months	55 months
Chestnut Court	60 months	24 months
Foothill Family Apts	60 months	75 months

Lion Creek Crossing	60 months	24 months
OHA Metric - Vacancy Rate per public housing site		
Unit of Measurement	**Baseline**	**Benchmark**
Average vacancy rate per public housing site (unit month average as a percentage)	Vacancy rate per site prior to implementation = 2%	Expected vacancy rate per site = 2%
Campbell Village	2%	1.32%
Lockwood Gardens	2%	2.71%
Peralta Villa	2%	1.29%
Harrison Towers	2%	0.67%
Adel Court	2%	1.11%
Oak Grove North	2%	N/A sites designated for disposition
Oak Grove South	2%	N/A sites designated for disposition
Palo Vista Gardens	2%	0.93%
Linden Court	2%	1.54%
Mandela Gateway	2%	3.80%
Chestnut Court	2%	0.93%
Foothill Family Apts	2%	0.79%
Lion Creek Crossing	2%	1.76%

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

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Allocate PBV units to developments owned directly or indirectly by OHA without using a competitive process. This activity will reduce the administrative time and development costs associated with issuing an RFP. Increase housing choices by creating new or replacement affordable housing opportunities. OHA reserves the option to issue new awards based on need, development opportunities and funding availability during the fiscal year.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to the activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA does not have any planned significant changes for this activity.

Standard HUD Metrics		
CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**

Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = $7,500 per RFP	Expected cost of task after implementation of the activity = $0
CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP	Expected amount of total staff time dedicated to the task after implementation of the activity = 15 hours per RFP

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

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Allocate PBV units to qualifying developments using the City of Oakland Notice of Funding Availability (NOFA)/ RFP or other existing competitive process. This activity will reduce the administrative time and development costs associated with issuing an RFP and increase housing choice by creating new or replacement affordable housing opportunities. The City of Oakland anticipates that it will allocate funding for its annual NOFA in 2022. It will notify developers of the amount of funding availability for development projects in September 2021 and make award notifications around March of 2022. OHA will evaluate awarded projects and opportunities to participate via PBV allocations to increase housing choices for low-income families in the City of Oakland. OHA will explore strategic partnerships with the City, County and County Agencies to expand affordable housing options through these PBV allocations, particularly for veterans and special needs populations served by those agencies programs.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to the activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table below.

Planned Significant Changes: OHA has no planned significant changes for this activity.

Standard HUD Metrics		
CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = $7,500 per RFP	Expected cost of task after implementation of the activity = $0
CE #2: Staff Time Savings		

Unit of Measurement	Baseline	Benchmark
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP	Expected amount of total staff time dedicated to the task after implementation of the activity = 35 hours per RFP
Standard OHA Metrics		
Additional Units of Housing Made Available		
Unit of Measurement	**Baseline**	**Benchmark**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 0
Units of Housing Preserved		
Unit of Measurement	**Baseline**	**Benchmark**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0)	Housing units preserved prior to implementation of the activity = 0
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP	Expected amount of total staff time dedicated to the task after implementation of the activity = 35 hours

B. Not Yet Implemented Activities

OHA does not have any activities that have not been implemented.

C. Activities on Hold

Table 14: Approved MTW Activities on Hold

Activity # and year approved	Fiscal Year Implemented (Year placed on HOLD)	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
20-01	2020	Emergency Relief from Interim Re-certifications	Allow wage earning families to self-certify income decreases due to an emergency situation	Reduce costs and achieve greater cost effectiveness	Attachment C 4, Section D.1.c, and Use of Funds. Further authorizations are

			and have OHA pay all or a portion of a tenant's rent for the duration of the declared disaster period		found in Attachment D, Section D, Use of Funds
17-02	2018	Automatic Rent Increase	Offer owners an automatic rent increase on the HAP contract anniversary date	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, D.2.b.
13-01	2017	Rent Reform Pilot Program	Creates a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households • Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households • Eliminate all deductions and earned income disallowance • Recent increases in income excluded in recertification • Absolute minimum rent of $25	Reduce costs and achieve greater cost effectiveness Provide incentives for families with children to become economically self-sufficient	Attachment C, Section C.4, C.11 Section D.1.c Section D.2.a
10-07	2010	Disposition Relocation and Counseling Services	Provides counseling and relocation assistance to impacted public housing residents in developments	Provide incentives for families with children to become more economically	Attachment D, Use of Funds

			approved for disposition.	self-sufficient Increase housing choices	
09-02	2010 (2015)	Short-Term Subsidy Program	Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in-place.	Reduce costs and achieve greater cost effectiveness	Attachment D, Use of Funds

MTW Activity #20-01: Emergency Relief from Interim Re-certifications

Description/Update: The COVID-19 public health crisis in early 2020, has affected and will continue to affect program participants' incomes and their ability to pay rent. The crisis also imposed an incredible burden on OHA to manage hundreds of calls to modify income, request hardship, and reschedule cancelled appointments. Under this activity, OHA will use single fund flexibility to provide temporary relief from required activities for program participants and reduce administrative burden on OHA staff during declared disaster periods. The activity, based on documented need for the flexibility and funding availability, provides:

- Temporarily relieve tenants who experience a sudden and unexpected loss of income of the immediate need to submit detailed interim income/rent reduction requests,
- Pause requirements for OHA to perform and submit interim re-certifications for eligible participants in order to redirect staffing resources to more critical administrative tasks during a time of emergency by pausing the requirement to perform interim reexaminations (form HUD 50058-MTW action type 3) during declared disaster periods, and
- Provide short-term supplemental housing assistance for eligible families that pays all or some of the tenant portion of the rent in addition to existing subsidy provided by OHA.

OHA plans to deploy this activity on a month-by-month basis as needed until the effects of the health crisis on OHA residents have subsided. Programs included in the scope of activity and analysis include public housing, housing choice voucher (HCV), local non-traditional programs and non-MTW programs, however the activity may be implemented for a limited number of eligible programs based on Executive Director discretion. OHA will closely monitor data regarding interim requests and make evidence-based decisions for which programs this activity will be applied. OHA will establish tracking metrics to monitor staff time savings and re-purposing of staff that are freed up from normal operations.

This activity meets the objective of achieving greater cost effectiveness and may be used during any emergency situation such as a pandemic, earthquake, etc. OHA anticipates this activity will provide cost savings and efficiencies for OHA during a time of increased participant requests and paperwork and decreased staffing. These efficiencies will offset the decrease in revenue due to

loss of rental income for public housing and increased costs due to payment of tenant portions of rent for HCV, LNT and non-MTW program participants. It will also allow OHA the opportunity to redirect critical, limited staffing resources to high priority items like leasing vacant units for homeless families and addressing emergency non-income related requests.

Goals of the activity include:

1) Have the option to provide rent relief during crisis for a low-income population
2) Offset any possible issues with landlords leaving the program due to nonpayment of rent issues once the eviction moratoria are lifted
3) Provide relief for staff of normal operating administrative tasks by simplifying rent process: Freeze rents, no calculations, no interims or re-certs during this time to focus limited on-site staffing resources to critical areas

OHA may implement this activity on a short-term basis for wage-earning households that experience an unexpected loss of income during the disaster period for any combination of the following groups, based on funding availability:

HCV Program Participants

OHA may pay all or a portion of the contract rent and suspend re-certifications, interims, and late rent notices during the period of implementation for those wage-earning participants that qualify. This will save staff time in processing re-certifications, interims, circumstance changes, sending late rent notices and customer service requests regarding these items. For landlords that are on hold or abated, OHA may continue to pay the tenant portion of rent until the abatement has been cleared for those participants that qualify.

Public Housing Participants

OHA may waive all or a portion of the tenant rent for public housing residents for those wage earning participants that qualify. Tenants will continue to pay their utilities to the appropriate party.

MTW Local Program Participants

OHA may increase the housing assistance provided to local non-traditional programs for those wage earning participants that qualify. These programs include Local Housing Assistance Program, Building Bridges (BB-THP+, BB-CalWorks, BB-SRO), PACT and LHAP.

Non-MTW Program Participants

OHA may extend this activity to non-MTW households as permitted and pay all or a portion of the tenant portion of rent directly to the landlord for any combination of the following non-MTW program participants: mod-rehab, mainstream, VASH, FUP and shelter plus care wage earning program participants that qualify. Programs that require special permission before implementation due to funding requirements will not be implemented until permission is granted.

The program is structured so that when residents apply to participate and receive rent relief, they will be evaluated based on specific criteria and directed into one of two tracts: 1) Tract One will provide a process whereby the participant will re-pay the funds expended on their behalf either in

part or full through a re-payment program 2) Tract Two will provide an option for eligible participants to meet re-payment obligations through activities such as the following but not limited to job training enrollment, community services, etc.

Under the hardship criteria, OHA will allow any household that may not be included in the rent relief population to submit the interim reexamination request in accordance with standard practices and request inclusion for rent relief even if the household does not have income from wages. Eligible participants may be determined exempt from rent relief re-payment requirements based on criteria to be determined by the Executive Director or their designee.

Self-certification is the top of the verification hierarchy through the Enterprise Income Verification (EIV) system provided by HUD. The calculation of partial or full payment of a households' rent portion is as follows:

Reported Change by Participant:	Impact to Tenant Rent Calculation
Total loss of income:	100% of tenant rent portion may be covered by OHA
Partial loss of income:	50% of tenant rent portion is eligible to be covered by OHA

A partial loss of income is defined to be at least 50% of income as certified through EIV and/or self–certification. If self-certification is used, the tenant will be required to sign the "Declaration under Penalty of Perjury Form" (OMB Control No. 0920-1303) to certify an income loss. In this instance, OHA will re-calculate the tenant portion based on a 50% decrease in the last adjusted income that was used to determine the tenant portion of the rent.

This option for rent relief will be presented to any participant that is scheduled for re-certification or interim recertification due to an income change during the declared disaster period and will be published on OHA's website.

The authorizations to allow OHA to adopt and implement new policies to establish rents or subsidy levels for tenant-based assistance are in Attachment C: D.2.a. Authorizations to establish new rent policies for public housing program participants in Attachment C: C.11 of the MTW Agreement.

Update on Reactivation Plan: OHA will continue to evaluate the feasibility of implementing this activity in FY 2023 and may decide to remove from hold based on evolving and new emergencies

MTW Activity #17-02: Automatic Rent Increases for HCV

Plan Year Approved: 2017

Plan Year Implemented: 2017

Plan Year Placed on Hold: 2023

Description/Update: During the last several years the Bay Area has rebounded from the recession with a robust economy which has resulted in increased local population and a sharp decrease in available inventory in the rental market, causing rents to rise at rates that are leading the nation.

As a result, the number of rent increases requested by owners in the HCV program rose sharply while there was a steady exodus of owners opting to leave the program for various reasons.

To stem this tide of owners leaving the program for unassisted tenants, OHA proposes to offer HCV owners an automatic rent increase that will be initiated by OHA. The amount of the increase will be determined by OHA for targeted small area rental markets. The automatic rent increase amount will be set using multiple data sources for small targeted geographic areas within the larger jurisdiction as identified by OHA. For selected targeted small rental market areas, OHA will conduct a rent increase analysis using internal and external data sources. Internal data sources may include the number of requested and approved increases and the amounts approved, and/or the average rent in the targeted small market area for new Section 8 contracts. The external data sources may include various available data sources including the Consumer Price Index, Zillow, Go Section 8, Rent.com etc. that provide information and data on rental housing market trends in the target area. If a small rental market area increase is warranted and approved by the Executive Director, or his designee, the offers will be made to all property owners in the targeted area who have not received a rent increase in the last twelve months. If the owner elects to accept the increase offered, they will not be eligible for another increase for at least twelve months.

Update on Reactivation Plan: OHA will continue to evaluate the feasibility of implementing this activity in FY 2023 and may decide to remove from hold based on staff recruitment and changing market environments.

MTW Activity #13-01: Rent Reform Pilot Program

Plan Year Approved: 2013

Plan Year Implemented: 2013

Plan Year Placed on Hold: 2017

Description of MTW Activity: Create a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where:

- Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households
    - Working seniors and working disabled individuals will have the option to choose to be included in the “work-eligible” group where their rent would be calculated based on 27% of their gross income and they would be on a biennial recertification schedule
- Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households
- Eliminate all deductions (elderly/disabled deduction, dependent deduction, medical expenses, child care expenses) and earned income disallowance
- Increases in income within six months of recertification are excluded
- Absolute minimum rent of $25. Households will still be eligible for a utility allowance. However, no rent will be reduced below the minimum rent due to a utility allowance

- Flat rent – In the Public Housing program, households will still have the option to choose a flat rent or the rent reform income-based rent calculation during initial eligibility or at the time of recertification

During the test phase of the pilot program, OHA will, at its discretion, withdraw components that are not working and/or move forward with implementing the policy for additional participants or properties based on the outcomes, after providing an opportunity for the public to comment on proposed changes. More details about this program and its components can be found in the FY 2013 MTW Annual Plan.

Update on Reactivation Plan: OHA will continue to evaluate.

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

Year Approved: 2010

Year Implemented: 2010

Year Placed on Hold: 2012

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

Update on Reactivation Plan: OHA held this activity off-line as it was determined it was not needed for Oak Grove North and South dispositions. The activity will be evaluated for the disposition of Harrison Towers and may be removed from hold in FY 2023 for the disposition or the RAD conversion of public housing units at Lion Creek Crossing Phases 1-4

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

Plan Year Approved: 2009

Plan Year Implemented: 2009

Plan Year Placed on Hold: 2015

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

Update on Reactivation: On Hold. OHA plans to reactivate this activity as needed. New projects will be thoroughly evaluated prior to making a new commitment. As OHA learns of new projects, it will reopen the activity and set new benchmarks. This activity is subject to funding availability and applicable projects. OHA has determined that funding is not available to pursue this activity in FY 2023. However, OHA will consider activating the activity pending new opportunities in future fiscal years.

This activity may be reactivated on an as needed basis.

D. Closed Out Activities

OHA does not propose to close any activities during FY 2023.

Section V. Sources and Uses of Funding

The FY 2023 Sources and Uses reflect the agency vision for a capital expenditure plan to preserve OHA units for sustained occupancy. Recognizing that funding deficits with operating reserves is not a long-term solution, OHA has developed a Sources and Uses that sufficiently considers potential funding shortfalls. OHA has sufficient funds available that will be utilized in this fiscal year to support the approved budget request and projects and also maintains adequate operating reserve levels. Due to the timing of the Plan preparation and OHA's budget planning cycle, the Source and Uses included are a draft projection and will be finalized during OHA's Board approval and budget planning process. Final numbers will be included with the final Plan submission once OHA has a Board approved budget in June 2022. OHA will use HUD-held reserves that have been obligated and committed to various projects and activities to cover any expressed operating deficit reflected in this Sources and Uses.

A. Planned Sources and Uses of MTW Funds

1) Estimated Sources of MTW Funding for the Fiscal Year

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. Allocations in FDS Line Item 71500 are reflected in FDS Line Item 70750 based on requests from the HUD Financial Management Division. What appears to be a shortfall between the Sources and Uses of MTW Funds indicated in Table 15 and Table 16, is not a shortfall, but planned uses on obligated and committed projects and expenses using reserves held for those projects and expenses., The difference is primarily due to the "Other Expenses" FDS line item, which includes MTW development obligations and capital expenditures which are described in activity #08-01 and in Appendix B and other HUD approved expenses related to Government Accounting Standard Board (GASB) 68 and 75 expenditures.

Table 15: Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	5,003,819
70600	HUD PHA Operating grants	326,364,713
70610	Capital Grants	10,288,343
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	11,647,854
71100+72000	Interest Income	80,735
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	1,093,446
Total Revenue:		**354,478,910**

2) Estimated Uses of MTW Funding for the Fiscal Year

At the start of FY 2023, OHA expects HCV utilization to be in the 98th percentile, and projects a steady increase in utilization due to several efforts by OHA. Owner incentive activities will continue to be expanded across all components. In addition to the implementation of new and enhanced landlord incentives, OHA plans a continued implementation of all the initiatives under Building Bridges in FY 2023, including a new program called Homekey. PBVs that were conditionally awarded to existing, new or rehabilitated developments will be moved through the review process to lease up. All of these efforts are aimed at maximizing the families served while the traditional HCV program adapts to serve families in the expensive and low inventory Bay Area rental market. OHA expects to fund the shortfall of expenses, due to its expanded incentive services and new or rehabilitated development projects, by utilizing its program reserves. The single fund budget will support increased resident services, with a focus on economic development and self-sufficiency. Additional uses will cover security and protective services for OHA properties for FY 2023.

Table 16: Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000	Total Operating – Administrative	57,316,881
91300 + 91310 + 92000	Management Fee Expense	288,440
91810	Allocated Overhead	(10,785,780)
92500 (92100+92200+92300+92400)	Total Tenant Services	3,182,223
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	2,216,235
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	12,881,680
95000 (95100+95200+95300+95500)	Total Protective Services	7,566,379
96100 (96110+96120+96130+96140)	Total insurance Premiums	4,010,156
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	2,570,340
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	0
97100+97200	Total Extraordinary Maintenance	0
97300+97350	Housing Assistance Payments + HAP Portability-In	260,512,365
97400	Depreciation Expense	6,754,846
97500+97600+97700+97800	All Other Expenses	31,156,700
Total Revenue:		**377,670,465**

3) Activities that Will Use Only MTW Single Fund Flexibility

OHA employs the single fund flexibility for the activities that enhance the housing services provided under the traditional program and to adequately address needs of the local community. Through developing affordable housing, increasing resident capacity, and providing increased levels of security and public safety, OHA utilizes the single fund

flexibility to extend the positive impact of MTW beyond housing. The OHA activities described below rely on the single fund flexibility and no other MTW waiver or authorization.

Preserving and Enhancing Our Housing Portfolio

- The single-fund flexibility provided under MTW helps managers address deferred maintenance issues, improve the physical condition of the property, and cover increasing operating expenses without diminishing the level and quality of service provided to residents. Rehabilitation and modernization of 101 senior public housing units at Harrison Towers will be started in FY 2023. OHA plans to use RAD, pending application approvals, to transition another 157 units of public housing to project-based subsidy to streamline compliance requirements and facilitate future refinancing or re-syndication transactions to fund capital improvements; Additionally, OHA continues to invest in the restoration of its Project Based portfolio, upgrading both building systems and unit features to establish a healthier and more energy efficient standard. Ongoing planning includes physical needs assessments of both the public housing and the Project Based portfolio to facilitate long term capital planning for site based improvements. Research and planning is ongoing to re-develop certain scattered site developments.
- OHA anticipates expending approximately $2 million of MTW funds on structural and seismic work at its Harrison Street buildings. These buildings are being renovated; the bottom floors will be OHA's central offices from which OHA continues to administer the public housing and HCV programs, while the top floors are being converted from public housing to project-based vouchers using 4% low-income housing tax credits. The disposition of the public housing units was approved by HUD on July 5, 2018. Financing and pre-development work will continue for the Harrison Tower apartments and the financing is projected to close late in FY 2023.

Promoting Resident Empowerment and Self-Sufficiency

- The Department of Family and Community Partnerships (FCP) was created under single fund flexibility and provides information and referral services as well as other family supportive services to households served by OHA. FCP intends to leverage and sustain the successes and systems put in place during the JobsPlus Grant by implementing a mobile learning lab. This lab facilitates online job training, which will include access to computers and 100 online training slots for professional development, including unlimited seminars and online job skill training courses. FCP will provide two full-time coordinators to administer economic development programming to maintain employment development opportunities and job readiness training for OHA residents. Supports offered will include Job Fairs, job readiness preparation and job retention training, small business development workshops and on site adult education to assist with GED requirements. An On the Job Training program is planned where OHA will subsidize wages for OHA residents hired by employers to incentivize employer to hire OHA residents. Wage subsidies will be scaled down over time as employers become comfortable with the OHA hires.
- OHA plans to grow its initiatives aimed at improving the economic outcomes of our program participants by using its single fund flexibility combined with MTW Activities to meet and increase self-sufficiency outcomes for families with children. Increased services such as true job development will allow OHA to leverage the benefits derived from the Single Fund Flexibility with activities such as #10-08 (Redesign of the FSS Program) to enhance the benefits to residents in the job rich Bay Area environment.

- In FY 2023, FCP will continue leveraging partnerships to improve education outcomes for school-aged children through OHA's Education Initiative. Additionally, FCP provides connections for residents to training and employment opportunities that build resident capacity and offer valuable skill building opportunities that result in residents moving steps closer to self-sufficiency. Through the single fund flexibility, OHA will continue its work on data collection and family outreach with the Oakland Unified School District with a focus on mitigating chronic absenteeism and improving academic achievement among OHA children. During FY 2023, OHA will implement some changes to the program based on analysis performed in FY 2022, building upon the lessons learned from previous program years. There are five pillars to the program: early school enrollment, attendance, third grade reading level, high school graduation, and seeking additional education through college or skills training. Using data collected and shared by the Oakland Unified School District since 2012, coupled with internal OHA data, the education initiative revamp will focus on addressing Pre-K, T-K and Kindergarten enrollment for OHA students. OHA plans to deepen partnerships with Oakland Promises and Brilliant Baby, two organizations that specialize in these age groups. Depending on the continued need for distance learning solutions, OHA may continue to explore options to provide equipment and other supports for its students and school aged residents.
- **Search Assistance/Housing Navigator -** the initiative will continue to partner with the Leased Housing department to assist applicants who have been unable to lease-up using their voucher within 120 days. Services such as rental portfolio/resume classes, creating a master rental application, references, role-playing and presentation preparation, rental history review, and referral to supportive services for security deposit assistance and moving assistance in addition to housing search workshops are planned.
- **Lease Compliance** - Expand upon the level of services provided to residents at risk of eviction in FY2023 with the goal of resident retention. Dedicated coordinators will meet with at-risk residents to provide them with community resources and referrals to get them back into compliance with their lease. These resources include rental and utility assistance, housekeeping counseling, intra-resident conflict mediation, employment referrals, financial education, lease violation counseling, and providing supportive services like food and cleaning supplies when needed. Staff will be meeting with residents in conjunction with the Property Operations department, OHA Police Department, and community partners.

- **Food Pantry expansion -** Expand food pantry service to more residents in FY2023. Currently, two food community pantries at large public housing sites provide fresh produce, meats, and shelf stable food staples to over 200 households a month. Through a grant from the Alameda County Food bank, staff will invest in equipment that will make it possible to expand pantry service.
- **Oakland Parents Together -** Continue 10-year partnership with Oakland Parents Together (OPT) to provide parenting workshops for residents. These workshops provide a space for families to be heard/listened to, to share traumas, challenges and familial difficulties, and to gain tools to strengthen families. Historically, the program has been primarily funded by a 3-year grant through the Oakland Fund for Children and Youth, with

25% matching funds (cash and in-kind). Past collaborations have included cycles of 6-week or 8-week Parent Cafes, Listening to Children workshops, and/or Urban Parenting and Leadership workshops. These workshops have engaged over 300 families at both Peralta Village and Lockwood Gardens and received excellent feedback on customer satisfaction surveys. OPT is responsible for outreach, facilitation, child programming, translation services and screening of staff, and evaluation. FCP is responsible for providing the space, matching funds, logistical support, security and assistance with outreach as appropriate.

- **Mental Health Support -** Strengthen mental health support for families by deepening partnerships with community based mental health services. Recently, OHA provided a letter of support for Family Paths' grant application for their Treatment, Intervention and Prevention Services (TIPS) program. This program provides mental health services for children and families and adults and couples with a licensed therapist. In FY2023, this partnership will be formalized with an MOU to ensure that residents gain access the mental health support they need.
- **Spectrum Meal Program –** Continue to provide food support to the senior citizen community during the pandemic in collaboration with the Spectrum Community Services, Inc. Meal program. To protect the health of senior residents, staff will continue the "Grab and Go" meal program. The Spectrum Meal program will provide seniors nutritious hot meals prepared by certified dieticians. Distributing the meals will be an opportunity to conduct wellness checks and provide educational materials and resources to seniors. When it safe to do so per the Center for Disease Control guidelines, the Spectrum Meal program will transition to a congregate setting, as it was pre-COVID.
- **OBAR/Senior Art & Craft Delivery Program -** Continue to connect and engage with seniors from the surrounding Lockwood Gardens Community in East Oakland and the Peralta Village community in West Oakland as in-person activities are not allowed due to the pandemic. Continue to provide residents aged 60 years and over with a monthly Seniors Connect Newsletter and an arts and crafts bag. Staff will safely deliver the kits to seniors, providing opportunities for live wellness checks. Activities will include canvas painting, adult coloring books, scrapbooking, gardening, and more. The monthly Seniors Connect Newsletter will provide seniors with up to date health and wellness information and advertise resident programs and services specific to seniors. The newsletter will also give seniors an opportunity to display their creative artwork with their senior community members. This program is intended to reduce feelings of anxiety and stress, increase feelings of engagement and peace, expand seniors' creative growth, promote stress relief, bolster memory, and stimulate an optimistic attitude. On-site senior socialization programs will resume when it is safe to do so per the Center for Disease Control guidelines.

- **Senior Fitness program and Samuel Merritt Nurses (Wellness screenings) -** All pre-COVID senior programs will resume when it is safe to do so, while using the Center for Disease Control guidelines.
- **Homeownership –** The Homeownership Program offers monthly subsidized assistance to qualified HCV residents that purchase a home. When a resident inquires about the program, they are offered an initial homeownership readiness assessment and invited to attend a question and answer session. Once the initial assessment is reviewed, staff refers

residents to local partners that provide comprehensive first-time homebuyer education, provide HUD certified first-time homebuyer certifications, and assist with building savings and credit. OHA also offers its own in-depth orientation to educate residents on the details of the HCV Homeownership Program. After residents complete their purchase, staff continue to provide on-going case management, homeowner workshops, and other support to residents.

- **Employment Industry Training contracts -** Continue partnerships with Laney College and the Oakland Private Industry Council (PIC) to provide virtual and in-person career events. These events are intended to assist residents and community members obtain self-sufficiency through vocational training and employment opportunities. Staff has established and will continue to expand a network of local employers in a variety of industries who have experienced difficulties recruiting candidates during the pandemic and are interested in hiring residents. To ensure the safety of all parties, in-person events adhere to strict social distancing and will usually be held outdoors during the pandemic. Career events offered will include job fairs, onsite recruitments, vocational training and employability workshops such as resume writing and interview skills. Whenever possible, employers/industry professionals will facilitate the employability workshops. Staff will continue to partner with employers and other agencies to assist residents with obtaining industry certifications. Examples include a partnership with a local security company that will provide Guard Card training at no cost for those hired and a collaboration with the Teamsters Union, who provide OSHA 10 & DOT HAZMAT training for residents at no cost. The career services program recently expanded to include a computer lab at 935 Union Street that will be used in part to offer online professional development/job training courses.
- **Youth Employment Program -** Expand from a summer program to a year round youth employment program. The program will offer work experience and employment training to approximately 200 resident youths between the ages of 16 and 24. Two non - profit organizations, Lao Family Services and Youth Employment Partnership (YEP), will act as contract program providers and work directly with youth employment participants. All participants will receive training in resume writing, interview skills, workplace communication, etc. Youths will take an interest assessment and work with program provider staff to be assigned a work site. As an adaptation to the pandemic, participants hesitant to work outside of their home will receive an online worksite or participate in online training to fulfill their work hours. Participants aged 18 years and over will also receive emails and texts regarding the adult employment and training opportunities.
- **Foster Youth to Independence (FYI) -** Work in partnership with Alameda County Social Services Agency and Lao Family Community Development, Inc. to provide housing search assistance for eligible current and former foster youth. Staff will assist FYI participants with their housing search, including locating available units and providing security deposit, moving costs, and utility assistance. OHA may expand various landlord incentives if funding permits to increase the supply of suitable units. Additionally, staff will offer case management and counseling services to support residents with lease compliance, education, post-move-in counseling, and financial literacy. Staff will send referrals to Lao Family Community Development, Inc., who will provide FYI youth with career skills development, including resume writing, interview strategies, job search, job placement, job retention, professionalism, effective communication, career planning, and case management. Finally, 5 FYI participants will be recruited to serve as Program Advisors to

the Resident Advisory Board (RAB) and OHA Leadership team to ensure FYI youth are included in resident-driven programs and initiatives.

- **Out of school youth programming -** Continue leveraging partnerships to improve education outcomes for school-aged children of resident families through the Education Initiative. The initiative has five primary goals for resident youth: school attendance on time every day for all youth; school aged children enrolled in pre-k and kindergarten on time; school aged children proficient in literacy by the third grade; all youth graduate from high school with a diploma; all students be prepared for college and/or career. The Education Initiative provides a variety of support services for resident youth. Staff partners with the local school district to provide supportive services to help families improve attendance and help students achieve positive academic outcomes through the Promise Plus program. Staff also hosts an annual back-to-school campaign to distribute backpacks, school supplies, and clothing support (if needed) to over 500 youths. Staff facilitates a weekly virtual homework club (offered in-person at two public housing sites prior to the pandemic) and provides case management to support families in need. Other partnerships that support the initiative include: a local non-profit organization provides academic tutoring support in English and math for many residents; the Oakland Literacy Coalition extends an annual invitation to write a mini- grant to support family literacy events; the Boys and Girls Club provides scholarships for residents. Staff support high school youth by providing scholarship information and application support, and assist them with attending College & Career fairs. Residents who would like to further their education can participate in an on-site (pre-pandemic) and online GED program.

- **Digital Literacy (Chromebooks, Tablets) -** Expand initiatives aimed at improving the economic and digital literacy skill building outcomes for program participants by distributing Chromebooks and/or Tablets and providing digital literacy training. Through single fund flexibility, staff will continue to provide technological devices and digital literacy trainings to help close the digital divide and improve skills needed for self-sufficiency. Staff will continue leveraging partnerships to increase virtual training opportunities that directly link residents to service providers. Additionally, continued distribution of technological devices allow staff to support activities that enhance residents' ability to navigate the increased need for digital literacy in Oakland. Staff may explore options to provide additional equipment and other skill building support for families.

- **Family Paths -** Build on the successful relationship with Family Paths to provide mental health services to families and provide parents with the tools they need to create a healthy, safe, and nurturing environment. Family Paths is a non-profit organization that provides a number of mental health and supportive services to low income, multi-stressed individuals and families. In 2023, Family Paths will offer Trauma-Informed System services through the Parenting Stress Helpline and Positive Parenting classes. The Parenting Stress Helpline provides over-the-phone counseling, crisis intervention, access to nearly 900 community resources from a vast database, and referrals to Family Paths' services. The

Positive Parenting Classes curriculum is designed to provide parents with an understanding of parenting skills and knowledge, particularly in the areas of child development, communication, discipline and self-awareness, while emphasizing the importance of self-care. Orientation Sessions will be provided to families to introduce them to the available family services. Families will then call in to the help line to discuss needs and connect them to the appropriate services that will help the reach their family's mental health goals.

Providing a Consistent Level of Security to Residents with a Focus on Youth and Families

- Activities undertaken by the Oakland Housing Authority Police Department (OHAPD) are funded through the single-fund flexibilities. OHAPD provides community-policing services that positively impact OHA sites and the surrounding neighborhoods. In FY 2023, OHAPD plans to continue and expand the youth explorer program for up to 22 youth and continue to expand, replace and upgrade outdated equipment including vehicles, site security cameras, and the Departments Records Management System. Community related events to build trust and relationships will continue such as the Winter Wonderland Toy Drive, bike excursions, camping trips, block parties, pancake socials, Coffee with a Cop and Ice Cream with a Cop. OHAPD will continue to build a strong presence in the community by:
    - ✓ Hosting resident community meetings to maintain strong working relationships.
    - ✓ Re-invent OHAPD's communication strategy as a result of COVID-19 in order to be able to communicate with community members effectively.
    - ✓ Reexamine use of technology, alert systems, and social media to notify resident and community members of crime trends and activity likely to affect their communities.
    - ✓ Continue to deploy the established theories of the six pillars contained in the CY 2015 President Obama's "21st Century Policing Report" within all levels of the OHAPD.
    - ✓ Focus on Violent Crime Reduction by:
        - Conducting thorough and complete Preliminary Investigations to solve crimes.
        - Ensure officers and staff have significant time to conduct thorough preliminary and follow-up investigations.
        - Ensure officers and staff have the proper training and tools to conduct research and intelligence gathering to identify areas or situations with emerging crime trends and persons of interest.
        - Ensure staff utilizes internal systems through the collection of intelligence information in order for each member to be as effective as possible when conducting investigations.

- Continue the collaboration between field operations, investigations, and communications in order for all members to serve a vital role in crime prevention efforts.
- Continue to focus on family/domestic violence, with the goal of providing timely critical services to victims and families in partnership with expert service providers.

Maintain and increase Transparency and Resident Partnerships

- In partnership with residents, OHAPD will use tools of law enforcement to provide a safe environment at our properties as well as assist our management team in identifying problematic tenants requiring trust and community participation. A higher standard of transparency and accountability is expected from police agencies in today's society. The OHAPD is meeting this challenge head-on through engaging the community (meeting with area community members, as well as the OHA Resident Advisory Board (RAB), interacting with other law enforcement, and ensuring staff performance related to implementation of body-worn cameras. The department will focus partnership efforts through forming police/tenant advisory groups, attendance at tenant community meetings, expanding current camera monitoring and technology including sharing of information, pictures, and videos to guard the community.

- OHAPD plans to continuing focusing efforts on concepts of the "Defund Police" movement by examining aspects of the Department that could be re-envisioned inside and outside of law enforcement responses and oversight by:
  - ✓ Examining areas of OHAPD response to incidents to determine if services are better handled by a non-sworn entity or other member of OHA.
  - ✓ Transition tasks performed by police officers to police service aides, such as noncriminal walk-in reports, as well as response to noncriminal violations that do not require a police officer's presence.
  - ✓ Implement a community driven process for determining how officers respond and implement the provision of law enforcement services.
  - ✓ Engage advocacy groups in the overall strategy(s) to reduce crime, and the fear of crime and communities is necessary; (i.e. Public Safety Committee).
  - ✓ Add supportive services and clinical co-responders as additional resources for OHAPD to implement hard reduction alternatives.

Expansion of Affordable Housing Opportunities

- OHA uses its single-fund flexibility to leverage additional funding for the development of new affordable housing. By using methods such as site acquisition, predevelopment loans, and gap financing, OHA is able to invest in projects to expand the availability of new housing that is affordable for families spanning multiple levels of subsidy. OHA expects to use single-fund flexibility to continue investment in existing projects in the pipeline and to broaden assistance to possible development projects like 15th and Harrison, 285 12th Street and 500 Lake Park while exploring redevelopment of some scattered sites.

- OHA will continue to develop new units at existing project sites with 130 new units (65 which are PBV) coming on line at Brooklyn Basin (Foon Lok West) and completing construction on approximately 50% of the units (~62 units) at Brooklyn Basin (Foon Lok East), the final phase, during the FY. OHA will continue to explore repositioning options for several sites in the scattered site portfolio that may include a variety of strategies to meet Oakland's needs for permanent affordable housing.
- OHA may use interagency partnerships to repurpose underutilized sties to meet Oakland's need for additional permanent affordable housing.
- OHA plans to exercise its option to purchase the tax credit investor limited partners interests in low income housing tax credit partnerships in order to preserve affordable housing at Lion Creek Crossing Phase 3 and 4.

Assist Residents forced to move due to Abatement with Relocation

- OHA plans to use the single fund flexibility to assist residents that are forced to vacate units through no fault of their own, due to failed Housing Quality Standard (HQS) inspections. Funds that are unspent by abating subsidy payments to owners that fail HQS will be allocated to assist affected residents for expenses associated with vacating the unit and moving to other assisted housing in Oakland. Eligible residents may be approved for a moving allowance to assist with costs using Uniform Relocation Allowances (URA). OHA anticipates that this use of funds will maintain and possibly increase the number of families served by supporting families in vulnerable situations where an unexpected move is forced upon them with no funding support for move related expenses. Residents will be informed through the briefing process and during abatement communications of this benefit.

Increased Compliance and Agency Efficiencies

- Expand its internal audit and compliance functions to streamline processes, identify and mitigate risk and increase accuracy and timeliness of data reporting functions. These audits and reviews will be conducted by both internal staff and external vendor consultants
- Pay a one-time incentive payment of $200 to residents that signup for the online rent payment option to reduce administrative burden of rent payment processing
- Pay a one-time incentive of $200 for owners who sign up for direct deposit and $100 for owners that sign up to use Owner Portal through the OHA website

Table 17: Planned Use of MTW Single Fund Flexibility
Narrative of planned Activities that use only the MTW single fund flexibility.
OHA employs the single fund flexibility for the activities that enhance the housing services provided under the traditional program and to adequately address needs of the local community. Through developing affordable housing, increasing resident capacity, and providing increased levels of security and public safety, OHA utilizes the single fund flexibility to extend the positive impact of MTW beyond housing. The OHA activities described below rely on the single fund flexibility and no other MTW waiver or authorization.
Preserving and Enhancing Our Housing Portfolio The single-fund flexibility provided under MTW helps managers address deferred maintenance issues, improve the physical condition of the property, and cover increasing operating expenses without diminishing the level and quality of service provided to residents. Rehabilitation and modernization of 101 senior public housing units at Harrison Towers will be started in FY 2023. OHA plans to use RAD, pending application approvals, to transition another 157 units of public housing to project-based subsidy to streamline compliance requirements and facilitate future refinancing or re-syndication transactions to fund capital improvements; Additionally, OHA continues to invest in the restoration of its Project Based portfolio, upgrading both building systems and unit features to establish a healthier and more energy efficient standard. Ongoing planning includes physical needs assessments of both the public housing and the Project Based portfolio to facilitate long term capital planning for site based improvements. Research and planning is ongoing to re-develop certain scattered site developments.

OHA anticipates expending approximately $2 million of MTW funds on structural and seismic work at its Harrison Street buildings. These buildings are being renovated; the bottom floors will be OHA's central offices from which OHA continues to administer the public housing and HCV programs, while the top floors are being converted from public housing to project-based vouchers using 4% low-income housing tax credits. The disposition of the public housing units was approved by HUD on July 5, 2018. Financing and pre-development work will continue for the Harrison Tower apartments and the financing is projected to close late in FY 2023.

Promoting Resident Empowerment and Self-Sufficiency

The Department of Family and Community Partnerships (FCP) was created under single fund flexibility and provides information and referral services as well as other family supportive services to households served by OHA. FCP intends to leverage and sustain the successes and systems put in place during the Jobs Plus Grant by implementing a mobile learning lab. This lab facilitates online job training, which will include access to computers and 100 online training slots for professional development, including unlimited live seminars and online job skill training courses. FCP will provide two full-time coordinators to administer economic development programming to maintain employment development opportunities and job readiness training for OHA residents. Supports offered will include Job Fairs, job readiness preparation and job retention training, small business development workshops and on site adult education to assist with GED requirements. An On the Job Training program is planned where OHA will subsidize wages for OHA residents hired by employers to incentivize employer to hire OHA residents. Wage subsidies will be scaled down over time as employers become comfortable with the OHA hires.

OHA plans to grow its initiatives aimed at improving the economic outcomes of our program participants by using its single fund flexibility combined with MTW Activities to meet and increase self-sufficiency outcomes for families with children. Increased services such as true job development will allow OHA to leverage the benefits derived from the Single Fund Flexibility with activities such as #10-08 (Redesign of the FSS Program) to enhance the benefits to residents in the job rich Bay Area environment.

In FY 2023, FCP will continue leveraging partnerships to improve education outcomes for school-aged children through OHA's Education Initiative. Additionally, FCP provides connections for residents to training and employment opportunities that build resident capacity and offer valuable skill building opportunities that result in residents moving steps closer to self-sufficiency. Through the single fund flexibility, OHA will continue its work on data collection and family outreach with the Oakland Unified School District with a focus on mitigating chronic absenteeism and improving academic achievement among OHA children. During FY 2023, OHA will implement some changes to the program based on analysis performed in FY 2022, building upon the lessons learned from previous program years. There are five pillars to the program: early school enrollment, attendance, third grade reading level, high school graduation, and seeking additional education through college or skills training. Using data collected and shared by the Oakland Unified School District since 2012, coupled with internal OHA data, the education initiative revamp will focus on addressing Pre-K, T-K and Kindergarten enrollment for OHA students. OHA plans to deepen partnerships with Oakland Promises and Brilliant Baby, two organizations that specialize in these age groups. Depending on the continued need for distance learning solutions, OHA may continue to explore options to provide equipment and other supports for its students and school aged residents.

Search Assistance/Housing Navigator - the initiative will continue to partner with the Leased Housing department to assist applicants who have been unable to lease-up using their voucher within 120 days. Services such as rental portfolio/resume classes, creating a master rental application, references, role-playing and presentation preparation, rental history review, and referral to supportive services for security deposit assistance and moving assistance in addition to housing search workshops are planned.

Lease Compliance - Expand upon the level of services provided to residents at risk of eviction in FY2023 with the goal of resident retention. Dedicated coordinators will meet with at-risk residents to provide them with community resources and referrals to get them back into compliance with their lease. These resources include rental and utility assistance, housekeeping counseling, intra-resident conflict mediation, employment referrals, financial education, lease violation counseling, and providing supportive services like food and cleaning supplies when needed. Staff will be meeting with residents in conjunction with the Property Operations department, OHA Police Department, and community partners.

Food Pantry expansion - Expand food pantry service to more residents in FY2023. Currently, two food community pantries at large public housing sites provide fresh produce, meats, and shelf stable food staples to

over 200 households a month. Through a grant from the Alameda County Food bank, staff will invest in equipment that will make it possible to expand pantry service.

Oakland Parents Together - Continue 10-year partnership with Oakland Parents Together (OPT) to provide parenting workshops for residents. These workshops provide a space for families to be heard/listened to, to share traumas, challenges and familial difficulties, and to gain tools to strengthen families. Historically, the program has been primarily funded by a 3-year grant through the Oakland Fund for Children and Youth, with 25% matching funds (cash and in-kind). Past collaborations have included cycles of 6-week or 8-week Parent Cafes, Listening to Children workshops, and/or Urban Parenting and Leadership workshops. These workshops have engaged over 300 families at both Peralta Village and Lockwood Gardens and received excellent feedback on customer satisfaction surveys. OPT is responsible for outreach, facilitation, child programming, translation services and screening of staff, and evaluation. FCP is responsible for providing the space, matching funds, logistical support, security and assistance with outreach as appropriate.

Mental Health Support - Strengthen mental health support for families by deepening partnerships with community based mental health services. Recently, OHA provided a letter of support for Family Paths' grant application for their Treatment, Intervention and Prevention Services (TIPS) program. This program provides mental health services for children and families and adults and couples with a licensed therapist. In FY2023, this partnership will be formalized with an MOU to ensure that residents gain access the mental health support they need.

Spectrum Meal Program – Continue to provide food support to the senior citizen community during the pandemic in collaboration with the Spectrum Community Services, Inc. Meal program. To protect the health of senior residents, staff will continue the "Grab and Go" meal program. The Spectrum Meal program will provide seniors nutritious hot meals prepared by certified dieticians. Distributing the meals will be an opportunity to conduct wellness checks and provide educational materials and resources to seniors. When it safe to do so per the Center for Disease Control guidelines, the Spectrum Meal program will transition to a congregate setting, as it was pre-COVID.

OBAR/Senior Art & Craft Delivery Program - Continue to connect and engage with seniors from the surrounding Lockwood Gardens Community in East Oakland and the Peralta Village community in West Oakland as in-person activities are not allowed due to the pandemic. Continue to provide residents aged 60 years and over with a monthly Seniors Connect Newsletter and an arts and crafts bag. Staff will safely deliver the kits to seniors, providing opportunities for live wellness checks. Activities will include canvas painting, adult coloring books, scrapbooking, gardening, and more. The monthly Seniors Connect Newsletter will provide seniors with up to date health and wellness information and advertise resident programs and services specific to seniors. The newsletter will also give seniors an opportunity to display their creative artwork with their senior community members. This program is intended to reduce feelings of anxiety and stress, increase feelings of engagement and peace, expand seniors' creative growth, promote stress relief, bolster memory, and stimulate an optimistic attitude. On-site senior socialization programs will resume when it is safe to do so per the Center for Disease Control guidelines.

Senior Fitness program and Samuel Merritt Nurses (Wellness screenings) - All pre-COVID senior programs will resume when it is safe to do so, while using the Center for Disease Control guidelines.

Homeownership – The Homeownership Program offers monthly subsidized assistance to qualified HCV residents that purchase a home. When a resident inquires about the program, they are offered an initial homeownership readiness assessment and invited to attend a question and answer session. Once the initial assessment is reviewed, staff refers residents to local partners that provide comprehensive first-time homebuyer education, provide HUD certified first-time homebuyer certifications, and assist with building savings and credit. OHA also offers its own in-depth orientation to educate residents on the details of the HCV Homeownership Program. After residents complete their purchase, staff continue to provide on-going case management, homeowner workshops, and other support to residents.

Employment Industry Training contracts - Continue partnerships with Laney College and the Oakland Private Industry Council (PIC) to provide virtual and in-person career events. These events are intended to assist residents and community members obtain self-sufficiency through vocational training and employment opportunities. Staff has established and will continue to expand a network of local employers in a variety of industries who have experienced difficulties recruiting candidates during the pandemic and are interested in hiring residents. To ensure the safety of all parties, in-person events adhere to strict social distancing and will usually be held outdoors during the pandemic. Career events offered will include job fairs, onsite recruitments, vocational

training and employability workshops such as resume writing and interview skills. Whenever possible, employers/industry professionals will facilitate the employability workshops. Staff will continue to partner with employers and other agencies to assist residents with obtaining industry certifications. Examples include a partnership with a local security company that will provide Guard Card training at no cost for those hired and a collaboration with the Teamsters Union, who provide OSHA 10 & DOT HAZMAT training for residents at no cost. The career services program recently expanded to include a computer lab at 935 Union Street that will be used in part to offer online professional development/job training courses.

Youth Employment Program - Expand from a summer program to a year round youth employment program. The program will offer work experience and employment training to approximately 200 resident youths between the ages of 16 and 24. Two non - profit organizations, Lao Family Services and Youth Employment Partnership (YEP), will act as contract program providers and work directly with youth employment participants. All participants will receive training in resume writing, interview skills, workplace communication, etc. Youths will take an interest assessment and work with program provider staff to be assigned a work site. As an adaptation to the pandemic, participants hesitant to work outside of their home will receive an online worksite or participate in online training to fulfill their work hours. Participants aged 18 years and over will also receive emails and texts regarding the adult employment and training opportunities.

Foster Youth to Independence (FYI) - Work in partnership with Alameda County Social Services Agency and Lao Family Community Development, Inc. to provide housing search assistance for eligible current and former foster youth. Staff will assist FYI participants with their housing search, including locating available units and providing security deposit, moving costs, and utility assistance. OHA may expand various landlord incentives if funding permits to increase the supply of suitable units. Additionally, staff will offer case management and counseling services to support residents with lease compliance, education, post-move-in counseling, and financial literacy. Staff will send referrals to Lao Family Community Development, Inc., who will provide FYI youth with career skills development, including resume writing, interview strategies, job search, job placement, job retention, professionalism, effective communication, career planning, and case management. Finally, 5 FYI participants will be recruited to serve as Program Advisors to the Resident Advisory Board (RAB) and OHA Leadership team to ensure FYI youth are included in resident-driven programs and initiatives.

Out of school youth programming - Continue leveraging partnerships to improve education outcomes for school-aged children of resident families through the Education Initiative. The initiative has five primary goals for resident youth: school attendance on time every day for all youth; school aged children enrolled in pre-k and kindergarten on time; school aged children proficient in literacy by the third grade; all youth graduate from high school with a diploma; all students be prepared for college and/or career. The Education Initiative provides a variety of support services for resident youth. Staff partners with the local school district to provide supportive services to help families improve attendance and help students achieve positive academic outcomes through the Promise Plus program. Staff also hosts an annual back-to-school campaign to distribute backpacks, school supplies, and clothing support (if needed) to over 500 youths. Staff facilitates a weekly virtual homework club (offered in-person at two public housing sites prior to the pandemic) and provides case management to support families in need. Other partnerships that support the initiative include: a local non-profit organization provides academic tutoring support in English and math for many residents; the Oakland Literacy Coalition extends an annual invitation to write a mini- grant to support family literacy events; the Boys and Girls Club provides scholarships for residents. Staff support high school youth by providing scholarship information and application support, and assist them with attending College & Career fairs. Residents who would like to further their education can participate in an on-site (pre-pandemic) and online GED program.

Digital Literacy (Chromebooks, Tablets) - Expand initiatives aimed at improving the economic and digital literacy skill building outcomes for program participants by distributing Chromebooks and/or Tablets and providing digital literacy training. Through single fund flexibility, staff will continue to provide technological devices and digital literacy trainings to help close the digital divide and improve skills needed for self-sufficiency. Staff will continue leveraging partnerships to increase virtual training opportunities that directly link residents to service providers. Additionally, continued distribution of technological devices allow staff to support activities that enhance residents' ability to navigate the increasing need for digital literacy in Oakland. Staff may explore options to provide additional equipment and other skill building support for families.

Family Paths - Build on the successful relationship with Family Paths to provide mental health services to families and provide parents with the tools they need to create a healthy, safe, and nurturing environment. Family Paths is a non-profit organization that provides a number of mental health and supportive services to low income, multi-

stressed individuals and families. In 2023, Family Paths will offer Trauma-Informed System services through the Parenting Stress Helpline and Positive Parenting classes. The Parenting Stress Helpline provides over-the-phone counseling, crisis intervention, access to nearly 900 community resources from a vast database, and referrals to Family Paths' services. The Positive Parenting Classes curriculum is designed to provide parents with an understanding of parenting skills and knowledge, particularly in the areas of child development, communication, discipline and self-awareness, while emphasizing the importance of self-care. Orientation Sessions will be provided to families to introduce them to the available family services. Families will then call in to the help line to discuss needs and connect them to the appropriate services that will help the reach their family's mental health goals.

Providing a Consistent Level of Security to Residents with a focus on youth and families

Activities undertaken by the Oakland Housing Authority Police Department (OHAPD) are funded through the single-fund flexibilities. OHAPD provides community-policing services that positively impact OHA sites and the surrounding neighborhoods. In FY 2023, OHAPD plans to continue and expand the youth explorer program for up to 22 youth and continue to expand, replace and upgrade outdated equipment including vehicles, site security cameras, and the Departments Records Management System. Community related events to build trust and relationships will continue such as the Winter Wonderland Toy Drive, bike excursions, camping trips, block parties, pancake socials, Coffee with a Cop and Ice Cream with a Cop. OHAPD will continue to build a strong presence in the community by:

- Hosting resident community meetings to maintain strong working relationships.
- Re-invent OHAPD's communication strategy as a result of COVID-19 in order to be able to communicate with community members effectively.
- Reexamine use of technology, alert systems, and social media to notify resident and community members of crime trends and activity likely to affect their communities.
- Continue to deploy the established theories of the six pillars contained in the CY 2015 President Obama's "21st Century Policing Report" within all levels of the OHAPD.
- Focus on Violent Crime Reduction by:
    - Conducting thorough and complete Preliminary Investigations to solve crimes.
    - Ensure officers and staff have significant time to conduct thorough preliminary and follow-up investigations.
    - Ensure officers and staff have the proper training and tools to conduct research and intelligence gathering to identify areas or situations with emerging crime trends and persons of interest.
    - Ensure staff utilizes internal systems through the collection of intelligence information in order for each member to be as effective as possible when conducting investigations.
    - Continue the collaboration between field operations, investigations, and communications in order for all members to serve a vital role in crime prevention efforts.
    - Continue to focus on family/domestic violence, with the goal of providing timely critical services to victims and families in partnership with expert service providers

Maintain and increase transparency and resident partnerships

In partnership with residents, OHAPD will use tools of law enforcement to provide a safe environment at our properties as well as assist our management team in identifying problematic tenants requiring trust and community participation. A higher standard of transparency and accountability is expected from police agencies in today's society. The OHAPD is meeting this challenge head-on through engaging the community (meeting with area community members, as well as the OHA Resident Advisory Board (RAB), interacting with other law enforcement, and ensuring staff performance related to implementation of body-worn cameras. The department will focus partnership efforts through forming police/tenant advisory groups, attendance at tenant community meetings, expanding current camera monitoring and technology including sharing of information, pictures, and videos to guard the community.

OHAPD plans to continuing focusing efforts on concepts of the "Defund Police" movement by examining aspects of the Department that could be re-envisioned inside and outside of law enforcement responses and oversight by:

- Examining areas of OHAPD response to incidents to determine if services are better handled by a non-sworn entity or other member of OHA.
- Transition tasks performed by police officers to police service aides, such as noncriminal walk-in reports, as well as response to noncriminal violations that do not require a police officer's presence.

- Implement a community driven process for determining how officers respond and implement the provision of law enforcement services.
- Engage advocacy groups in the overall strategy(s) to reduce crime, and the fear of crime and communities is necessary; (i.e. Public Safety Committee).
- Add supportive services and clinical co-responders as additional resources for OHAPD to implement hard reduction alternatives.

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OHA uses its single-fund flexibility to leverage additional funding for the development of new affordable housing. By using methods such as site acquisition, predevelopment loans, and gap financing, OHA is able to invest in projects to expand the availability of new housing that is affordable for families spanning multiple levels of subsidy. OHA expects to use single-fund flexibility to continue investment in existing projects in the pipeline and to broaden assistance to possible development projects like 15th and Harrison, 285 12th Street and 500 Lake Park while exploring redevelopment of some scattered sites.

OHA will continue to develop new units at existing project sites with 130 new units (65 which are PBV) coming on line at Brooklyn Basin (Foon Lok West) and completing construction on approximately 50% of the units (~62 units) at Brooklyn Basin (Foon Lok East), the final phase, during the FY. OHA will continue to explore repositioning options for several sites in the scattered site portfolio that may include a variety of strategies to meet Oakland's needs for permanent affordable housing.

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OHA plans to use the single fund flexibility to assist residents that are forced to vacate units through no fault of their own, due to failed Housing Quality Standard (HQS) inspections. Funds that are unspent by abating subsidy payments to owners that fail HQS will be allocated to assist affected residents for expenses associated with vacating the unit and moving to other assisted housing in Oakland. Eligible residents may be approved for a moving allowance to assist with costs using Uniform Relocation Allowances (URA). OHA anticipates that this use of funds will maintain and possibly increase the number of families served by supporting families in vulnerable situations where an unexpected move is forced upon them with no funding support for move related expenses. Residents will be informed through the briefing process and during abatement communications of this benefit.

Increased Compliance and Agency Efficiencies

Expand its internal audit and compliance functions to streamline processes, identify and mitigate risk and increase accuracy and timeliness of data reporting functions. These audits and reviews will be conducted by both internal staff and external vendor consultants

Pay a one-time incentive payment of $200 to residents that signup for the online rent payment option to reduce administrative burden of rent payment processing

Pay a one-time incentive of $200 for owners who sign up for direct deposit and $100 for owners that sign up to use Owner Portal through the OHA website

4) Planned Application of OHA Unspent Operating Fund and HCV Funding

Table 18: Planned Application of OHA Unspent Operating Fund and HCV Funding		
Original Funding Source	**Beginning of FY - Unspent Balances**	**Planned Application of PHA Unspent Funds during FY**
HCV HAP*	$108,078,328	$54,039,164
HCV Admin Fee	$0	$0
PH Operating Subsidy	$10,027,667	$64,066,831
Total Revenue:	**$118,105,995**	**$64,066,831**

Description:
Through use of the single fund flexibility made possible by MTW, OHA projects to spend approximately $16 million of its reserves on capital projects. Approximately, $2 million will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure and rehabilitation of unit interiors. OHA plans to allocate approximately $15 million in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland.

OHA will invest $25million in the acquisition and development of properties in the development pipeline. Additionally, OHA anticipates expending $2.1 million on exterior and interior building improvements at six OHA administrative offices including Harrison Street and the Service Center.

OHA will also use approximately $2.5 million of reserve funds to purchase new information technology network security software and hardware, vehicles, security equipment for administrative sites and properties, and office equipment.

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OHA will also use approximately $2.5 million of reserve funds to purchase new information technology network security software and hardware, vehicles, security equipment for administrative sites and properties, and office equipment.

B. Local Asset Management Plan

Table 20: Local Asset Management Plan		
i.	Did the MTW PHA allocate costs within statute in the plan Year?	**Yes**
ii.	Did the MTW PHA implement a local asset management plan (LAMP) in the Plan?	**No**
iii.	Did the MTW PHA provide a LAMP in the appendix?	**No**

iv.	If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on the implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA does not plan to make any changes in the Plan Year.	**OHA does not plan to make any changes in the Plan Year.**

Section VI. Administrative

A. Resolution signed by the Board of Commissioners adopting the Annual MTW Plan Certification of Compliance

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Applicant Name

Oakland Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Fund Grant

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification bebsp;ncluded in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

Title of Authorized Official: **Executive Director**

Signature Text: Patricia Wells

Signature: **Electronically signed by PATRICIA Wells in HUD Secure Systems/OpFund Web Portal at 11/03/2021 10:34PM EST**

Date (mm/dd/yyyy): **11/03/2021**

Previous edition is obsolete **form HUD 50071** (01/14)

ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Form identification: CA003-Oakland Housing Authority form HUD-50071 (Form ID - 34784) for CY 2022 printed by mohammed mbhuiyan in HUD Secure Systems/OpFund Web Portal at 01/25/2022 01:52PM EST

B. Dates the Annual MTW Plan was made available for public review

Beginning of Public Comment Period	**February 8, 2022**	
Notification sent to Community Partners	**February 8, 2022**	
Public Notice Published in Oakland Tribune	**February 11, 2022**	
Public Hearing at 1619 Harrison Street	**February 28, 2022**	**Conducted via Zoom**
Resident Advisory Board Meetings	**February 9 and March 9, 2022**	
End of Public Comment Period	**March 10, 2022**	

C. Description of any planned or ongoing Agency-directed evaluations of the demonstration

Homelessness Research Project

In August 2020, OHA was awarded financial and technical assistance to design a randomized control trial (RCT) testing the impact of social service delivery models on the success of formerly homeless families. This award was won in a competitive process through Jameel Abdul Latif Poverty Action Lab (J-PAL) at the Massachusetts Institute of Technology.

OHA plans to look for a research partner to assist with the project in FY 2023 to help with collecting data on participants' short and medium term outcomes in terms of housing stability, educational achievement, employment and income, and socio-behavioral indicators. The results will indicate whether, and for whom, intensive supportive services are necessary.

Section VII. List of Appendices

Appendix A. Glossary of Acronyms

Appendix B. OHA's Planned Capital Fund Expenditures

Appendix C. Approved Project-Based Voucher Allocations

Appendix D. OHA Housing Inventory

Appendix E. Public Comments Received During Public Comment Period

Appendix F. Evidence of Public Process

Appendix G: City of Oakland Income Limits for 2020 and Fair Market Rents or 2021

Appendix H: Flat Rent Policy for Public Housing

Appendix I: Payment Standards

APPENDIX A

Glossary of Acronyms

Glossary

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

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

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

ACSSA – Alameda County Social Services Agency

ACSO – Alameda County Sheriff's Office.

BB – Building Bridges is an initiative through OHA to serve special populations through local non-traditional programs.

CalWORKs – A public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state of CA and is operated locally by county welfare departments.

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

DADS – Dads acquiring and developing skills program through ACSO.

FUPF – Family Unification Program – Family vouchers

FUPY - Family Unification Program – Youth vouchers

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

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

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

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

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

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

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

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

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

KTH – Key To Home program under Building Bridges.

LAP – Language Assistance Plan

LEP – Limited English Proficiency

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

LIHTC – Low Income Housing Tax Credit program

LP – Limited Partnership.

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

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

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

NEPA – National Environmental Policy Act. Required environmental assessments when doing new development work.

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

OHA – Oakland Housing Authority.

PACT – Parents and Children Together is a local non-traditional program through OHA to reunite children with their parents who have been recently released from jail.

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

PHA – Public Housing Authority.

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

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

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

SBHAP – Sponsor Based Housing Assistance Program.

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

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

THP+ – Transitional Housing Program. A state funded county assistance program providing housing assistance and supportive services to emancipated foster youth.

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

URP – Utility Reimbursement Payment. The monthly payment OHA makes to a household when the monthly utility allowance exceeds the tenant rent obligation.

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

APPENDIX B

OHA's Planned Capital Expenditures

FY2023 Capital Fund Expenditure Projections				
Public Housing	**Development Name**	**Description of Work**	**# of Units**	**FY 2023**
	Public Housing			
x	Campbell Village	Asphalt repair and slurry coat	154	$250,000
x	Lockwood Gardens	Exterior improvements, playground surface repairs, parking lot repair & maintenance, and interior improvements	372	$770,000
x	Peralta Villa	Exterior improvements, interior improvements and repairs, parking lot repair & maintenance	390	$1,010,000
	Total Public Housing			**$2,030,000**
	Other Affordable Housing Development & Preservation			
	6946 Foothill Blvd.	Predevelopment planning		$500,000
	Mandela Station			$2,000,000
	77th and Brancroft			$500,000
			118	$3,000,000
	Westlake Christian Terrace West	Preservation of existing affordable housing. Amendment of Board Reso No. 4731	121	$2,295,751
	Piedmont Place - 55 MacArthur Blvd.	State Homekey Project - Board Reso No. 5013	44	$4,905,755
	The Phoenix - 801 Pine St.	State Homekey Project - Board Reso No. 5013	101	$3,226,453
	Coliseum Way - 4801 Coliseum Way	State Homekey Project - Board Reso No. 5013	36	$4,572,041
	Subtotal			$15,000,000
	Total Other Affordable Housing Development & Preservation			**$18,000,000**
	Administrative Buildings			
	1619 Harrison	Building improvements		$1,500,000
	1801 Harrison	Building improvements		$36,000
	1805 Harrison	Building improvements		$36,000
	Service Center	Interior improvements and parking lot repairs		$456,000
	West Dist. Office	Building improvements		$72,000
	East Dist. Office	Building improvements		$36,000
	Total Admin			**$2,136,000**
	COCC and Other Depts.			
	IT ,CCGS, Finance & Security	Network equipment, software purchases, emergency vehicle equipment ,security cameras		2,590,700
	Total COCC and Other Depts.			**$2,590,700**
			Total MTW Funds	***$ 24,756,700***
			Projected Capital Fund Grant Amount	***$ 10,288,343***

APPENDIX C

Project-Based Voucher Allocations

Project-Based Voucher Allocation Projections as of June 30, 2022				
Development Name	**Date of Board Approval**	**# of PBV Units**	**Contract Date**	**Population Served**
HAP contracts				
Mandela Gateway	2/12/2003	30	10/20/2004	Low Income Families
Altenheim Senior Housing Phase I	7/13/2005	23	1/1/2007	Senior
Lion Creek Crossings II	11/9/2005	18	7/3/2007	Low Income Families
Madison Apartments	7/13/2005	19	4/25/2008	Low Income Families
Lion Creek Crossings III	6/14/2006	16	6/25/2008	Low Income Families
Seven Directions	7/13/2005	18	9/12/2008	Low Income Families
Orchards on Foothill	6/14/2006	64	11/7/2008	Senior
Fox Courts / Uptown Oakland	12/3/2004	20	5/15/2009	Low Income Families / Homeless with HIV/AIDS
Jack London Gateway - Phase II	2/26/2007	60	6/5/2009	Senior
14th St. Apartments at Central Station	1/22/2007	20	11/25/2009	Low Income Families
Tassafaronga Village Phase I	2/25/2008	80	4/23/2010	Low Income Families
Altenheim Senior Housing Phase II	4/28/2008	40	4/5/2010	Senior
Fairmount Apartments	10/24/2008	16	3/8/2010	Low Income Families / Persons with Disabilities
Tassafaronga Village Phase II	7/21/2008	19	5/27/2010	Low Income Families / Homeless with HIV/AIDS
*Harp Plaza (19)	5/24/2010	19	8/1/2010	Low Income Families
*Effie's House (10)	5/4/2009	10	8/1/2010	Low Income Families
*Drachma Housing (14)	5/4/2009	25	12/1/2010	Low Income Families / Mod Rehab Conversion
Foothill Family Partners	6/28/2010	11	8/1/2011	Low Income Families
St. Joseph's Senior Apts	5/29/2007	83	8/22/2011	Senior
*OHA Scattered Sites (**1539**)	7/27/2009	1539	In Progress	Low Income Families / Public Housing Disposition
Lion Creek Crossings IV	4/28/2008	10	1/13/2012	Low Income Families
Savoy Phase 1	6/28/2010	55	2/14/2012	Special Needs
*Hugh Taylor house (35)	6/11/2011	35	5/8/2012	Low Income Families / Mod Rehab Conversion
*Madison Park (96)	6/11/2011	96	6/7/2012	Low Income Families / Mod Rehab Conversion
Merritt Crossing Apts (6th and Oak)	5/4/2009	50	6/27/2012	Senior
720 E 11th Street Apts (aka Clinton Commons)	4/28/2008	16	10/2/2012	Low Income Families / Homeless with HIV/AIDS
Harrison Street Senior Housing	4/23/2007	11	11/15/2012	Senior
Kenneth Henry Court	4/11/2011	13	2/8/2013	Low Income Families
California Hotel Phases 1 and 2	2/28/2011	88	3/1/2013	Special Needs / Homeless / HIV/AIDS
James Lee Court	10/25/2010	12	3/21/2013	Low Income Families
Savoy Phase 2	6/28/2010	46	3/29/2013	Special Needs / Homeless / HIV/AIDS
Slim Jenkins Court	5/4/2009	11	5/8/2013	Low Income Families
Oak Point Limited (OPLP)	10/25/2010	15	5/30/2013	Low Income Families
Drasnin Manor	10/25/2010	25	6/27/2013	Low Income Families
St. Joseph's Family Apts	10/25/2010	15	12/3/2013	Low Income Families
MacArthur Apts	10/25/2010	14	10/13/2013	Low Income Families
California Hotel Phase 3	2/28/2012	47	11/22/2013	Special Needs / Homeless / HIV/AIDS
Lion Creek Crossings V	10/17/2011	127	8/11/2014	Senior
Cathedral Gardens	5/23/2011	43	10/27/2014	Low Income Families
Lakeside Senior Apartments	1/23/2012	91	1/26/2015	Senior
Marcus Garvey Commons	4/11/2011	10	3/17/2015	Low Income Families
1701 Martin Luther King Jr. Way	5/20/2013	25	12/7/2015	Special Needs / Homeless / HIV/AIDS

MURAL aka MacArthur Transit Village	2/28/2011	22	1/20/2016	Low Income Families
AveVista aka 460 Grand	3/16/2010	34	1/27/2016	Low Income Families
11th and Jackson (Prosperity Place)	11/30/2010	35	2/1/2017	Low Income Families
Fox Court Apts. (13)	12/5/2016	13	9/15/2017	Low Income Families
Ambassador Apts.(10)	12/5/2016	10	9/1/2017	Low Income Families
Seven Directions (10 additional vouchers)	12/5/2016	10	12/1/2017	Low Income Families
Adeline Street Lofts	12/5/2016	20	3/1/2018	Low Income Families
Rosa Park	12/5/2016	11	2/1/2018	Low income and homeless individuals
Madsion Street Loft Apts (additional vouchers)	12/5/2016	31	6/9/2018	Low Income Families
Stanley Avenue Lofts	12/5/2016	13	6/1/2018	Low Income Families
Swan Market	12/5/2016	10	12/1/2017	Low Income Families
San Pablo Hotel	12/5/2016	31	2/19/2018	Low Income Seniors
Hisman Hin-Nu Apts	12/5/2016	10	12/15/2017	Low Income Families
Oak Park Apts	12/5/2016	10	12/15/2017	Low Income Families
94th and International (Acts Cyrene)	10/17/2011	14	12/29/2017	Low Income Families
Civic Center TOD	7/22/2014 and 2/26/18	20	12/29/2017	Special Needs / Homeless
Hamilton Apts	12/5/2016	92	3/15/2019	Low income and homeless individuals (08)
Westlake Christian Terrace West	2/27/2017	121	2/25/2019	Low Income Seniors (08)
Redwood Hill Townhomes	6/1/2015 & 5/23/2016	27	5/28/2019	Low Income Families/Special Needs
Oak Grove South	8/28/2017	77	12/9/2019	Senior Housing
International Blvd Apts	12/5/2016	18	12/11/2019	Low Income Families (08)
Camino 23	5/23/2016	26	12/20/2019	Low Income Families/Special Needs
Fruitvale Transit Village - Phase IIA a.k.a. Casa Arabella	5/23/2016	66	12/20/2019	Low Income Families/VASH (20)
The Town Center	12/5/2016	50	1/10/2020	Low Income Families (08)
3706 San Pablo Avenue Additional vouchers awarded Additional vouchers awarded	6/1/2015 5/23/2016 5/8/2017	10 5 5	2/25/2020	Low Income Families
Eastside Arts & Housing	2/27/2017	10	1/29/2020	Low Income Families (08)
Embark Apartments	5/23/2016	61	2/24/2020	Affordable Housing for Veterans / VASH (31)
Courtyards at Acorn	12/5/2016	27	1/10/2020	Low Income Families (08)
Bishop Roy C. Nicholas	12/5/2016	17	3/12/2020	Low Income Seniors (08)
Empyrean	10/24/2016	32	6/15/2020	Low Income Families
Northgate Apts	12/5/2016	14	10/29/2020	Low Income Families (08)
Oak Street Apts	12/5/2016	25	pending	Low Income Seniors (08)
Kenneth Henry Court	2/27/2017	15	pending	Low Income Families (08)
Sylvester Rutledge Manor	12/5/2016	64	pending	Low Income Seniors (08)
Brooklyn Basin	2/1/2018	132	11/29/2018	Seniors and Low income Families

3268 San Pablo	6/25/2018	50	6/24/2019	formerly homeless and veterans
Units under HAP Contract		**4,223**		
AHAP Contracts	**Date of BoC approval**	**# PBV Units**	**AHAP Contract Date**	**Population Served**
Nova Apartments	7/23/2018	56	10/30/2019	Low Income Families
Oak Grove North	8/28/2017	75	11/5/2019	Senior Housing
Coliseum Place	5/23/2016	37	11/11/2019	Homeless, HOPWA and Low-income
Aurora Apartments	7/23/2018	43	*1216/19*	special needs
Brooklyn Basin 3	2/26/2018	65	*7/16/2020*	Low Income Families/Special Needs
Fruitvale Studios	6/25/2018	12	8/20/2020	formerly homeless and special needs
Brooklyn Basin 4	2/26/2018	61	*pending*	los income families/special needs
Friendship Senior Housing	4/29/2019	34	pending	special needs/seniors
95th and International	4/29/2019	27	*pending*	formerly homes/low income families
285 12th St	7/22/2019	25	*pending*	formerly homes/low income families
Units under AHAP Contract		**435**		
Conditional Awards	**Date of BoC approval**	**# PBV Units**	**AHAP Contract Date**	**Population Served**
Fruitvale Transit Village Phase IIB	6/25/2018	75	pending	families and seniors
3801 MLK Family Housing	7/23/2018	16	*pending*	families and special needs
W Grand and Brush	7/23/2018	28	*pending*	formerly homeless
34th and San Pablo	7/23/2018	25	*pending*	Low income families
7th and Campbell	7/23/2018	20	*pending*	formerly homeless
Additional vouchers awarded	2/1/2019	19	*pending*	formerly homeless
Ancora Place	4/29/2019	31	pending	low income families/special needs
Units with conditional award		**214**		
Disposition Pending and NOFA Invitations and Pending ORED projects				
Senior Disposition Site (Harrison Towers)	10/16/2017	101	TPV award June 2018	Public Housing Disposition
		101		
Total PBV Units Allocated		**4,973**		

* Conversion to PBV ongoing as units are currently occupied by HCV-assisted family

APPENDIX D

OHA Housing Inventory

FY 2023 MTW Housing Inventory MTW and Non-MTW housing stock	
	End of FY 2023
MTW PUBLIC HOUSING	
Large Family Sites	
Campbell Village	154
Lockwood Gardens	372
Peralta Villa	390
	916
Designated Senior Sites	
Adel Court	30
Palo Vista Gardens	100
	383
HOPE VI Sites	
Linden Court	38
Mandela Gateway	46
Chestnut Court	45
Foothill Family Apts.	21
Lion Creek Crossings Phase 1	45
Lion Creek Crossings Phase 2	54
Lion Creek Crossings Phase 3	37
Lion Creek Crossings Phase 4	21
	307
TOTAL PUBLIC HOUSING	**1,454**
VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS	
MTW	
General MTW Housing Choice Voucher (HCV)	13,107
Included are Non-Elderly Disabled (NED)	85
Included are Pre-2008 FUP allocation	48
Non -MTW	
Veterans Affairs Supportive Housing (VASH)	526
Mainstream	212
Family Unification Program (FUP)	51
Foster Youth to Independence (FYI)	49
Emergency Housing Vouchers (EHV)	515
Tenant Protection Vouchers	101
TOTAL VOUCHERS	**14,694**
Other HUD Programs	

Shelter plus Care (S+C)	331
Moderate Rehabilitation (Mod Rehab)	143
TOTAL OTHER HUD PROGRAMS	**474**
TOTAL VOUCHERS AND OTHER HUD PROGRAMS	**15,168**
MTW LOCAL PROGRAMS	
Parents and Children Together (PACT)	20
Local Housing Assistance Program (LHAP)	13
Sponsor-based Housing Assistance Program (SBHAP)	180
Building Bridges SRO	192
Building Bridges SRO	61
Building Bridges THP+	50
Building Bridges CalWORKs	50
Building Bridges Key To Home	23
Homekey	180
Tax Credit Units with no Traditional Subsidy	1,141
TOTAL LOCAL PROGRAMS	**1,910**
TOTAL	**18,532**

APPENDIX E

Comments Received During Public Comment Period

APPENDIX F

Evidence of a Public Process

APPENDIX G

Alameda County 2020 Income Limits and HUD Fair Market Rents for 2021

Revised 2021 State Income Limits Briefing Materials California Code of Regulations, Title 25, Section 6932

Section 6932. 2021 Income Limits

Number of Persons in Household:		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									
Alameda County Area Median Income: $125,600	Acutely Low	13200	15100	16950	18850	20350	21850	23350	24900
	Extremely Low	28800	32900	37000	41100	44400	47700	51000	54300
	Very Low Income	47950	54800	61650	68500	74000	79500	84950	90450
	Low Income	76750	87700	98650	109600	118400	127150	135950	144700
	Median Income	87900	100500	113050	**125600**	135650	145700	155750	165800
	Moderate Income	105500	120550	135650	150700	162750	174800	186850	198900

APPENDIX H

Flat Rent Policy for Public Housing

Oakland Housing Authority

Schedule of Flat Rents

(Section 6-III.E. and Section 9.I.D. of the Admissions and Continued Occupancy Policy)

Households that participate in the public housing program have the option of paying a flat rent or an income-based rent. The flat rent is a standardized monthly rent based on the size of the unit leased adjusted for a utility allowance.

OHA will offer families the choice between a flat rent and an income-based rent at each regularly scheduled reexamination. This policy does not apply to families in the Housing Choice Voucher/Section 8 program or Project Based Voucher Program.

Effective Date: Jan 1, 2022	
Public Housing Flat Rent	
Efficiency	$1,230
One Bedroom	$1,483
Two Bedroom	$1,819
Three Bedroom	$2,405
Four Bedroom	$2,862
Five Bedroom	$3,292

OHA will comply with the requirements to make a regular flat rent offer and will provide all households with sufficient information to make an informed choice.

APPENDIX I

Payment Standards

Oakland Housing Authority

VOUCHER PAYMENT STANDARDS – 2019

Effective April 14, 2019

Bedroom Size	HUD Fair Market Rents	Payment Standard 110% of the Fair Market Rents
0	$1,409	$1,545
1	$1,706	$1,875
2	$2,126	$2,335
3	$2,925	$3,215
4	$3,587	$3,945
5	$4,125	$4,537
6	$4,663	$5,125

ITEM: VII.D.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Presentation and Acceptance of the Oakland Housing Authority June 30, 2021 Annual Comprehensive Financial Report (ACFR)

Date: February 28, 2022

This memorandum forwards for your consideration and acceptance as separately attached, the Annual Comprehensive Financial Report for the Housing Authority of the City of Oakland, California for the fiscal year ended June 30, 2021. The ACFR was prepared in accordance with the requirements of the Government Finance Officers' Association (GFOA) and was submitted for their review on December 29, 2021. The ACFR includes an Introductory Section, a Financial Section, a Statistical Section and a Federal Compliance Section. The Financial Section contains the Independent Auditor's Report and the Basic Financial Statements that comprised the Audited Financial Statements.

The audit was conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. The audit issues an unmodified opinion and cites on page 2, first paragraph "*In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Authority as of June 30, 2021 …*"

Background

The Authority's financial audit is currently performed annually by Macias, Gini & O'Connell LLP, a firm of independent auditors. The audit also includes a single audit which requires the auditor perform compliance procedures on the Housing Authority's Federal programs in accordance with Title 2 U.S. *Code of Federal Regulations* Part 200 (Uniform Guidance), which incorporates the former OMB Circular A-133. The financial statements are presented in accordance with generally accepted accounting principles, which require adherence to Governmental Accounting Standards Board (GASB) pronouncements.

Fiscal Impact

In accordance with the Uniform Guidance, it is required that the Authority have an annual agency-wide independent audit. In addition, the audit report must be filed within a designated timeframe with the Cognizant Agency (HUD) and be submitted electronically to the Federal Clearing House.

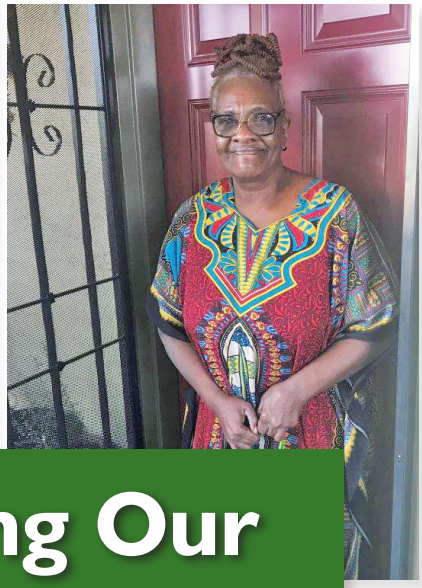
Non-compliance with this requirement could have a severe financial funding impact in future years. Staff is pleased to report that the filing was accomplished within the designated timeframe and, in accordance with the GFOA's required deadline.

Recommendation

It is recommended that the Board of Commissioners accept the June 30, 2021 Annual Comprehensive Financial Report.

Attachment: Annual Comprehensive Financial Report
MGO Communication Letter

ANNUAL COMPREHENSIVE FINANCIAL REPORT



Supporting Our OHA Community

Oakland Housing Authority

Housing Authority of the City of Oakland, California
Fiscal Year Ended June 30, 2021

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
For the Year Ended June 30, 2021

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HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
For the Year Ended June 30, 2020

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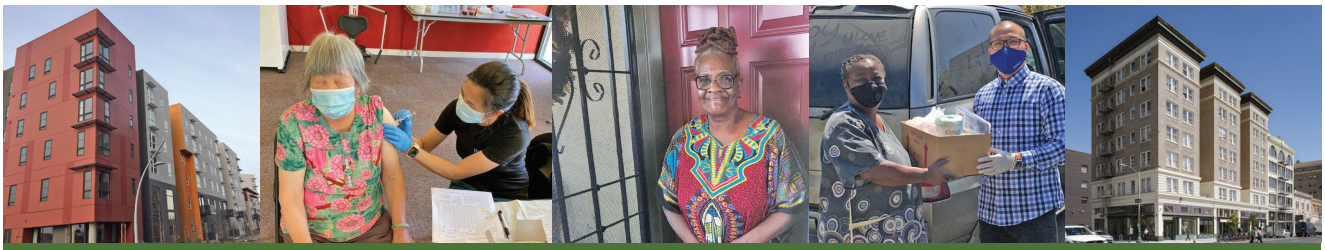


Supporting Our OHA Community

Oakland Housing Authority

December 27, 2021

Members of the Board of Commissioners
Of the Housing Authority of the City of Oakland, California
Oakland, California

We are pleased to present the Annual Comprehensive Financial Report (ACFR) for the Housing Authority of the City of Oakland, California (the Authority) as of and for the year ended June 30, 2021. The U.S. Department of Housing and Urban Development (HUD) requires that all public housing authorities publish within nine months after the fiscal year-end, financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with U.S. generally accepted auditing standards (GAAS). The Authority's financial statements presented herein have been audited by Macias Gini & O'Connell LLP (MGO), independent certified public accountants. MGO has issued an unmodified opinion on the Authority's basic financial statements for the year ended June 30, 2021. The purpose of the independent audit is to provide reasonable assurance that the audited basic financial statements, taken as a whole, are free of material misstatements. The data presented in this report is the responsibility of the Authority's management. To the best of our knowledge and belief, the data as presented is accurate in all material respects, is presented in a manner designed to fairly state the financial position and changes in financial position of the Authority and all disclosures necessary have been included to enable the reader to gain an understanding of the Authority's financial affairs. GAAP requires that management provide a narrative introduction, overview and analysis to complement the basic financial statements in the form of Management's Discussion and Analysis (MD&A). The Authority's MD&A can be found immediately following the report of the independent auditors. This transmittal letter is designed to complement the MD&A and should be read in conjunction with it.

The Authority is also required to undergo an audit in conformity with Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards*. It is the Authority's policy to require the accounting firm to be independent certified public accountants with specific experience in auditing governmental entities, and in performing compliance audits pursuant to the Uniform Guidance. Information related to this single audit, including the independent auditor's report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with *Government Auditing Standards*, the independent auditor's report on compliance for the Authority's major federal programs and on internal control over compliance, the schedule of expenditures of federal awards, the schedule of findings and questioned costs, and the summary schedule of prior audit findings are included in the federal compliance section of this report.

Government Overview

The Authority was established in 1938 to provide housing for low-income residents of the City of Oakland, California (City). The Authority was founded by City of Oakland ordinance, under the Health and Safety Code of the State of California and is governed by a seven-member Board of Commissioners (Board) appointed by the Mayor of the City, with the approval of the City Council. This report includes all programs of the Authority, as well as all of its component units. Component units are legally separate entities for which a government is financially accountable or for which it is so intertwined with the primary government that they are in substance part of the operations of the primary government. Although the Authority maintains close ties with the City in several respects, the Authority is not a component unit of the City as promulgated by the Governmental Accounting Standards Board (GASB).

The Authority's primary source of funding is from HUD. HUD has direct responsibility for administering Public Housing Programs under the United States Housing Act of 1937 (as amended). The Authority's mission is *to assure the availability of quality housing for low-income persons and to promote the civic involvement and economic self-sufficiency of residents and to further the expansion of affordable housing within Oakland*. The Authority accomplishes its mission by administering a number of programs, including the Low Rent Housing (Section 9 public housing) Program and the Section 8 Housing Choice Vouchers (HCV) Program. In 2004, the Authority was selected to participate in HUD's Moving to Work (MTW) Demonstration Program. The program allows the Authority an exemption from a multitude of HUD regulations and reporting requirements; provides significant flexibility to combine its HUD funding for allocation among the Authority's administrative, capital, development and supportive service activities; and presents a unique opportunity for the Authority to explore and test new and innovative methods of delivering housing. The Authority has established various instrumentalities and affiliates to partner and develop alternative housing opportunities for Oakland's lowest-income families, elderly and persons with disabilities. As the City's largest provider of affordable housing, the Authority recognizes that it takes a tremendous amount of support to help people make a home and assist residents in building communities.

Economic Condition and Outlook

Due to its economic dependency on HUD, the Authority's finances are directly impacted by Congressional housing legislation and the federal budget. In fiscal year 2021, HUD provided over 94% of the Authority's total revenues. These revenues are provided through a variety of contracts and grants, however, all are paid in accordance with HUD's funding levels. The Authority has remained conservative in its budgeting and anticipates funding at the budgeted level for fiscal 2021, although capital expenditures for major renovations and development continue as planned.

The 2016 Appropriations Act included language instructing HUD to extend the current MTW Agreements of all existing MTW Agencies until 2028. As directed, HUD notified the Authority that its Agreement was modified to show this extension. The Authority's Board approved the amendment in May 2016. The impact of this extension will have a direct impact on the level of funding, funding fungibility, as well as the Authority's ability to provide a variety of services currently being offered through 2028 under the existing terms and conditions of its MTW Agreement.

Major Initiatives

Oak Groves project – In August 2017, the Authority's Board approved the submission of a Disposition Application to HUD for three public housing sites (including the two Oak Groves sites: Oak Grove North and Oak Grove South), a subsequent application for Section 8 vouchers and a project basing of the awards to the sites, which was approved. In December 2019, the two sites were sold to Oak Groves Senior Housing, LP, a California Limited Partnership controlled by RAMP Housing, Inc., a California nonprofit public benefit corporation ("RAMP"). RAMP is a supporting organization of Oakland Affordable Housing Preservation Initiatives, a blended component unit of the Authority. RAMP serves as sole member of the general partner of the Partnership, developer and guarantor.

Oak Groves Senior Housing, LP assembled financing to facilitate the rehabilitation of the properties, and secured an allocation of 4% tax credits and issuance tax-exempt bonds to complete the work. The Authority executed a long-term ground lease and sold the property to Oak Groves Senior Housing, L.P. In its role as Seller, the Authority provided three 'soft' loans: a seller carryback loan in the amount of $34,400,000; a construction/permanent loan in the amount of $15,000,000; and a ground lease loan for $599,901, which is

equal to the appraised value of the land, less a $99 cash ground lease payment. All three loans carry a 55-year term with payments made from residual receipts.

Construction began on Oak Grove North in February 2020 and was suspended due to the COVID-19 pandemic, with very little construction activity occurring from March through May 2020. In response to the pandemic, all residents and staff at Oak Grove North were relocated offsite to mitigate the potential for infection during the building rehabilitation. Construction on Oak Grove North resumed at full capacity in May 2020. The Oak Grove North units were completed and most of the residents returned by June 30, 2021. In January 2021, Oak Grove South residents moved offsite temporarily and construction began on that building. The rehabilitation of Oak Grove South is expected to be completed by March 2022.

Brooklyn Basin project – The Authority is partnering with the City of Oakland and MidPen Housing Corporation to develop 465 units of affordable housing for low-income families and seniors at Brooklyn Basin, a new master planned community on a former industrial site along Oakland's waterfront. The overall project site is approximately 64 acres and, when complete, will include up to 3,100 residential units (including the 465 affordable rental units), 200,000 square feet of commercial space, 32 acres of parks and public open space, two renovated marinas (170 boat slips) and an existing wetlands restoration area. The master developer is Zarsion-OHP I, LLC (ZOHP), whose principal local partner is the Signature Development Group.

Four affordable projects in total are planned on two improved parcels for a total of 465 units. The Authority purchased a 50% tenant-in-common interest in Parcels A and F for $10 million and allocated 258 Section 8 Project Based Vouchers to be distributed between the four projects. The land acquisition closing was completed in October 2017.

The first two projects on Parcel F received a Notice to Proceed on December 20, 2018, and were substantially complete on January 15, 2021. Project 1, Paseo Estero, offers 101 new affordable rental homes for families. Project 2, Vista Estero, offers 110 affordable rental homes for seniors. Both properties were fully leased by July 31, 2021. Project 3, Foon Lok West, will provide 130 affordable rental homes for very low-income and formerly homeless families and is projected to be completed in May 2022. Project 4, Foon Lok East, will provide 124 affordable homes to very low-income and formerly homeless families. An application for Foon Lok East was submitted in October 2021 for California Housing Accelerator Program funding. It is expected that construction on this project will begin in mid-2022.

Empyrean Towers project – The Authority is partnering with Resources for Community Development (RCD) for the acquisition and rehabilitation of Empyrean Towers, a market-rate Single Room Occupancy (SRO) building built in 1911 consisting of 99 small units with no kitchens at 344 13th Street in Oakland. The Empyrean had a history of poor management and code violations. RCD purchased the building in March 2017 and has converted the project to permanently affordable housing. The renovation involved expanding the units to studios and one-bedroom apartments, all including baths and kitchenettes. The property now has 66 units (54 studios and 12 one-bedrooms) targeting low-income individuals and small households.

The Authority's contribution to the project includes: a $4,570,000 construction and permanent loan; $2,228,571 to acquire the land under the Empyrean; and 32 Project Based Section 8 Vouchers. In total, the Authority has committed up to $6.8 million to assist with the Empyrean Towers Project. Construction started in February 2019 and was completed in December 2020.

Oakland Housing Authority

500 Lake Park project – The Authority is partnering with EAH Housing in developing 500 Lake Park Avenue in the Grand Lake District of Oakland. The project consists of a six-story, 53-unit building with a mix of one, two, and three-bedroom units serving low-income families and formerly homeless individuals. The project will also deliver approximately 3,000 square feet of ground-level commercial space, above-ground structured parking for residents, and an additional 20 parking spaces for the neighboring Bank of America branch. The site is located in a high-amenity area accessible to public transit, schools, parks, grocery stores, retail, an Oakland Public Library branch, and Lake Merritt.

The Authority has agreed to provide a total of $7.5 million to the project. On June 9, 2021, the Authority purchased the 500 Lake Park land for $4.9 million and provided a predevelopment loan to the project. When fully drawn, the predevelopment loan will be $2,319,432. The Authority will ground lease the land back to the development partnership for a lease term not to exceed 99 years. When the project begins construction, the predevelopment loan will be converted to permanent financing and additional funds will be provided up to the Authority's $7.5 million total commitment. In addition, the Authority will provide 14 project-based Veterans Affairs Supportive Housing (VASH) vouchers. Construction is expected to commence in late 2022 or early 2023 and take approximately two years to complete.

Financial Information

The Authority's management is responsible for establishing and maintaining internal controls designed to ensure that the Authority's assets are protected from loss, theft or misuse and that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with GAAP. The Authority has designed its internal controls to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that the costs of a control should not exceed the benefits likely to be derived and that the valuation of the costs and benefits requires estimates and judgment by management.

Single Audit

As a recipient of federal awards, the Authority is responsible for ensuring that adequate internal controls are in place to provide compliance with applicable laws, regulations, contracts and grants related to these programs. These internal controls are subject to periodic evaluation by management and the independent auditors.

As part of the Authority's single audit, tests are made to determine the adequacy of the internal controls, including that portion related to federal award programs, as well as to ensure that the Authority has complied with applicable laws, regulations, contracts and grants. Reports were prepared for this purpose and are included in this ACFR in the federal compliance section.

Debt Administration

We are pleased to announce that at June 30, 2021, the Authority's primary government had no outstanding debt.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awards a Certificate of Achievement for Excellence in Financial Reporting to recognize conformance with the highest standards for preparation of government financial reports. In order to be awarded a Certificate of

Oakland Housing Authority

Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report whose contents conform to the program standards. These ACFRs must satisfy both GAAP and applicable legal requirements. A Certificate of Achievement is valid for a period of one year.

The ACFR for the year ended June 30, 2020 has been submitted to the GFOA and it is expected that the Authority will receive the Certificate for Achievement for Excellence in Financial Reporting. The Authority intends to submit its ACFR for the year ended June 30, 2021 to the GFOA for its review. We believe our report conforms to the Certificate and Achievement program requirements.

Acknowledgements

Preparation of the Annual Comprehensive Financial Report on a timely basis was accomplished through the dedicated service of the entire staff of the Finance Department. Each member of the Finance Department has our sincere appreciation for the contributions made in preparation of its report.

In closing, without the leadership and support of the members of the Board of Commissioners, preparation of this report would not have been possible.

Respectfully submitted,

Patricia Wells
_____
Patricia Wells
Executive Director

Duane Hopkins
_____
Duane Hopkins
Chief Officer of Programs and Finance Administration

Victor Madamba
_____
Victor S. Madamba
Director of Finance

Please note the Authority has not yet received it's Certificate of Achievement for Excellence in Financial Reporting for FY 2020.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

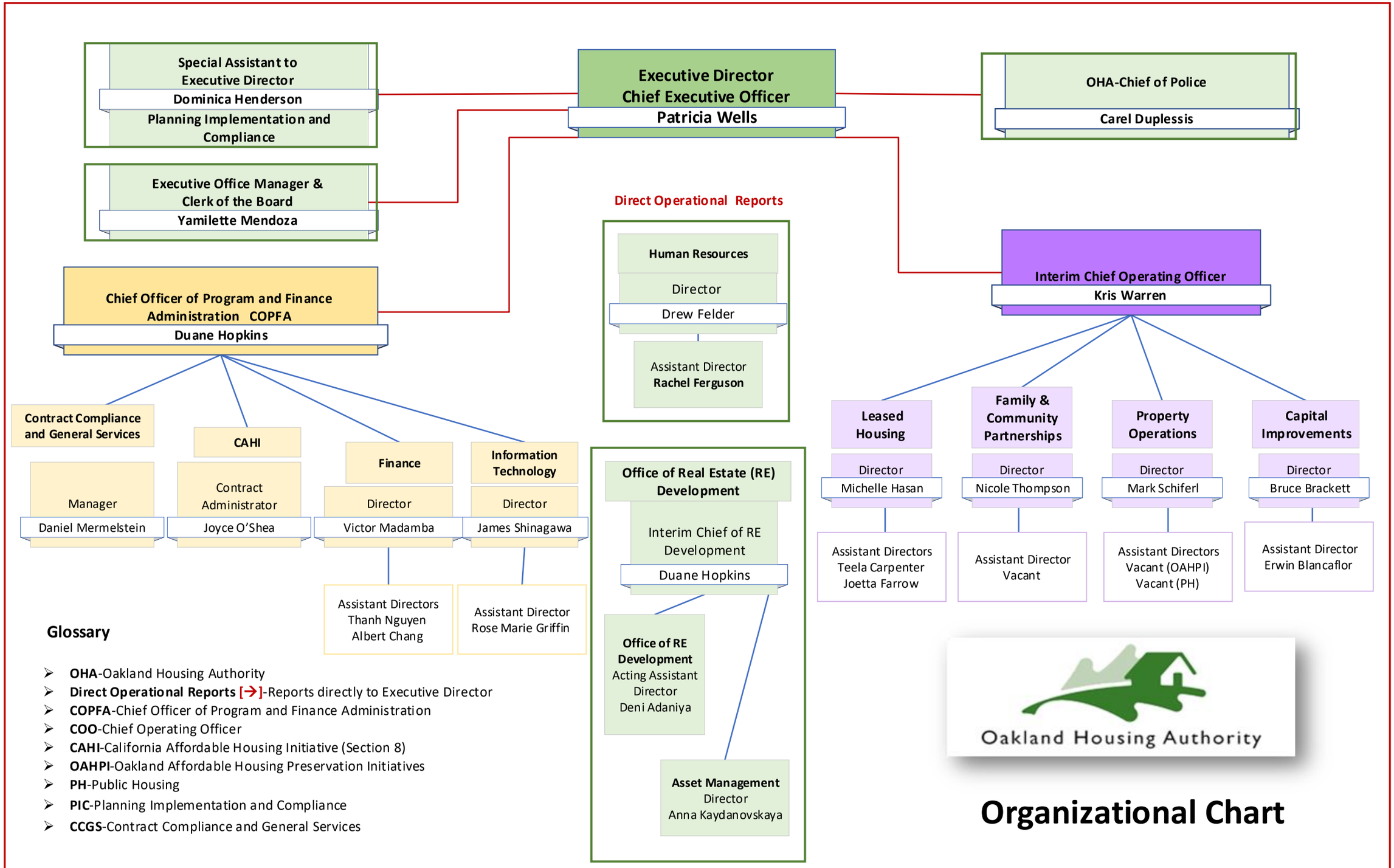
Housing Authority of the City of Oakland California

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2019

Christopher P. Morrill

Executive Director/CEO



Glossary

- **OHA**-Oakland Housing Authority
- **Direct Operational Reports [→]**-Reports directly to Executive Director
- **COPFA**-Chief Officer of Program and Finance Administration
- **COO**-Chief Operating Officer
- **CAHI**-California Affordable Housing Initiative (Section 8)
- **OAHPI**-Oakland Affordable Housing Preservation Initiatives
- **PH**-Public Housing
- **PIC**-Planning Implementation and Compliance
- **CCGS**-Contract Compliance and General Services

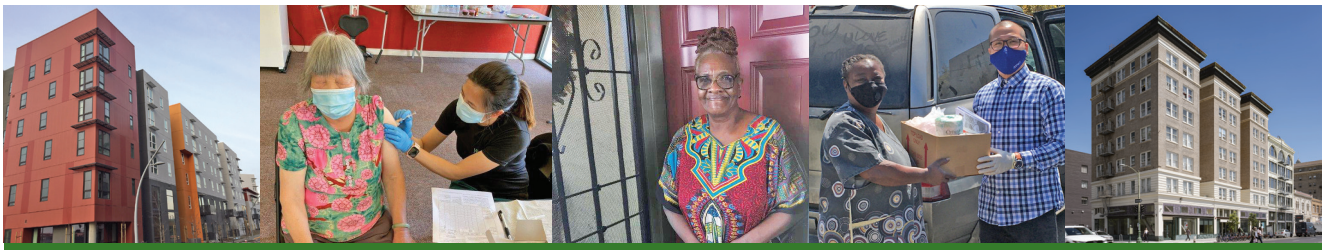
Oakland Housing Authority

Organizational Chart

BOARD OF COMMISSIONERS

BOARD OF COMMISSIONERS

Greg Hartwig Chair,
Anne E. Griffith, Vice-Chair
Janny Castillo
Lynette Jung Lee
Barbara Montgomery
Mark Tortorich
Betty Lou Wright



Supporting Our OHA Community

LEADERSHIP

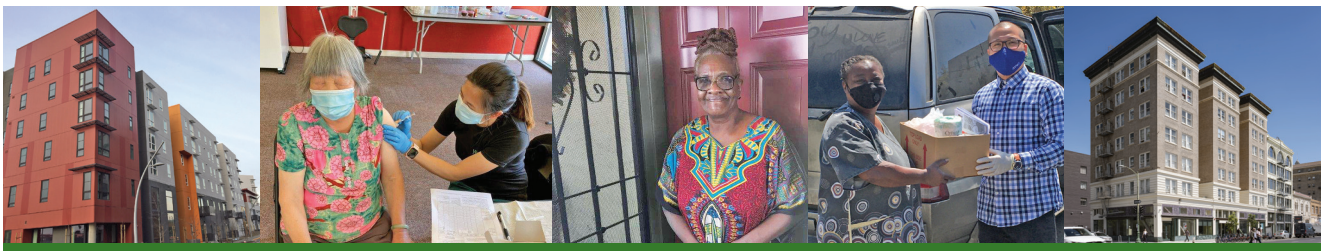
Patricia Wells
Executive Director

Duane Hopkins
Chief of Program & Finance Administration

Victor Madamba
Director of Finance

DIRECTORS

Bruce Brackett, Capital Improvements
Chief Carel Duplessis, Police Department
Drew Felder, Human Resources
Michelle Hasan, Leased Housing
Dominica Henderson, Planning, Implementation and Compliance
Anna Kaydanovskaya, Asset Management
Mark Schiferl, Property Management
Nicole Thompson, Family and Community Partnerships



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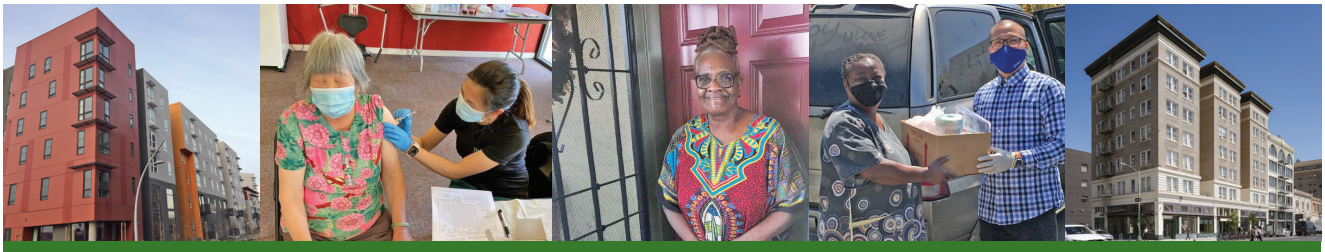
FINANCIAL SECTION

- Independent Auditor's Report
- Management's Discussion and Analysis
- Basic Financial Statements
- Notes to Basic Financial Statements
- Required Supplementary Information



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Certified Public Accountants

Independent Auditor's Report

Members of the Board of Commissioners of the
Housing Authority of the City of Oakland, California
Oakland, California

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities (primary government) and the aggregate discretely presented component units of the Housing Authority of the City of Oakland, California (Authority), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the aggregate discretely presented component units of the Authority which represent 100% of the assets, net position and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate discretely presented component units is based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of Chestnut Linden Associates, Lion Creek Senior Housing Partners, L.P., AveVista Associates, L.P., and Oak Groves Senior Housing, L.P. discretely presented component units, were not audited in accordance with *Government Auditing Standards.*

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Authority as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of changes in the net pension liability and related ratios, schedule of proportionate share of the net pension liability and related ratios, schedule of pension contributions, schedule of changes in the net other postemployment benefit (OPEB) liability and related ratios, and schedule of OPEB contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The introductory section; schedule of annual contribution contracts for capital fund program (CFP), replacement housing factor (RHF), and emergency safety and security grant; combining financial schedules included in other supplementary information; statistical section; and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,* are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The schedule of annual contribution contracts for capital fund program (CFP), replacement housing factor (RHF), and emergency safety and security grant and combining financial schedules included in other supplementary information and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain other additional procedures, including

comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated December 27, 2021, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Macias Gini & O'Connell LLP

Sacramento, California
December 27, 2021

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HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2021

This section of the Housing Authority of the City of Oakland's (Authority) financial report presents management's discussion and analysis of the Authority's financial performance during the fiscal year ended June 30, 2021. Please read it in conjunction with the Authority's basic financial statements and related notes, which follow this section.

As required under accounting principles generally accepted in the United States of America (GAAP), the Authority uses the accrual basis of accounting to prepare its basic financial statements. Under this basis of accounting, revenues are recognized in the period in which they are earned and expenses, including depreciation, are recognized in the period in which they are incurred. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operations of the Authority are included in the statement of net position. Net position comprises the various net earnings from operating income, nonoperating revenues and expenses and capital contributions

Financial Highlights

- Total net position increased from $621.0 million to $670.0 million as of June 30, 2021, a net increase of $49.0 million. The net increase is primarily due to revenues of $1,117.1 million exceeding expenses of $1,068 million.
- Total assets increased by $42.9 million. The biggest changes contributing to this increase include an increase of current assets of $31.9 million. Additionally, there was an increase in notes receivable of $2.1 million primarily due to the disposition of two of the Authority's Public Housing sites through a Low-Income Housing Tax Credit (LIHTC) sales transaction.
- Capital assets increased by $5.2million, representing net additions of $11.9 million netted with $0.5 million of deletions and $6.8 million for depreciation.
- Total liabilities increased by $6.0 million. Changes contributing to this increase include an increase of $2.9million in current liabilities due to timing differences in accounts payable and other year-end accruals and an increase of $3.1 million in noncurrent liabilities, primarily due to the increase of $3.2 million of the Authority's net pension liability.
- Total revenues increased by $25.1 million from $1,092.0 million to $1,117.1 million. The increase is primarily comprised of increases in subsidy revenues of $68.7 million offset by a prior year gain of $50.0 million on disposed capital assets.

Overview of the Financial Statements

The financial section of this report consists of the independent auditor's report, management's discussion and analysis, the basic financial statements and supplementary information. The basic financial statements include the following:

The *Statement of Net Position* reports on the Authority's short and long-term assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as net position. Amounts are reported in order of relative liquidity and are shown on the statement as current (to be received or used within one year) or noncurrent.

The *Statement of Revenues, Expenses and Changes in Net Position* provides information about the Authority's overall financial position and results.

The *Statement of Cash Flows* reports how the Authority obtained and used its cash during the fiscal year. Activities are reported by its operating, noncapital financing, capital and related financing and investment activities. This statement was prepared using the direct method and includes a reconciliation of operating activities to operating income.

Notes to Basic Financial Statements provides additional disclosures and are considered an integral part of the basic financial statements. These disclosures supplement the statements and are essential to a comprehensive understanding of the financial activities of the Authority.

The remainder of the overview section of management's discussion and analysis explains the structure and contents of each of these statements. The basic financial statements include both blended and discretely presented component units. Complete financial statements of individual component units can be obtained from the Authority's Finance Department.

In addition to the basic financial statements, this report provides supplementary information. Supplementary information includes schedules related to the Authority's pension plans, and other postemployment benefits plan as well as Combining Schedules for its Federal, Other Housing and General Programs, and Federal Programs financial statements.

Financial Analysis of the Authority

Net Position - The Authority's net position increased by $49.0 million during the current fiscal year. This represents an increase of 8% of net position. A summary of the statement of net position as of June 30, 2021 and 2020 is shown in the following table (dollars in millions).

	June 30		Increase/(Decrease)	
	2021	2020	Amount	%
Assets:				
Current and other assets	$ 545.0	$ 507.3	$ 37.7	7%
Capital assets	140.7	135.5	5.2	4%
Total assets	685.7	642.8	42.9	7%
Deferred outflows of resources	19.0	10.3	8.7	84%
Liabilities:				
Current liabilities	17.9	15.0	2.9	19%
Noncurrent liabilities	12.5	9.4	3.1	33%
Total liabilities	30.4	24.4	6.0	25%
Deferred inflows of resources	4.2	7.7	(3.5)	-45%
Net position:				
Net investment in capital assets	140.7	135.6	5.1	4%
Restricted	88.0	87.4	0.6	1%
Unrestricted	441.3	398.0	43.3	11%
Total net position	$ 670.0	$ 621.0	$ 49.0	8%

The net increase/(decrease) in the Authority's current and other assets was 7% or $37.7 million from the prior year. Significant balances with fluctuations compared to the prior year include:

- Notes Receivables – Increase of $2.1 million from the Non-Cash LIHTC sale transaction of the Authority's Public Housing properties.
- Net OPEB Asset – The Authority's net OPEB asset decreased $0.2 million primarily associated with the recognition of OPEB contributions made after the measurement in fiscal year 2020. The Authority recognized current year net OPEB expense of $944.6 thousand, but continued to make contributions to meet its ongoing contributions in fiscal year 2021.
- Cash increased $46.4 million from fiscal year ended 2020 largely due to an influx of funds from HUD from its yearly cash reconciliation of the Authority's administrative expenses to the HUD subsidies issued for the year.

The net increase in the Authority's total liabilities was $6.0 million compared to the prior year due to:

- Accounts payable and accrued payroll timing differences accounted for a $0.2 million decrease.
- The net pension liability increased by $3.2 million as discussed in Note 10 to the basic financial statements.
- Unearned revenues increased by $2.2 million due to unspent Coronavirus Aid, Relief, and Economic Security (CARES) Act subsidies received during the year.
- Other Accrued Liabilities increased from prior year by $2.9 million

The increase in net position was due to factors as summarized below:

- Net investment in capital assets increased by $5.2 million representing a net of additions of capital assets offset by depreciation expense.
- Restricted net position increased by $0.5 million primarily as a result of the unspent CARES Act subsidies received in fiscal year 2021.
- Unrestricted net position increased by $43.3 million primarily due to increased Housing Assistance Payment revenue received during the year.

Statement of Revenues, Expenses and Changes in Net Position - This statement shows the sources of the Authority's changes in net position. A summary of the activities for the year ended June 30, 2021 and 2020 is shown in the following table (dollars in millions).

	For the year ended June 30		Increase/(Decrease)	
	2021	2020	Amount	%
Revenues:				
Operating revenues:				
Rental income	$ 43.3	$ 40.8	$ 2.5	6%
Housing assistance payments revenues	1,027.4	958.7	68.7	7%
Other operating grants	16.1	12.6	3.5	28%
Miscellaneous and other revenues	28.8	26.1	2.7	10%
Nonoperating revenues:				
Gain on disposal of capital assets	-	50.0	(50.0)	100%
Investment income	1.5	3.8	(2.3)	-61%
Total revenues	1,117.1	1,092.0	25.1	2%
Expenses:				
Operating expenses				
Housing assistance payments	965.5	902.3	63.2	7%
Depreciation and amortization	6.8	7.3	(0.5)	-7%
Other operating expenses	94.7	97.7	(3.0)	-3%
Nonoperating expenses				
Other nonoperating expense	1.0	-	1.0	100%
Total expense	1,068.0	1,007.3	60.7	6%
Change in net position	49.0	84.3	(35.3)	-42%
Net position, beginning of year	621.0	536.7	44.9	8%
Net position, end of year	$ 670.0	$ 621.0	$ 9.6	2%

Revenues: Revenues increased by $25.1 million with the following explanations:

- Revenues – An increase of $2.5 million in rental income is due to lower vacancy rates as well as rent increases related to the Oakland Affordable Housing Preservation Initiatives (OAHPI), a blended component unit, scattered site units during the year ended June 30, 2021.
- Housing assistance payments and other operating grant revenues were $72.2 million higher due to increases in fair market rents in the HUD contracts administered by both CAHI and the Authority.

Expenses: Expenses increased by $60.7 million with the following explanations:

- Housing Assistance Payments – Payments increased by $63.2 million primarily due to increased payments paid under the CAHI contract and increases in the payment standards the Authority paid to address the rising rent crisis in the City of Oakland.
- Other Operating Expense decreased by $2.0 million due to decreased costs for employee benefits, primarily pension and health care benefits and an increase in management fees.

Capital Asset Activity

During the fiscal year ended June 30, 2021, the Authority expended funds for buildings and improvement and construction in progress in the amount of $9.6 million; the majority of that was used to address deferred maintenance in the buildings held by OAHPI.

The following summarizes the authority's capital assets, net of accumulated depreciation and the changes for fiscal years ended June 30, 2021 and 2020:

	June 30		Increase/(Decrease)	
	2021	2020	Amount	%
Land	$ 80.0	$ 80.0	$ -	0%
Construction in process	9.8	14.3	(4.5)	-31%
Building and improvements	313.4	299.3	14.1	5%
Equipment and vehicles	13.3	11.5	1.8	16%
	416.5	405.1	11.4	3%
Accumulated depreciation	(275.8)	(269.6)	(6.2)	2%
Total capital assets, net	$ 140.7	$ 135.5	$ 5.2	4%

Long Term Debt Activity

The Authority did not have any long-term debt outstanding as of June 30, 2021 and 2020.

Economic Factors

Significant economic factors affecting the Authority and its mission to provide affordable housing to residents of Oakland include:

- Federal funding of HUD. The 2022 President's Budget requests $68.7 billion for the Department of Housing and Urban Development (HUD), approximately $9.0 billion more than enacted level in 2021. As the Authority receives the majority of its operating revenue from financial assistance from HUD, the Authority and its operations are significantly affected by the federal government's annual appropriation to HUD. The Authority's budget for fiscal year 2022 was developed with the expectation that funding levels at a minimum would remain at fiscal year ended 2021 levels with the possibility of additional funding for any increased operating costs. The Authority will continue to assess its financial condition and is attempting to align its activities and the financial position of the Authority so it can respond to new terms and conditions., Any deviation from current estimates of funding to be received would have to be reexamined. The President has proposed the Build Back Better Act which includes over $150 billion for affordable housing programs. During fiscal year

2022, the Authority will continue to lease its new allocation 515 Emergency Housing Vouchers funded as part of the America Rescue Act of 2021. These vouchers assist those experiencing and at risk for homelessness. Additionally, the Authority received another allocation of 49 Foster Youth Independence (FYI) for former foster youth experiencing homelessness.

- The Bay Area has reported modest but disappointing job gains since March 2021. The Governor signed several housing bills and California with a focus on the Bay Area has been a leader in vaccinations and its response to the COVID-19 pandemic. The Governor's budget of $267 billion spending plan states that the Bay Area is still rebounding from 2020 losses due to the pandemic but still faces challenges in housing and other areas that affect economic recovery and competitiveness. Unemployment rates fell to 5.5% in the region in August 2021 from 6.6% in January 2021. The Authority still anticipates an increase in the need for the affordable housing units in Oakland in the upcoming fiscal year.
- Due to the COVID-19 pandemic, the rental market slowed tremendously. Bay Area rents fell during the early months of the COVID 19 pandemic in fiscal year 2020. Rents for low-cost apartments rose in May 2021 and were above pre-pandemic rental rates. The average rent for a one bedroom apartment in Oakland, CA is currently $2,050. This is a 5% increase compared to the previous year. In Oakland, the listings for available apartments have continued to rise from December 2020. However, rents are well off their pre-pandemic levels. In response, the Authority has utilized HUD CARES Act funding as incentives to attract landlords such as security deposit assistance, signing bonuses and owner Portal signups.
- In Oakland, the listings for available apartments have doubled between December 2019 and December 2020. Owners are discounting rents to spur leasing activity. As of May 2021, as COVID-19 pandemic restrictions were lifted for the first time, there were gains on rental rents in Oakland of 1.5%. However, rents are well off their pre-pandemic levels. In response, the Authority has utilized HUD CARES Act funding as incentives to attract landlords such as security deposit assistance, signing bonuses and owner Portal signups.
- On September 1, 2020, the Center for Disease Control and Prevention (CDC) issued a temporary national moratorium on most evictions for nonpayment of rent. California's Eviction Moratorium was extended through September 30th, 2021, however, Oakland's Emergency Moratorium will continue to prohibit most evictions until the City Council lifts the local public health emergency.
- To further respond to the impact of the COVID-19 pandemic on renters, the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 included emergency rental assistance for households economically impacted by COVID-19 pandemic. The U.S. Department of Treasury distributed $25 billon to States for emergency rental assistance to operate emergency rental assistance programs for local landlords and tenants. Both the State of California and City of Oakland will administer Emergency Rental Assistance Programs through mid-2022 or until are funds are expended.
- HUD issued Fair Market Rents (FMR) are primarily used to determine payment standard HUD amounts for the Housing Choice Voucher program. FMR are gross rent estimates for a metropolitan area and include the shelter rent plus the costs of all tenant-paid utilities. In fiscal year 2022, HUD decreased Fair Market rents by 4% to 8% for all unit sizes.. In response, the Authority has enhanced its owner incentives and is developing a comprehensive landlord outreach strategy to include educational series, print advertising and partnering with community based organizations.

Contact

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Housing Authority of the City of Oakland, Director of Finance, 1619 Harrison Street, Oakland, CA 94612.

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HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Statement of Net Position
June 30, 2021
(With Discretely Presented Component Units as of December 31, 2020)

	Primary Government - Business-Type Activities	Discretely Presented Component Units
Assets:		
Current assets:		
Unrestricted cash and cash equivalents	$ 224,970,300	$ 19,076,263
Accounts receivable, net:		
U.S. Department of Housing and Urban Development	1,994,835	-
Tenants	2,608,401	359,567
Others	15,350,250	330,618
Prepaid expenses	1,261,017	1,047,214
Restricted cash and cash equivalents	89,576,248	14,638,341
Total current assets	335,761,051	35,452,003
Noncurrent assets:		
Interest receivable	8,294,398	-
Notes receivable from component units	134,545,916	-
Notes receivable from others	14,142,708	-
Net other postemployment benefits asset	33,468,908	-
Other noncurrent assets	18,783,071	5,592,884
Capital assets:		
Nondepreciable	89,826,854	19,991,258
Depreciable, net	50,865,216	286,675,177
Total capital assets	140,692,070	306,666,435
Total noncurrent assets	349,927,071	312,259,319
Total assets	685,688,122	347,711,322
Deferred outflows of resources:		
Pension related items	16,026,869	-
Other postemployment benefits related items	2,925,053	-
Total deferred outflows of resources	18,951,922	-
Liabilities:		
Current liabilities:		
Accounts payable	5,828,393	6,292,051
Accrued payroll	1,722,051	36,383
Accrued interest payable	-	840,390
Due to the U.S. Department of Housing and Urban Development	30,085	-
Unearned revenues	5,182,610	1,983,804
Other accrued liabilities	3,737,218	2,207,155
Tenant security deposits	701,337	699,959
Current portion of compensated absences	669,602	-
Current portion of long-term debt due to primary government	-	8,934
Current portion of long-term debt to others	-	1,454,678
Total current liabilities	17,871,296	13,523,354
Noncurrent liabilities:		
Compensated absences, net of current portion	1,220,995	-
Net pension liability	10,386,082	-
Long-term interest payable	-	17,126,891
Interest payable due to primary government	-	4,961,506
Long-term debt due to primary government, net of current portion	-	127,416,656
Long-term debt to others, net of current portion	-	144,015,060
Family self sufficiency deposits	916,316	-
Total noncurrent liabilities	12,523,393	293,520,113
Total liabilities	30,394,689	307,043,467
Deferred inflows of resources:		
Pension related items	592,047	-
Other postemployment benefits related items	3,622,313	-
Total deferred inflows of resources	4,214,360	-
Net position:		
Net investment in capital assets	140,692,070	33,771,414
Restricted for housing programs	87,979,178	13,936,911
Unrestricted	441,359,747	(7,040,470)
Total net position	$ 670,030,995	$ 40,667,855

See accompanying notes to basic financial statements.

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HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended June 30, 2021
(With Discretely Presented Component Units for the Year Ended December 31, 2020)

	Primary Government - Business-Type Activities	Discretely Presented Component Units
Operating revenues:		
Rental income	$ 43,247,797	$ 19,830,219
Housing assistance payment revenues	1,027,387,808	-
Other operating grants	16,110,167	-
Miscellaneous and other revenues	28,839,172	1,405,438
Total operating revenues	1,115,584,944	21,235,657
Operating expenses:		
Housing assistance payments	965,534,557	-
Administrative	41,689,000	4,144,654
Tenant services	1,224,965	-
Utilities	4,687,339	2,725,379
Maintenance and operations	18,492,753	5,329,082
General expenses	28,698,743	3,039,070
Depreciation and amortization	6,762,920	12,084,447
Total operating expenses	1,067,090,277	27,322,632
Operating income (loss)	48,494,667	(6,086,975)
Nonoperating revenues (expenses):		
Investment income	1,474,593	54,219
Interest expense	-	(4,526,753)
Other nonoperating expenses	(944,567)	-
Total nonoperating revenues (expenses)	530,026	(4,472,534)
Change in net position	49,024,693	(10,885,479)
Net position, beginning of year	621,006,302	51,553,334
Net position, end of year	$ 670,030,995	$ 40,667,855

See accompanying notes to basic financial statements.

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Statement of Cash Flows
For the Year Ended June 30, 2021

	Primary Government - Business-Type Activities
Cash flows from operating activities:	
Receipts from tenants	$ 42,531,054
Receipts from customers and others	26,628,444
Receipts from housing assistance programs	1,047,774,646
Operating grants received	16,110,167
Payments to suppliers for goods and services	(57,057,417)
Housing assistance payments on behalf of tenants	(965,642,437)
Payments to employees for services	(50,369,466)
Net cash provided by operating activities	59,974,991
Cash flows from noncapital financing activities:	
Loans to related parties and component units	(2,206,829)
Cash flows from capital and related financing activities:	
Acquisition of capital assets	(11,909,842)
Cash flows from investing activities:	
Interest received	564,995
Net change in cash and cash equivalents	46,423,315
Cash and cash equivalents, beginning of year	268,123,233
Cash and cash equivalents, end of year	$ 314,546,548

See accompanying notes to basic financial statements.

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Statement of Cash Flows (Continued)
For the Year Ended June 30, 2021

	Primary Government - Business-Type Activities
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 48,494,667
Adjustment to reconcile operating income to net cash provided by operating activities:	
Depreciation and amortization	6,762,920
Other expenses	(944,567)
Change in net pension liability and pension related deferred outflows and inflows of resources	(8,738,148)
Decrease (increase) in:	
Receivables	15,329,404
Prepaid expenses	(787,032)
Other noncurrent assets	(2,900,129)
Increase (decrease) in:	
Accounts payable	(90,546)
Accrued payroll	(93,760)
Due to the U.S. Department of Housing and Urban Development	(107,880)
Tenant security deposits	(77,324)
Unearned revenues	2,207,287
Compensated absences	151,442
Other liabilities	768,657
Net cash provided by operating activities	$ 59,974,991
Cash and cash equivalents:	
Unrestricted cash and cash equivalents	$ 224,970,300
Restricted cash and cash equivalents	89,576,248
Total cash and cash equivalents	$ 314,546,548

See accompanying notes to basic financial statements.

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NOTE 1 – THE FINANCIAL REPORTING ENTITY

(a) Organization and Program Descriptions

The Housing Authority of the City of Oakland (Authority) was founded by City of Oakland ordinance, under the Health and Safety Code of the State of California in 1938. The Authority was established to receive federal funds to provide housing for low-income residents of the City of Oakland, California. The United States Department of Housing and Urban Development (HUD) has direct responsibility for administrating the Low Rent Housing Program under the United States Housing Act of 1937, as amended. HUD is authorized to enter into contracts with local public housing authorities in financing the acquisition, construction and/or leasing of housing units and to make annual contributions (subsidies) to local housing authorities for the purpose of maintaining low-rent character of the local housing program. Under an administrative form of contract, HUD has conveyed certain federally built housing units to the Authority for low rent operations.

The Authority was selected to participate in HUD's Moving to Work (MTW) Demonstration Program effective on March 31, 2004. The program allows the Authority an exemption from a multitude of HUD regulations and reporting requirements and significant flexibility to combine its HUD funding for reallocation among the Authority's administrative, capital and development activities.

The Authority has elected to report a single enterprise proprietary fund and its primary operations comprise a number of housing and grant programs as follows:

- **Low Rent Housing Program** – operates the Authority's own rental housing units subsidized by HUD through an Annual Contributions Contract (ACC). This program has 1,454 units owned as of June 30, 2021, and is operated by the Authority under HUD contract SF-235. Funding is provided by tenant rent payments and intra-program transfers from the Moving to Work Demonstration program representing subsidies provided by HUD based upon a formula that takes into consideration factors such as: prior formula funding, population of the area, number of dwelling units, bedroom sizes, building height and building age, utility costs, and rental income.

- **Section 8 Programs –** consists of several Section 8 housing programs including the Section 8 Substantial Rehabilitation program, the Moderate Rehabilitation program, the Section 8 Housing Choice Voucher program, the Moving to Work Demonstration program and the Mainstream Vouchers program.

    - The *Substantial Rehabilitation* program purpose is to construct or purchase and rehabilitate rental housing units to provide decent and affordable housing to low-income, elderly and handicapped individuals whereby rental assistance is provided by HUD. Funding of the program is provided primarily by federal housing assistance contributions.

    - The *Moderate Rehabilitation* program operates under HUD's ACC S-0068K and consists of the operations of 251 privately owned family housing units. The purpose of the program is to rehabilitate substandard rental housing units and to provide decent and affordable housing to low-income families whereby rental assistance is provided by HUD. The associated developments are maintained and managed by private landlords. Funding of the program is provided by federal housing assistance contributions.

NOTE 1 – THE FINANCIAL REPORTING ENTITY (Continued)

- The *Housing Choice Voucher* program provides rental housing assistance subsidies in support of 13,554 housing units. The purpose of the program is to provide decent and affordable housing to low-income families and elderly and handicapped persons wherein rental assistance is provided by HUD. The associated units are maintained and managed by private landlords.
- The *Moving to Work Demonstration* program provides incentives to families to become economically self-sufficient, to reduce the Authority's costs and achieve greater cost effectiveness, and to increase housing choice for low-income families.
- The *Mainstream Voucher* program provides rental housing assistance subsidies in support of 175 housing units. The purpose of the program is to provide decent and affordable housing to low-income families and elderly and handicapped persons wherein rental assistance is provided by HUD. The associated units are maintained and managed by private landlords.

- **Hope VI Program -** accounts for the funds from the HUD's Hope VI Urban Revitalization Grant used to redevelop the Authority's housing facilities. These facilities include Lion Creek Crossings, Foothill, Chestnut Court, Linden Court, and Mandela Gateway.

- **Other Federal Programs -** other federal programs that the Authority administers include Family Self Sufficiency and Shelter Plus Care.

- **Other Housing Programs –** consists of other low-income housing programs funded from local and other non-federal sources.

(b) Reporting Entity

The Authority is governed by a seven-member Board of Commissioners appointed by the mayor of the City of Oakland (City), with the approval of the Oakland City Council. Two members are residents of the Authority. However, the Authority is not a component unit of the City because the cannot impose its will on the Authority by significantly influencing the Authority's program, projects, activities, or level of service performed.

As required by accounting principles generally accepted in the United States of America (GAAP), these financial statements present the Authority (Primary Government) and its component units, entities for which the Authority is considered to be financially accountable. Blended component units, although legally separate entities are, in substance, part of the Authority's operations. Therefore, data from these component units are combined with data of the primary government. Discretely presented component units are reported in a separate column in the government-wide financial statements.

NOTE 1 – THE FINANCIAL REPORTING ENTITY (Continued)

Management applied the criteria of GASB Statement No. 14, *The Financial Reporting Entity,* Statement No. 39, *Determining Whether Certain Organizations are Component Units – an Amendment of GASB Statement No. 14,* Statement No. 61, *The Financial Reporting Entity – Omnibus – an Amendment of GASB Statements No. 14 and No. 34*, and GASB Statement No. 80, *Blending Requirements for Certain Component Units – an Amendment of GASB Statement No. 14* to determine whether the component units should be reported as blended or discretely presented component units. The criteria included whether the Authority appoints the voting majority of the governing board, there is a financial benefit/burden relationship, the Authority is able to impose its will, the component unit is fiscally dependent on the Authority, the component unit's governing body is substantially the same as the Authority, and management of the Authority have operational responsibility for the activities of the component unit. These criteria were used to determine the following:

Blended Component Units

- **California Affordable Housing Initiatives, Inc.** – The California Affordable Housing Initiatives, Inc. (CAHI) was created as a non-profit public benefit organization of the Authority and incorporated in 2001. CAHI is under contract with HUD to administer the Project-Based Voucher Program for Northern California. CAHI's policies are determined by a three member Board of Directors, which comprise the Chair and Vice Chair of the Authority's Board of Commissioners and the Authority's Executive Director. Since the Authority's Board can impose its will on CAHI, management has determined that the Authority is financially accountable to CAHI. In addition, both the Authority's Board and CAHI's Board members are substantively the same, hence the decision from the Authority's Board cannot be overridden by CAHI's Board. The Authority's management also have a financial and operational relationship. Therefore, CAHI's financial statements are blended into the Authority's financial statements as part of the Other Housing Programs.

- **Oakland Affordable Housing Preservation Initiatives** – The Oakland Affordable Housing Preservation Initiatives (OAHPI), a non-profit public benefit corporation affiliated with the Authority, was established in February 2009 for the purpose of managing and controlling 329 buildings acquired from the Authority in April 2010. OAHPI acquired these buildings from the Authority through a negotiated sale at less than fair market value in the form of a 30-year lease at a nominal price of $1 per year. OAHPI's policies are determined by a three member Board of Directors, which comprise the Authority's Executive Director and two members of the Authority's Board of Commissioners. Since, the Authority's Board can impose its will on OAHPI, management has determined that the Authority is financially accountable to OAHPI. In addition, both the Authority's Board and OAHPI's Board members are substantively the same, hence the decision from the Authority's Board cannot be overridden by OAHPI's Board. The Authority's management also have a financial and operational relationship. Therefore, OAHPI's financial statements are blended into the Authority's financial statements as part of the Other Housing Programs.

NOTE 1 – THE FINANCIAL REPORTING ENTITY (Continued)

Discrete Component Units

The following discrete component units' fiscal year ended on December 31, 2020, and their financial activities are reported as of that date.

- **Chestnut Linden Associates –** Chestnut Linden Associates (CLA), a real estate development limited partnership, was formed in 2001 to develop and operate a 151-unit multi-family rental housing apartment complex in the City of Oakland, California (operating as Chestnut Court Apartments and Linden Court Apartments), construction of which was completed in April and June 2003, respectively. CLA leases the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority through 2058.

  The Authority has significant influence over CLA given its significant financial relationships. CLA's interests are held by third parties unrelated to the Authority, except for the Authority's participation in OHA Chestnut Mandela, LLC, a Special Limited Partner.

- **Mandela Gateway Associates** - Mandela Gateway Associates (MGA) was recognized by the State of California as a limited partnership as of September 26, 2002. MGA's purpose is to invest in real estate and to construct, operate and lease the property. The property consists of a 168-unit rental apartment complex in the City of Oakland, California (known as Mandela Gateway). Mandela Gateway was placed in service in 2004 and fully leased in 2005. MGA leases the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority through 2078.

  The Authority has significant influence over MGA given its significant financial relationships. MGA's interests are held by third parties unrelated to the Authority, except for the Authority's participation in OHA Chestnut Mandela, LCC, a Special Limited Partner.

- **Oakland Coliseum Housing Partners** – Oakland Coliseum Housing Partners (OCHP), a real estate development limited partnership, was formed in 2003 to develop and operate a 115-unit multi-family rental housing apartment complex in the City of Oakland, California (known as Lion Creek Crossings – Phase I). Construction of Lion Creek Crossings – Phase I was completed in 2005. OCHP leases the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority. The agreements extend through the minimum period during which the project units are required by the applicable public housing requirements to be operated as public housing in accordance with the U.S. Housing Act of 1937, or the expiration of 40 years from December 31, 2006.

  The Authority has significant influence over OCHP given its significant financial relationships. OCHP's interests are held by third parties unrelated to the Authority, except for the Authority's participation in OHA Coliseum LLC., a Class B Special Limited Partner controlled by the Authority.

NOTE 1 – THE FINANCIAL REPORTING ENTITY (Continued)

- **Lion Way Housing Partners** – Lion Way Housing Partners (LWHP), a real estate development limited partnership, was formed in 2003 to develop and operate a 146-unit rental apartment complex in the City of Oakland, California (known as Lion Creek Crossings – Phase II). Construction of Lion Creek Crossings – Phase II was completed in 2007. LWHP leases the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority. The agreements extend through the minimum period during which the project units are required by the applicable public housing requirements to be operated as public housing in accordance with the U.S. Housing Act of 1937, or the expiration of 40 years from the date of full availability.

  The Authority has significant influence over LWHP given its significant financial relationships. The Authority owns the property and is the ground lessor of the property. LWHP's interests are held by third parties unrelated to the Authority. The Authority's interest is related to OHA Coliseum, LLC, a Class B Special Limited Partner, controlled by the Authority.

- **Creekside Housing Partners** - Creekside Housing Partners (CHP), a real estate development limited partnership, was formed in 2005 to develop and operate a 106-unit rental apartment complex in the City of Oakland, California (known as Lion Creek Crossings – Phase III). Lion Creek Crossings – Phase III was completed in 2008. CHP leases the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority. The agreements extend through the minimum period during which the project units are required by the applicable public housing requirements to be operated as public housing in accordance with the U.S. Housing Act of 1937, or the expiration of 40 years from the date of full availability.

  The Authority has significant influence over CHP given its significant financial relationships. CHP's interests are held by third parties unrelated to the Authority, except for the Authority's participation in the OHA Coliseum LLC., a Class B Special Limited Partner controlled by the Authority.

- **Foothill Family Apartments** - Foothill Family Apartments (FFA), a real estate development limited partnership, was formed in 1999 to invest in real estate and to construct, operate, and lease property consisting of a 65-unit rental apartment complex in the City of Oakland, California (known as Foothill Family Apartments), construction of which was completed in 2002. FFA leases the land from the Authority on which the apartment complex is situated and has obtained HUD loans and other loans through the Authority, and receives annual rental subsidies for occupied units covered under agreements with HUD and the Authority. The agreements extend through the minimum period during which the project units are required by the applicable public housing requirements to be operated as public housing in accordance with the U.S. Housing Act of 1937, or the expiration of 40 years from December 31, 2002.

  The Authority has significant influence over FFA given its significant financial relationships. FFA's interests are held by other third parties – the Oakland Housing Initiatives, Inc. (OHI), as general partner and Multi-Housing Tax Credit Partners XXVIII, a limited partner. OHI is a California nonprofit public benefit corporation with 11 directors, which includes the Authority's Executive Director and the Chair of the Board of Commissioners.

NOTE 1 – THE FINANCIAL REPORTING ENTITY (Continued)

- **Tassafaronga Partners** – Tassafaronga Partners (TP), a California limited partnership, was formed in 2008 to develop Tassafaronga – Phase I (TP Phase I). The entire project (Tassafaronga Village) consists of the demolition of 16 buildings containing 87 units of severely distressed public housing and the construction of 77 affordable rental town homes, 60 affordable rental apartments, and 20 affordable rental units in a renovated former pasta factory located on four parcels of land in the City of Oakland. TP Phase I consists of 137 tax credit rental units and ancillary improvements located on the land. TP owns, operates and manages the project. The project began operations in April 2010. The general partner of TP is Tassafaronga Housing Corporation, a California public benefit nonprofit corporation (THC), which is controlled by the Authority (the Authority staff and Commissioners constitute the board of directors of THC) and the limited partner is NEF Assignment Corporation, an Illinois not-for-profit corporation, which owns 99.99%.

  The Authority has significant influence over TP given its significant financial relationships. The Authority is the owner of the land, the ground lessor of the project, guarantor and issued $31,305,000 in Bonds that were purchased by Citicorp and loaned to TP.

- **Tassafaronga Partners II –** Tassafaronga Partners II (TP II), a California limited partnership, was formed in 2008 to develop Phase II of Tassafaronga Village. The project consists of approximately 20 multi-family rental units and ancillary improvements located on the land. TP II owns, operates and manages the project. The project began operations in May 2010. The general partner of TP II is also THC and the limited partner is also NEF Assignment Corporation.

  The Authority has significant influence over TP II given its significant financial relationships. The Authority is the owner of the land, the ground lessor of the project, guarantor and on August 1, 2009 issued $4,450,000 in Bonds that were purchased by Citicorp and loaned to TP II.

- **Lion Creek Senior Housing Partners –** Lion Creek Senior Housing Partners (LCSHP), a California limited partnership, was formed in October 2011 to acquire certain real property and to provide low-income housing through the acquisition, construction, rehabilitation, operation and leasing of a single building complex, 128-unit residential apartment project located in Oakland operating under the name of Lion Creek Crossings Phase V. The managing general partner is Lion Creek V, LLC and the investor limited partner is Wells Fargo Affordable Housing Community Development Co.

  The Authority has significant influence over LCSHP given its significant financial relationships. The Authority is the owner of the land, the ground lessor of the project, and is obligated to provide funds to meet all operating deficits.

- **Village-Side Housing Partners –** Village-Side Housing Partners (VSHP), a California limited partnership, was formed in 2010 to develop a 72-unit low-income apartment complex operating under the name of Lion Creek Crossing IV Apartments. The project has 21-units, which have been designated as public housing units and are subject to all requirements applicable to public housing under the U.S. Housing Act of 1937. The general partner of VSHP is Lion Creek IV, LLC and the limited partner is Bank of America.

  The Authority has significant influence over VSHP given its significant financial relationships, and is the owner of the land, the ground lessor of the project, and guarantor.

NOTE 1 – THE FINANCIAL REPORTING ENTITY (Continued)

- **AveVista Associates, L.P. –** AveVista Associates, L.P. (AveVista), a California limited partnership, was formed in October 2013 to develop and operate a 68-unit affordable housing development located in Oakland. The managing general partner is AveVista Associates LLC and the investor limited partner is Wells Fargo Affordable Housing Community Development Co.

  The Authority has significant influence over AveVista given its significant financial relationships. The Authority owns the property and is the ground lessor of the property. AveVista's interests are held by third parties unrelated to the Authority. The Authority's interest is related to OHA Development LLC, a Class B Special Limited Partner, controlled by the Authority.

- **Oak Groves Senior Housing, LP** – Oak Groves Senior Housing, LP, (OGSH LP) a California limited partnership, was formed in October 2018 to acquire, rehabilitate, develop and operate a 151-unit senior affordable housing development, with a management office, located in Oakland. The general partner is RHI Oak Groves GP LLC, a California limited liability company, the sole member/manager of RHI Oak Groves GP LLC is RAMP Housing, Inc., a California nonprofit public benefit corporation, and the tax credit investor limited partner is U.S. Bancorp Community Development Corporation, a Minnesota corporation (a public company).

  The Authority has significant influence over Oak Groves Senior Housing LP given its significant financial relationships. The Authority is a lender, owns the property, and is the ground lessor of the property.

Complete financial statements of individual component units can be obtained from the Director of Finance of the Authority at 1619 Harrison Street, Oakland, California, 94612.

In addition to the above entities, the Authority is currently working with Harrison Menlo Preservation, L.P. and Oakland International Housing Partners, L.P., to develop and construct additional senior and/or affordable housing sites. These entities have not had substantial financial activity through December 31, 2020, but it is anticipated that it will in future years, at which time these entities will be included in the Authority's basic financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

The financial statements of the Authority are reported using the economic resources measurement focus and the accrual basis of accounting, whereby all revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. The primary government is reported separately from certain legally separate component units for which the primary government is financially accountable. All assets, deferred outflows of resources, liabilities and deferred inflows of resources associated with the operation of the Authority are included in the statement of net position.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses are derived from providing services in connection with the Authority's ongoing operations. Operating revenues generally include rental income and housing assistance payments and fees from the Section 8 programs. Operating revenues also include other operating grants. Operating expenses generally include housing assistance payments, administrative expenses, tenant services, utilities, maintenance and operations, general expenses, and depreciation on capital assets. All other revenues and expenses not meeting the definition of operating revenues and expenses are reported as nonoperating revenues and expenses or as capital contributions.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

(b) Cash and Cash Equivalents

The Authority and its component units consider all highly liquid cash and investments with maturities of three months or less when purchased to be cash equivalents.

(c) Investments

Investment transactions are recorded on the trade date. Investments are reported at fair value. The fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurements are categorized within the fair value hierarchy established by GAAP.

The table below identifies the investment types that are authorized for the Authority by HUD, the California Government Code or the Authority's investment policy, where more restrictive:

	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. treasury obligations	10 years	None	None
U.S. government agency securities	10 years	None	10%
Certificates of deposit	10 years	None	10%
Money market mutual funds	n/a	None	n/a

The Authority did not hold any investments at June 30, 2021.

(d) Allowance for Bad Debts

Management reviews the collectability of receivables on a periodic basis. The Authority established an allowance of $2,047,750 for accounts receivable as of June 30, 2021.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Capital Assets

The Authority defines capital assets as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. The Authority records land, structures and equipment on a historical cost basis, which includes land acquisition costs and site improvements, dwelling and non-dwelling structures and nonexpendable equipment. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are valued at their acquisition value on the date of the receipt. Costs of repairs and maintenance are expensed as incurred. Depreciation has been provided over estimated useful lives of the assets using the straight-line method.

The estimated useful lives are as follows:

		Discrete Component Units									
	Primary Government	CLA	MGA	OCHP	LWHP	CHP	FFA	TP and TPII	VSHP and LCSHP	AveVista	OGSH LP
Dwelling and non-dwelling structures:											
Building	27.5 years	40 years	7-40 years	15-40 yrs	15-27.5 yrs	15-40 yrs	40 years	27.5 years	15-40 yrs	15-40 yrs	27.5 years
Building improvements (on-site)	10-15 years	15 years	15 years	15-40 yrs	15-27.5 yrs	15-40 yrs	40 years	15 years	15-40 yrs	15-40 yrs	15 years
Off-site improvements	n/a	40 years	40 years	15-40 yrs	15-27.5 yrs	15-40 yrs	40 years	15 years	15-40 yrs	15-40 yrs	15 years
Nonexpendable equipment:											
Office equipment, including furniture and fixtures	7 years	7 years	7 years	10 years	5 years	10 years	5-10 yrs	5 years	5 years	7 years	5 years
Computer equipment and related software	5 years	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Vehicles	5 years	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

(f) Other Noncurrent Assets

The Authority reports its share of the Bay Area Housing Risk Management Agency's net position as other noncurrent assets (See Note 8). Other noncurrent assets also include costs incurred by the component units in order to obtain permanent financing, tax credits, ground lease, and asset management services for the housing projects. These amounts are stated at cost and amortized on a straight-line method over the following years:

Tax credit costs	10 - 15 years
Permanent loan costs	55 years
Ground lease acquisition costs	75 - 89 years
Asset management fees	15 years

(g) Compensated Absences

Employees of the Authority are entitled to paid vacation, depending on job classification, length of service and other factors. Employees earn vacation at rates ranging from 10 days per year for the first 4 years of service up to a maximum of 20 days per year after 19 years of service. Vacation may be accrued to a maximum of 225 hours for employees on a 37.5 hour work week or 240 hours for employees on a 40 hour work week or a total of two years' accrual, whichever is greater. The Authority determines that a portion of this liability is noncurrent based on historical trends.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Net Position

Net position comprises the various net earnings from operating income, nonoperating revenues and expenses and capital contributions. Net position is classified in the following three components:

Net investment in capital assets - This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted - This component of net position consists of constraints on assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation, reduced by liabilities related to those restricted assets.

Unrestricted - This component of net position consists of amounts that do not meet the definition of "restricted" or "net investment in capital assets."

(i) Pensions

For purposes of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Authority's Pension Plans (Plans) and additions to/deductions from the Plans' fiduciary net positions have been determined on the same basis as they are reported by the California Public Employees' Retirement System (CalPERS). For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. The Plans' investments are reported at fair value.

(j) *Other Postemployment Benefits (OPEB)*

For purposes of measuring the net OPEB asset, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Authority's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

(k) Use of Estimates

Management of the Authority has made certain estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from those estimates.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(l) Effects of New Governmental Accounting Standards

The requirements of the following accounting standards are effective for purposes of implementation, if applicable to the Authority, for the year ended June 30, 2021.

- In January 2017, GASB issued Statement No. 84, *Fiduciary Activities*. This Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. This Statement is effective for reporting periods beginning after December 15, 2019, or the 2020-2021 fiscal year as postponed by GASB Statement No. 95, *Postponement of the Effective Dates of Authoritative Guidance*. The Authority had no reportable impacts resulting from the implementation of GASB Statement No. 84 for the fiscal year ended June 30, 2021.

- In August 2018, GASB issued Statement No. 90, *Majority Equity Interests*, effective for the fiscal years beginning after December 15, 2019. The objective of this statement is to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. The Authority had no reportable impacts resulting from the implementation of GASB Statement No. 90 for the fiscal year ended June 30, 2021.

- GASB Statement No. 98 – In October 2021, GASB issued Statement No. 98, *The Annual Comprehensive Financial Report.* This Statement establishes the term annual comprehensive financial report and its acronym ACFR. That new term and acronym replaced instances of comprehensive annual financial report and its acronym in generally accepted accounting principles for state and local governments. The requirements of this Statement are effective for fiscal years ending after December 15, 2021. The Authority has implemented GASB Statement No. 98 for the fiscal year ending June 30, 2021.

(m) Upcoming Governmental Accounting Standards

The Authority is currently evaluating its accounting practices to determine the potential impact on its financial statements from the following GASB Statements:

- In June 2017, GASB issued Statement No. 87, *Leases*. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use the lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This Statement is effective for reporting periods beginning after June 15, 2021, or the 2021-2022 fiscal year as postponed by GASB Statement No. 95. The Authority has not determined the effect of this Statement on its financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Upcoming Governmental Accounting Standards (Continued)

- In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. This Statement is effective for reporting periods beginning after December 15, 2021, or the 2022-2023 fiscal year as postponed by GASB Statement No. 95. The Authority has not determined the effect of this Statement on its financial statements.

- In January 2020, GASB issued Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. The requirements of this Statement will enhance comparability in the application of accounting and financial reporting requirements and will improve the consistency of authoritative literature. More comparable reporting will improve the usefulness of information for users of state and local government financial statements. This Statement is effective for reporting periods beginning after June 15, 2021, or the 2021-2022 fiscal year as postponed by GASB Statement No. 95. The Authority has not determined the effect of this Statement on its financial statements.

- In March 2020, GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR)—most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The requirements of this Statement will enhance comparability in the application of accounting and financial reporting requirements and will improve the consistency of authoritative literature. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. All other requirements (except paragraphs 13 and 14) of this Statement are effective for reporting periods beginning after June 15, 2020. Paragraphs 13 and 14 have been postponed to reporting periods beginning after June 15, 2021, with the issuance of GASB Statement No. 95. The Authority has not determined the effect of this Statement on its financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Upcoming Governmental Accounting Standards (Continued)

- In March 2020, GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). The requirements of this Statement are effective for reporting periods beginning after June 15, 2022. The Authority has not determined the effect of this Statement on its financial statements.

- In May 2020, GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022. The Authority has not determined the effect of this Statement on its financial statements.

- In June 2020, GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – an Amendment of GASB Statements No. 14 and No. 84, and a Supersession of GASB Statement No. 32*. The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect of this Statement on its financial statements.

NOTE 3 – RESTRICTED ASSETS

(a) Tenant Security Deposits

Upon moving into a public housing development, tenants are required to pay a security deposit, which is refundable when the tenant vacates the apartment, provided the apartment's physical condition is satisfactory. At June 30, 2021, the Authority's security deposits in the amount of $256,734, $3,775 and $440,828 were included in the Low Rent Housing Program, Housing Choice Voucher and Other Housing Programs, respectively.

NOTE 3 – RESTRICTED ASSETS (Continued)

(b) Family Self Sufficiency (FSS) Escrow

The FSS Escrow Account is an interest bearing account reported as part of restricted cash and investments and established by the Authority for each qualified Section 8 or public housing participant enrolled in the Section 8 Housing Choice FSS Program. The participants earn monthly escrow credits during their five-year Contract of Participation and the escrow credit is reported as a liability and is based on increases in earned income of the family. The Authority may make a portion of this escrow account available to the family during the term of the contract to enable the family to complete an interim goal such as education. If the family completes the contract and no member of the family is receiving welfare, the amount of the FSS account is paid to the head of the family. If the Authority terminates the contract, or if the family fails to complete the contract before its expiration, the family's FSS escrow account is forfeited. At June 30, 2021, FSS funds of $916,316 held in the Housing Choice Voucher, and Mainstream Vouchers Programs are included in the accompanying statement of net position.

(c) Affordability Reserves

The Regulatory and Operating Agreements related to the Authority's involvement with CLA, MGA, OCHP, LWHP, CHP, FFA, and VSHP require the Authority to establish Affordability Reserve Accounts (Reserves) at Wells Fargo Bank upon certain triggering events specified in each agreement for the benefit of each Limited Partnership operating the properties. Disbursements from Reserves are restricted to paying for operating subsidies related to the Authority's Assisted Housing Units in months where the Authority is unable to meet its obligation to pay the operating subsidies. As required, the Authority's Low Rent Housing program has established Reserves in the amount of $1,834,361 as of June 30, 2021.

(d) Other Restricted Accounts

At June 30, 2021, the Authority's Police Department maintains a restricted asset forfeiture account in the amount of $42,760 and the Authority has other miscellaneous restricted reserves in the amount of $13,145.

NOTE 4 – CASH AND CASH EQUIVALENTS

(a) Cash and Cash Equivalents

Cash and cash equivalents are presented on the accompanying statement of net position as of June 30, 2021 (primary government) and December 31, 2020 (discrete component units), and are summarized as follows:

	Primary Government	Discrete Component Units	Total
Unrestricted cash and cash equivalents	$ 224,970,300	$ 19,076,263	$ 244,046,563
Restricted cash and cash equivalents	89,576,248	14,638,341	104,214,589
Total cash and cash equivalents	$ 314,546,548	$ 33,714,604	$ 348,261,152

NOTE 4 – CASH AND CASH EQUIVALENTS (Continued)

Cash and cash equivalents as of June 30, 2021 (primary government) and December 31, 2020 (discrete component units), consist of the following:

	Primary Government	Discrete Component Units	Total
Cash on hand	$ 5,225	$ -	$ 5,225
Deposits with financial institutions	314,541,323	33,714,604	348,255,927
Total cash and cash equivalents	$ 314,546,548	$ 33,714,604	$ 348,261,152

(b) Custodial Credit Risk – Deposits

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's investment policy does not contain legal or policy requirements that would limit the exposure to custodial credit for deposits. In addition, the California Government Code requires that a financial institution secure deposits in excess of FDIC limits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure Authority deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE

The Authority's noncurrent notes and interest receivable at June 30, 2021 represents the following:

	Component Units	From Others	Total
Notes receivable:			
Low Rent Housing	$ 13,438,861	$ -	$ 13,438,861
Moving To Work	8,509,516	1,289,050	9,798,566
HOPE VI	36,458,677	-	36,458,677
Other Housing Programs	76,138,862	12,853,658	88,992,520
Total notes receivable	$ 134,545,916	$ 14,142,708	$ 148,688,624
Interest receivable:			
Low Rent Housing	$ 2,957,057	$ -	$ 2,957,057
Moving To Work	179,118	-	179,118
HOPE VI	1,715,736	-	1,715,736
Other Housing Programs	3,442,487	-	3,442,487
Total interest receivable	$ 8,294,398	$ -	$ 8,294,398

Notes receivable of the primary government from the component units is $134,545,916. The amounts of notes receivable and interest receivable from component units and notes payable and interest payable to primary government in the accompanying financial statements differ due to the differences in the financial statement reporting dates (June 30, 2021 for the Authority, and December 31, 2020 for component units).

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE (Continued)

(a) Low Rent Housing Notes Receivable

Terms and descriptions of the Low Rent Housing notes receivable are as follows:

Chestnut Linden - The Chestnut Linden Court Project is a HOPE VI project that was implemented in 2 phases: a homeownership phase (the Chestnut First-Time Homebuyer Development consisting of 15 units for sale up to 75% of the area median income); and a rental housing phase (Chestnut Linden, consisting of 151 units – 72 units on the Chestnut Court site (Chestnut), and 79 units on the Linden Court site (Linden)). Of the 151 units, 83 units are HUD-subsidized public housing units, 45 situated at Chestnut and 38 situated at Linden.

On February 1, 2002, the Authority entered into a HOPE VI Construction/Permanent Loan Agreement with CLA whereby the Authority agreed to loan $9,966,461 to CLA to finance the development of Chestnut Linden. The obligation to repay the loan is covered by 2 promissory notes – a $4,789,596 note related to Chestnut, and a $5,176,865 note related to Linden. The notes bear no interest, unless CLA is in default as defined in the loan agreement, and have terms which expire 55 years after the date of the issuance of a Certificate of Occupancy for all units in Chestnut Linden by the City of Oakland. The outstanding balances on the notes, together with any accrued interest as a result of default, are due and payable at the earliest of (i) the date of any transfer of Chestnut Linden not authorized by the Authority; (ii) the date of any default; and (iii) the expiration of the 55-year period. Both notes are secured by HOPE VI Loan Leasehold Deeds of Trust, Assignment of Rents and Security Agreements recorded on February 13, 2002, wherein CLA is the trustee and the Authority is the beneficiary covering the property. The amount outstanding on this loan was $9,368,861 as of June 30, 2021.

Mandela Gateway - The Mandela Gateway Project is a HOPE VI project that includes the Authority owned site on which was formerly the public housing complex known as Westwood Gardens. This project consists of approximately 168 units, including 46 HUD-subsidized public housing units, together with community and approximately 6,778 square feet of retail space.

On November 18, 2002, the Authority entered in an Amended and Restated Predevelopment Loan Agreement with Bridge Housing Corporation (BHC) whereby the Authority agreed to loan $3,280,067 to BHC to finance certain predevelopment activities associated with the original Westwood Garden site and an additional site as part of the Mandela Gateway Project. This loan was non-interest bearing, and stipulated that it would expire on December 31, 2003, unless extended by the Authority or earlier terminated as provided in the agreement. The loan agreement was superseded by an MGA Construction/Permanent Loan as further described in the following paragraph, and the outstanding balance of $721,514 advanced under the BHC loan was transferred to the MGA loan.

On February 1, 2003, the Authority entered into a HOPE VI Construction Loan Agreement with MGA whereby the Authority agreed to loan $3,260,000 to develop the Mandela Gateway Project sites. The loan, evidenced by a promissory note, has a simple 5% interest rate on disbursements, and a term of 55 years from the date of issuance of a Certificate of Occupancy by the City of Oakland for all units in the Development. The principal and interest outstanding on this loan was $3,260,000 and $2,952,596 respectively, as of June 30, 2021.

On December 1, 2020, the Authority entered into an agreement with Mandela Gateway Commercial, LLC whereby the Authority agreed to loan $810,000 to refinance the commercial portion of the Mandela Gateway Commercial Bridge Loan Agreement. The loan, evidenced by a promissory note, has a simple 1% interest rate on disbursements, and a term of 3 years. The principal and interest outstanding on this loan was $810,000 and $4,461 respectively, as of June 30, 2021.

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE (Continued)

(b) Moving To Work Notes Receivable

BRIDGE Norcal LLC (AveVista) - On March 29, 2011, the Authority entered into a Predevelopment Loan Agreement with BRIDGE Norcal LLC (BRIDGE) whereby the Authority agreed to loan an amount not to exceed $775,000 to finance predevelopment costs in connection with the Grand Avenue Development. On December 1, 2013, the Authority converted the loan from a predevelopment loan to a construction loan whereby the Authority agreed to loan an amount of $8,326,105 to AveVista Associates, L.P. On September 1, 2016, the Board authorized the Executive Director to increase the loan amount to $8,734,815. The loan bears simple interest at a rate of 3%. The loan is funded by the MTW and Other Housing programs in the amount of $1,334,515 and $7,400,300, respectively. As of June 30, 2021, the amount outstanding on this loan and accrued interest were $8,734,815 and $1,609,511 respectively.

Acts Cyrene Apartments - On November 1, 2015, the Authority entered into a Loan Agreement with Oakland International Housing Partners, LP whereby the Authority agreed to loan an amount of $2,630,000 for construction and permanent financing for improvements of the Acts Cyrene Apartments. The loan bears no interest and has a term of the earlier of: (1) 55 years from the date of completion of the project, determined by the Certificate of Occupancy for all units, and (2) the repayment of all principal and interest outstanding under the loan. Repayments commenced on May 15 of the year following completion of construction of the improvements, and on May 15 of each year thereafter, for the term of the loan, payable from Residual Receipts as defined in the loan agreement. The Authority shall receive 50% of Residual Receipts generated by the development, which will be shared on a pro rata basis with the City of Oakland. The outstanding principal amount as of June 30, 2021 was $2,605,001.

Empyrean Hotel Project - On November 1, 2015, the Authority entered into a Predevelopment Loan Agreement with Harrison Menlo Preservation LP whereby the Authority agreed to loan an amount of $275,000 to rehabilitate the Empyrean Hotel to create 66 studio and one-bedroom units for low-income households. On March 29, 2018, the original Predevelopment Loan Agreement was amended, and replaced in its entirety by the Second Amended and Restated Predevelopment Loan Agreement Promissory Note, which provided a loan in the amount of $1,410,000 and a third amendment increased the loan amount to $4,570,000 on February 1, 2019. The loan bears no interest except in the event of default. The loan has a term of the earlier of (1) fifty-five (55) years from the date of completion or (2) the repayment of all principal and interest outstanding under the Loan. The outstanding principal amount as of June 30, 2021 was $4,570,000.

Lake Park Avenue Project – On June 7, 2021, the Authority entered into a Predevelopment Loan Agreement with Lake Park Oakland EAH, LLC, whereby the Authority agreed to loan an amount not to exceed $2,319,432 for predevelopment costs associated with the construction of an affordable multifamily rental project with approximately 53 units. The loan bears no interest except in the event of default. The loan has a term of the earlier of: (1) June 30, 2023 or (2) the date of construction closing. The outstanding principal amount as of June 30, 2021 was $1,289,050.

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE (Continued)

(c) HOPE VI Notes Receivable

Terms and descriptions of the HOPE VI notes receivable are as follows:

Foothill Family Apartments - On July 1, 2005, the Authority entered into a HOPE VI Permanent Loan Agreement with FFA. FFA developed and constructed a 65-unit, low income tax credit apartment complex on the real property located at 6886 and 6982 Foothill Boulevard, 2811 and 2812 69th Avenue, and 7011 and 7015 MacArthur Boulevard in the City of Oakland. The Authority agreed to loan $2,400,000 to FFA to assist in repayment of construction financing for the development, and to assist in the operation of the development. FFA's obligation to repay the loan is covered by a promissory note. The note bears interest based on the applicable Federal Rate as related to long-term loans, with annual compounding and calculated in accordance with Internal Revenue Service Code Section 1274d as of the date of closing. This loan has a term that expires on the date 55 years from when the Deed of Trust is recorded against the property. Repayments commenced on April 1, 2006, and on April 1 of each year thereafter for the term of the loan, from 90% of available residual receipts as described in the loan agreement. The principal and interest outstanding on this loan was $2,400,000 and $1,715,736, respectively, as of June 30, 2021.

Coliseum Gardens (also known as Lions Creek Crossings Phase II) - The Authority is the owner of land and buildings at the Coliseum Gardens Housing Development located at 6610, 6710 and 6733 Olmstead Street in the City of Oakland. The Authority intends to acquire additional parcels of land in the vicinity to facilitate the revitalization of the Coliseum Gardens Public Housing Development.

On November 1, 2004, the Authority entered into a HOPE VI Construction/Permanent Loan Agreement with OCHP whereby the Authority agreed to loan $5,500,000 to OCHP to finance the pre-development construction of phase I of the Coliseum Gardens Project. The obligation to repay the loan is covered by a promissory note. The outstanding balance on the Pre-Development Loan dated July 23, 2003 was considered paid off by this loan as of the execution date. The note bears no interest and has a term of 55 years from the date of completion of the Project, determined by the Certificate of Occupancy for all units (which occurred on April 27, 2007) in the Project by the City of Oakland. Repayments commenced on May 15 of the year following completion of construction of the improvements, and on May 15 of each year thereafter, for the term of the loan, payable to the extent of 34% of cash flows as described in the loan agreement. The amount outstanding on this loan was $5,394,726 as of June 30, 2021.

On November 1, 2005, the Authority entered into a HOPE VI Construction/Permanent Loan Agreement with LWHP whereby the Authority agreed to loan $7,430,139 to LWHP to finance the pre-development and construction of Phase II of the Coliseum Gardens Project. The obligation to repay the loan is covered by a promissory note. The note bears no interest and has a term of 55 years from the date of completion of the Project, determined by the Certificate of Occupancy for all units in the Project by the City of Oakland. Repayments commenced on May 15 of the year following completion of construction of the improvements, and on May 15 of each year thereafter, for the term of the loan, payable after the non-federal funds loan is paid in full to the extent of 45% of cash flows as described in the loan agreement. The amount outstanding on this loan was $7,430,379 as of June 30, 2021.

On November 1, 2006, the Authority entered into a Construction Loan Agreement with CHP whereby the Authority agreed to loan $3,350,000 to CHP to finance the pre-development and construction of Phase III of the Coliseum Gardens Project. The obligation to repay the loan is covered by a promissory note. The note bears no interest and has a term of 55 years from the date of completion of the Project, determined by the Certificate of Occupancy for all units in the Project by the City of Oakland. Repayments commenced on May 15 of the year following completion of construction of the improvements, and on May 15 of each year thereafter, for the term of the loan, payable to the extent of 20% of cash flows as described in the loan agreement. The amount outstanding on this loan was $3,243,932 as of June 30, 2021.

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE (Continued)

(c) HOPE VI Notes Receivable (Continued)

On November 1, 2010, the Authority entered into a Local Funds Construction/Permanent Loan Agreement with Village-Side Housing Partners, L.P. (VSHP) whereby the Authority agreed to loan an amount not to exceed $6,641,066 for construction/permanent financing towards the development of the project. On April 15, 2012, the Authority agreed to increase this loan to $7,222,630 of which the additional amount of $581,564 will be expended for additional eligible costs and funded by Moving To Work funds. On November 1, 2010, the Authority also entered into a HOPE VI Construction/Permanent Loan Agreement with VSHP whereby the Authority agreed to loan an amount not to exceed $2,051,641, which represented the remaining Coliseum Gardens HOPE VI grant funds as construction/permanent financing towards the development of LCC Phase IV project. The obligation to repay this loan is deferred, bears no interest, has a 55-year term from the date of completion of the Phase IV project and is payable from surplus cash as defined in the loan agreement. The amount outstanding on these loans was $8,656,664 as of June 30, 2021.

On November 1, 2011, the Authority entered into a Predevelopment Loan Agreement with Lion Creek Senior Housing Partners, L.P. (LCSHP), a related entity presently under development, whereby the Authority agreed to loan an amount not to exceed $1,848,500 to LCSHP to finance pre-development budgeted costs associated with Phase V of the Lions Creek Crossings Project. One-half of the loan represents LCSHP's share of the pre-development budget and bears interest at 4% simple interest on the outstanding balance and the remaining half represents the Authority's share of the pre-development budget and bears no interest except upon default. The obligation to repay the loan is covered by a promissory note.

During the year ended June 30, 2013, LCSHP converted the $1,848,500 loan to a permanent construction loan along with additional construction loan in the amount of $12,459,495. The loan bears no interest, commencing on May 15 of the year following completion of construction of the improvements and on May 15 of each year thereafter, for the term of the loan, be repaid from Residual Receipts as defined in the loan agreement. The Authority shall receive an annual priority payment of the lesser of (1) an amount equal to 0.42% of the original principal amount of the loan or (2) 25% of the residual receipts. The outstanding principal amount as of June 30, 2021 was $9,332,977.

(d) Other Housing Programs Notes Receivable

Terms and descriptions of the Other Housing Programs notes receivable are as follows:

Tassafaronga Phase I - On October 1, 2008, the Authority entered into a Deferred Promissory Note with Tassafaronga Partners, L.P. (TP) whereby the Authority agreed to loan an amount not to exceed $2,000,000 to finance the development of the infrastructure improvements associated with the construction of 137 units of affordable housing and related improvements to the Construction/Permanent Loan Agreement. The obligation to repay this loan is deferred, interest-free, and matures October 1, 2063. The amount outstanding on this loan was $2,000,000 as of June 30, 2021. Also, on October 1, 2008, the Authority entered into a second Loan Agreement with TP whereby the Authority agreed to loan $14,164,614 to finance the project. The obligation to repay the loan bears 0.6% interest and matures April 13, 2065. The amount of principal and interest outstanding on this loan was $12,313,793 and $769,907, respectively, as of June 30, 2021.

Tassafaronga Phase II - On August 1, 2009, the Authority entered into an Amended and Restated Promissory Note with TP II whereby the Authority agreed to loan an amount not to exceed $500,000 with interest at 3% and $1,843,368 which bears no interest to finance the development of the TA Phase II project. The loans mature on May 20, 2065. Repayments are based on the residual receipts and shall be credited first against accrued interest, then against outstanding principal attributable to the $500,000 component and

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE (Continued)

(d) Other Housing Programs Notes Receivable (Continued)

then against the remaining outstanding principal. The principal and interest amount outstanding on the interest-bearing loan was $500,000 and $177,432, respectively, as of June 30, 2021. The principal outstanding for the non-interest-bearing loan was $1,319,688 as of June 30, 2021.

Chestnut Linden Court Project - On February 1, 2002, the Authority entered into a Loan Agreement with CLA whereby the Authority agreed to loan $1,695,000 to CLA to finance the development of the Chestnut Linden Court Project. The obligation to repay the loan is covered by two promissory notes for $814,549 and $880,451 dated February 1, 2002. Both notes bear no interest and have a term of 55 years after the date of the issuance of a Certificate of Occupancy for all units in the Project by the City of Oakland. Starting on July 1, 2004, and on July 1 of each year thereafter for the term of the loan, repayment shall be the available residual receipts as described in the loan agreement. Both notes are secured by Non-Federal Funds Loan Leasehold Deeds of Trust, Assignment of Rents and Security Agreements recorded on February 13, 2002 wherein CLA is the trustee and the Authority is the beneficiary covering the property. The amount outstanding on this loan was $1,224,013 as of June 30, 2021.

On July 1, 2002, the Authority entered into a Development Loan Agreement (DLA) with EM Johnson Interest, Inc. (EMJI), whereby the Authority agreed to loan $1,900,000 to EMJI to finance the development of the homeownership phase of the Chestnut Linden Court Project. The obligation to repay the loan is evidenced by a note. The loan bears no interest and was repaid as follows:

1. $1,300,000 upon sale of the homes. Pursuant to the DLA and as result of the sale of the homes in August 2003, EMJI paid $1,300,000 directly to CLA. Any payment made to CLA from proceeds of the sale of the homes under the letter of credit or any other source, shall be treated as repayment of this loan as though repaid by the EMJI to the Authority.

2. Upon sale of a home to an eligible purchaser, in compliance with Section 4.2 of the Development Loan, execution of the Homebuyer Promissory Note, and execution and recordation of the Homebuyer Deed of Trust and Resale Restriction and Option to Purchase Agreement, the Authority shall credit repayment of the Development Loan for $40,000 and execute and arrange for the recordation of partial conveyance of the Deed of Trust and the Authority's Affordability Covenants with respect to each unit conveyed to an eligible purchaser.

To assist eligible purchasers in acquiring the homes, the Authority shall convert the total principal amounts of the loan to Authority Second Mortgage Loans. Each Authority Second Mortgage Loan made to an eligible purchaser is in the amount of $40,000. The total amount of all Authority Second Mortgages will be equal to $600,000. Each Authority Second Mortgage loan has a 50-year term. The Authority Second Mortgages loans do not bear interest, except in the event of default by the homebuyer, and will be assumable by subsequent eligible homebuyers. Authority Second Mortgage Loans will be forgiven if a homebuyer stays in the home for the entire 50 years. Fifteen homes were sold, and a credit of $600,000 was applied to the EMJI note. As a result of these transactions, EMJI's Development Loan is considered repaid. The amount outstanding on the Authority Second Mortgage Loans with eligible homebuyers was $600,000 as of June 30, 2021.

Mandela Gateway - On February 1, 2003, the Authority entered into a loan agreement with Mandela Gateway Associates (MGA) whereby the Authority agreed to loan $550,000 to finance the development of the residential portion of the Mandela Gateway Development. The obligation to repay the loan is covered by a 55-year promissory note which bears no interest. The amount outstanding on this loan was $80,815 as of June 30, 2021.

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE (Continued)

(d) Other Housing Programs Notes Receivable (Continued)

On November 20, 2003, the Authority entered into a Predevelopment Loan Agreement with Mandela Gateway Townhomes, LLC (MGT) whereby the Authority agreed to loan $515,000 to MGT to finance the predevelopment activities associated with the construction of 14 single family townhomes. This loan was superseded by a Loan Agreement executed with MGT dated December 11, 2006, and the balance outstanding on the Predevelopment Loan was transferred to this loan. The obligation to repay this loan is covered by a non-interest-bearing promissory note dated December 11, 2006. Repayment of the loan is contingent upon the sale of the townhomes to eligible homebuyer, and the execution of the Homebuyer Promissory Notes between the homebuyer and the Authority.

During the year, there were no sales of townhomes to eligible homebuyers, and there were no Homebuyer Promissory Notes executed. The amount outstanding on this loan was $515,000 as of June 30, 2021.

Coliseum Gardens Project (also known as Lions Creek Crossings II) - On November 1, 2005, the Authority entered into a Construction/Permanent Loan Agreement with LWHP whereby the Authority agreed to loan $2,472,471 to LWHP to finance the construction of Phase II of the Coliseum Gardens Project. The obligation to repay this loan is covered by a non-interest-bearing promissory note which expires 55 years from the issuance of a Certificate of Occupancy for all units in the development. The loan is payable to the extent of 45% of cash flows and due May 15th of each year. The amount outstanding on this loan was $1,300,351 as of June 30, 2021.

Jefferson Oaks, L.P. - On October 1, 2010, the Authority entered into an Acquisition and Development Loan Agreement with Jefferson Oaks, L.P. (Jefferson) whereby the Authority agreed to loan an amount not to exceed $2,060,000 to finance the acquisition of the Jefferson Existing Improvements and certain costs associated with the development of the Jefferson Oaks Apartment project. The obligation bears no interest except upon default by Jefferson, for which interest will be accrued at the lesser of 10% compounded annually or the maximum rate permitted by law. The obligation has a 55-year term from the date of recordation of the Deed of Trust against Jefferson's Leasehold Estate. The amount outstanding on this loan was $2,060,000 as of June 30, 2021.

Keller Housing Associates, LP. - On May 1, 2011, the Authority entered into an Original Loan Agreement with Keller Housing Initiative, Inc. (KHI) whereby the Authority agreed to make a loan to KHI in the amount of $8,200,000 (Development Loan) to assist in predevelopment and construction costs associated with the rehabilitation of the Keller Plaza Project Development, as defined in the agreement. KHI assigned the Original Loan Agreement and the Development Loan, and all of KHI's right, title and obligations under the Original Loan Agreement to Keller Housing Associates, LP (KHA), a California limited partnership. The loan bears no interest except upon default by KHA, for which interest will be accrued at the lesser of 10% compounded annually or the maximum rate permitted by law. The obligation has a 55-year term from the date of recordation of the Deed of Trust against KHA's Leasehold Estate. The amount outstanding on this loan was $6,420,478 as of June 30, 2021.

Satellite Housing, Inc. (Lakeside) - On December 15, 2009, the Authority entered into an Acquisition Conditions Agreement with Satellite Housing, Inc. (SHI) whereby the Authority agreed to provide two forms of loans to carry out certain predevelopment work and on August 23, 2011, the Authority entered into a First Amendment with SHI to increase the amount of the pre-development loans and to permit the loan proceeds to be used for predevelopment costs relating to additional real property that will be added to the Lakeside Senior Apartments project. The first loan is interest free and the Authority agreed to loan an amount not to exceed $720,413. The second loan bears interest rate of 4% and the Authority agreed to loan an amount not to exceed $720,413. In April 2013, the Authority amended, restated and consolidated the

NOTE 5 – NONCURRENT NOTES AND INTEREST RECEIVABLE (Continued)

(d) Other Housing Programs Notes Receivable (Continued)

principal notes into one non-interest-bearing note and increased the principal balance of the original notes to $3,443,000 contained in a promissory note. The note is due 55 years from the date of completion, which shall be determined by the date of issuance of a certificate of occupancy for all units in the development. At June 30, 2021, the principal amount outstanding was $3,258,180.

Oak Groves Senior Housing LP – On December 1, 2019, the Authority entered into four promissory notes with Oak Groves Senior Housing LP to finance the rehabilitation and construction of property located at 620 17th Street and 570 16th Street, in the City of Oakland. The first promissory note is a Seller-Carryback loan in the amount of $34,400,000 and interest of 1.94%. There were also two interest free Construction/Permanent Loan promissory notes in the amount of $13,000,000 and $2,000,000 and an interest free Ground Lease Loan of $599,901.

Commencing on May 15 of the year following completion of construction of the improvements, and on May 15 of each year thereafter for the term of the loan, be repaid from Residual Receipts as defined in the loan agreements. All four obligations are due 55 years from the date of completion, which shall be determined by the date of issuance of a certificate of occupancy for all units in the development. The principal and interest amount outstanding on the interest-bearing promissory note was $34,400,000 and $1,064,756, respectively, as of June 30, 2021. The principal outstanding for the non-interest-bearing loans were $13,000,000, $2,000,000 and $599,901, respectively, as of June 30, 2021.

NOTE 6 – CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2021 was as follows:

	Balance July 1, 2020	Additions	Reductions/ Transfers	Balance June 30, 2021
Capital assets, not being depreciated:				
Land	$ 79,985,141	$ -	$ -	$ 79,985,141
Construction in progress	14,353,908	8,904,089	(13,416,284)	9,841,713
Total capital assets, not being depreciated	94,339,049	8,904,089	(13,416,284)	89,826,854
Capital assets, being depreciated:				
Building and improvements	299,268,291	14,102,206	-	313,370,497
Equipment and vehicles	11,519,608	2,326,783	(546,143)	13,300,248
Total capital assets, being depreciated	310,787,899	16,428,989	(546,143)	326,670,745
Less accumulated depreciation				
Building and improvements	(259,809,052)	(5,821,580)	-	(265,630,632)
Equipment and vehicles	(9,772,749)	(939,403)	537,255	(10,174,897)
Less accumulated depreciation	(269,581,801)	(6,760,983)	537,255	(275,805,529)
Total capital assets, being depreciated, net	41,206,098	9,668,006	(8,888)	50,865,216
Total capital assets, net	$ 135,545,147	$ 18,572,095	$ (13,425,172)	$ 140,692,070

NOTE 7 – LONG-TERM OBLIGATIONS

Changes to the Authority's long-term obligations for the year ended June 30, 2021 was as follows:

Compensated absenses:	
July 1, 2020	$ 1,739,155
Additions	658,019
Reductions	(506,577)
June 30, 2021	1,890,597
Short-term compensated absences	(669,602)
Long-term compensated absenses	$ 1,220,995

NOTE 8 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. There have been no significant reductions in insurance coverage from the previous year. The Authority has not settled claims in excess of the Authority's insurance coverage in any of the past three fiscal years.

The Authority's deductibles and maximum coverage follows:

Coverage	Deductible	HARRG/ ERMA	Excess Coverage
General liability	$ 50,000	$ 50,000	$ 5,000,000
Property damage	100,000	100,000	100,000,000
Automobile liability	500	25,000	1,000,000
Employment practices	50,000	-	1,000,000
Employer's liability	-	350,000	5,000,000
Lead-Based Paint	25,000	-	500,000

Changes in the Authority's claims liability during the years ended June 30, 2021 and 2020 were as follows:

	Liability July 1	Changes in Estimates	Claims Payments	Liability June 30
2021	$ 701,725	$ 221,860	$ 157,987	$ 765,598
2020	$ 542,044	$ 362,956	$ 203,275	$ 701,725

The claims liability is reported as a component of the accounts payable in the statement of net position.

(a) General Liability

The Authority purchased coverage for excess liabilities with Housing Authority Risk Retention Group, Inc. (HARRG) for losses incurred above the deductible limit of $50,000 per occurrence up to $5 million per occurrence. Claims liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, new discovered information and damage awards. Accordingly, claims are reevaluated periodically to consider the effects of inflation, recent claims settlement trends (including frequency and amount of pay-outs), economic and social factors, newly discovered information and changes in the law.

NOTE 8 – RISK MANAGEMENT (Continued)

(b) Workers' Compensation and Employer's Liability

The Bay Area Housing Authority Risk Management Agency (BAHARMA) was formed under a joint powers agreement between the Authority and the Housing Authority of the City and County of San Francisco (SFHA). BAHARMA does not provide pooling or sharing of risk between its 2 members. Its purpose is to provide administrative and risk management services to the two housing authorities' worker's compensation self-insurance funds. Effective July 1, 2010, BAHARMA maintained excess insurance coverage above the self-insured retention level of $350,000 up to $5 million per occurrence.

Claims are paid from contributions received from the Authority and SFHA. BAHARMA is considered to be a claims-servicing entity and each member's net position is reported as due to members in the BAHARMA's statement of net position. At June 30, 2021, the Authority is due $17.2 million from BAHARMA and reported this amount as a component of the other noncurrent assets in the Authority's statement of net position. The Authority does not expect to receive amounts due from BAHARMA in the near future.

Condensed financial information for BAHARMA is presented below as of and for the year ended September 30, 2020 (most recently available):

Statement of Net Position
September 30, 2020

Assets:	
Cash and equivalents	$ 36,774,578
Prepaid and other	676,559
Investments	5,642,530
Total assets	43,093,667
Liabilities:	
Claims liability	12,559,867
Due to members	30,297,235
Premium deposit and other	236,565
Total liabilities	43,093,667
Net position	$ -

Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended September 30, 2020

Operating revenues:	
Claims servicing revenues	$ 1,285,020
Total operating revenues	1,285,020
Operating expenses:	
Claims administration	207,916
General and administration	1,077,104
Total operating expenses	1,285,020
Change in net position	-
Net position, beginning of year	-
Net position, end of year	$ -

Complete financial statements of BAHARMA can be obtained from the Director of Finance of the Authority at 1619 Harrison Street, Oakland, California 94612.

NOTE 9 – PENSION PLAN – DEFINED CONTRIBUTION

The International City/County Management Association (ICMA) Retirement Corporation Pension Plan is a defined contribution plan for employees hired before July 1, 1980. On July 1, 1980, the Authority's employees were given the opportunity to transfer to CalPERS and certain employees hired prior to July 1, 1980 chose to continue with the ICMA plan. As of June 30, 2021, there was one employee in this plan. For the year ended June 30, 2021, the Authority contributed 10% of annual covered salary related to this employee to the plan. Contributions in the amount of $4,202 were made during the fiscal year June 30, 2021, and the plan had an ending investment balance of $2,384,745 at June 30, 2021.

NOTE 10 – PENSION PLANS – DEFINED BENEFIT

(a) General Information

The Authority's Pension Plans are being administered by the California Public Employees' Retirement System (CalPERS). This is for all employees hired after July 1, 1980, and includes employees who as of July 1, 1980 elected CalPERS pension plan coverage.

Description of Plans – All qualified Authority employees, as defined above, are eligible to participate in in the Authority's separate Safety (police) Plan, a cost sharing multiple-employer defined benefit plan, and Miscellaneous (all other) Plan, an agent multiple-employer defined benefit pension plan, administered by CalPERS. CalPERS acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute and Authority resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

	Miscellaneous		Safety	
	Prior to January 1, 2013	On or after January 1, 2013	Prior to January 1, 2013	On or after January 1, 2013
Benefit formula	2% @ 55	2% @ 62	3% @ 55	2.7% @ 57
Benefit vesting schedule	5 yrs of service	5 yrs of service	5 yrs of service	5 yrs of service
Benefit payments	monthly for life	monthly for life	monthly for life	monthly for life
Retirement age	50 - 55	52 - 67	50 - 55	50 - 57
Monthly benefits, as a % of eligible compensation	1.4% - 2.4%	1% - 2.5%	2.4% - 3%	2% - 2.7%
Required employee contribution rates	7.000%	6.750%	9.000%	11.500%
Required employer contribution rates	10.762%	8.389%	12.746%	11.990%

Employees Covered – At June 30, 2021, the most recent information available (as of June 30, 2020), the following employees were covered by the benefit terms for each Plan:

	Miscellaneous	Safety
Inactive employees or beneficiaries currently receiving benefits	293	8
Inactive employees entitled to but not yet receiving benefits	231	19
Active employees	293	13
Total	817	40

Contributions – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with

NOTE 10 – PENSION PLANS – DEFINED BENEFIT (Continued)

(a) General Information (Continued)

an additional amount to finance any unfunded accrued liability. The Authority is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

Effective July 1, 1994, the Authority elected to pay 100% of the employees' contributions to CalPERS or 7% of their annual covered salary for Miscellaneous Plan members hired prior to July 1, 2012, and members hired after July 1, 2012 agreed to pay 5% of the employees' 7% contribution. In addition, the Authority contributes on behalf of Safety Plan members the full contribution amount of 9% effective the pay period beginning October 26, 2009, for Safety Plan members hired prior to July 1, 2012. Members hired after July 1, 2012 agreed to pay 4% of the employees' 9% contribution.

For the year ended June 30, 2021, the Authority contributed $11,409,809 and $1,004,863 for the Miscellaneous and Safety Plans, respectively, that were reported as deferred outflows of resources in the statement of net position.

(b) Net Pension Liability

At June 30, 2021, the Authority's net pension liability is comprised of the following:

Miscellaneous Plan	$ 8,142,993
Safety Plan	2,243,089
Total	$ 10,386,082

The Authority's net pension liability for the Miscellaneous Plan is measured as the total pension liability, less the pension plan's fiduciary net position and the Safety Plan is reported as the Authority's proportionate share of the CalPERS Public Safety Risk Pool's net pension liability. The Authority's proportionate share of the net pension liability of the Safety Risk Pool was first determined at the rate plan level. The proportionate share of the Safety Risk Pool is then determined using the methodology as described below:

1) Total Pension Liability (TPL) – Allocated based on the employer's share of the Actuarial Liability
2) Fiduciary Net Position (FNP) – Allocated based on the employer's share of the Market Value of Assets plus Additional Payments
3) Net Pension Liability (NPL) – After completing the above calculations, subtract the FNP from TPL to calculate the employer's NPL.

The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the Safety pension plan relative to the projected contributions of all participating employers, actuarially determined. The Authority's net pension liability for each plan is measured as of June 30, 2020, using an annual actuarial valuation as of June 30, 2019 rolled forward to June 30, 2020 using standard update procedures.

NOTE 10 – PENSION PLANS – DEFINED BENEFIT (Continued)

Actuarial Assumptions - The total pension liability for the Authority's Miscellaneous Plan was determined using the following actuarial assumptions:

Valuation date	June 30, 2019
Measurement date	June 30, 2020
Measurement period	July 1, 2019 to June 30, 2020
Actuarial cost method	Entry-age normal cost method
Actuarial assumptions:	
Discount rate	7.15%
Inflation	2.50%
Projected salary increases	Varies by entry age and service
Post retirement benefit increase	The lesser of contract COLA or 2.5% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.50% thereafter.
Mortality	Derived using CalPERS membership data for all funds*

* The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries. For more details on this table, please refer to CalPERS Experience Study and Review of Actuarial Assumptions report from December 2017 that can be found on the CalPERS website.

All other actuarial assumptions used in the June 30, 2019 valuation were based on the results of an actuarial experience study for the fiscal years 1997 to 2011, including updates to salary increases, mortality and retirement rates.

The Experience Study report can be obtained at CalPERS' website under Forms and Publications.

Discount Rate - The discount rate used to measure the total pension liability was 7.15% for each Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each Plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans ran out of assets. Therefore, the current 7.15 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long term expected discount rate of 7.15 percent is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report called the "GASB Crossover Testing Report" that can be obtained from the CalPERS website under the GASB Statement No. 68 section.

The long-term expected rate of return on pension plan investments was determined net of pension plan investment expense but without reduction for pension plan administrative expense. Administrative expenses are assumed to be 15 basis points. The discount rate of 7.15 percent used for the June 30, 2020 measurement date is without a reduction for pension plan administrative expenses.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected PERF cash flows. Using historical returns of all PERF's asset classes, expected compound geometric returns were calculated over the short-term (first 10 years) and the long-term (11 + years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each PERF. The expected

NOTE 10 – PENSION PLANS – DEFINED BENEFIT (Continued)

rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The table below reflects the long-term expected real rate of return by asset class. The rate of returns were calculated using the capital market assumptions applied to determine the discount rates and asset allocation. The target allocation for the June 30, 2020 measurement date was as follows:

Asset Class	Allocation	Years 1 - 10 [(a)]	Years 11+ [(b)]
Global Equity	50.0%	4.80%	5.98%
Fixed Income	28.0%	1.00%	2.62%
Inflation Assets	-	0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Assets	13.0%	3.75%	4.93%
Liquidity	1.0%	-	-0.92%
Total	100%		

(a) An expected inflation of 2.00% used for this period.
(b) An expected inflation of 2.92% used for this period.

(c) Changes in the Net Pension Liability

The changes in the net pension liability for the Miscellaneous Plan over the measurement period July 1, 2019 to June 30, 2020 is as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at June 30, 2019	$ 139,016,214	$ 133,458,429	$ 5,557,785
Changes recognized for the measurement period:			
Service cost	4,001,469	-	4,001,469
Interest on the total pension liability	9,809,634	-	9,809,634
Differences between expected and actual experience	(615,849)	-	(615,849)
Contributions from the employer	-	2,509,707	(2,509,707)
Contributions from the employees	-	1,684,068	(1,684,068)
Investment income	-	6,604,199	(6,604,199)
Administrative expenses	-	(188,144)	188,144
Net plan to plan resource movement	-	216	(216)
Benefit payments, including refunds of employee contributions	(6,406,854)	(6,406,854)	-
Net changes during the measurement period	6,788,400	4,203,192	2,585,208
Balance at June 30, 2020 (measurement date)	$ 145,804,614	$ 137,661,621	$ 8,142,993

The Authority's proportionate share of the net pension liability for the Safety Plan was 0.03367% as of June 30, 2020, an increase of 0.00724% from June 30, 2019.

NOTE 10 – PENSION PLANS – DEFINED BENEFIT (Continued)

(c) Changes in the Net Pension Liability (Continued)

Sensitivity of the Net Pension Liability/(Asset) to Changes in the Discount Rate - The following presents the net pension liability of the Miscellaneous Plan and the Authority's proportionate share of the net pension liability of the CalPERS Safety Risk Plan as of the measurement date, calculated using the discount rate of 7.15 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.15 percent) or 1 percentage-point higher (8.15 percent) than the current rate:

	Discount Rate		
	-1% (6.15%)	Current (7.15%)	+1% (8.15%)
Miscellaneous Plan	$ 27,334,315	$ 8,142,993	$ (7,760,765)
Safety Plan	5,097,080	2,243,089	(98,880)
Net Pension Liability (Asset)	$ 32,431,395	$ 10,386,082	$ (7,859,645)

Pension Plans' Fiduciary Net Position – Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

(d) Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2021, the Authority recognized $4,519,908 in total pension expense including amortization of deferred outflows/inflows related to pensions. At June 30, 2021, the Authority's reported deferred outflows of resources and deferred inflows of resources related to the pensions are from the following sources:

	Deferred Outflows of Resources			Deferred Inflows of Resources		
	Miscellaneous	Safety	Total	Miscellaneous	Safety	Total
Pension contributions subsequent to measurement date	$ 11,409,809	$ 1,004,863	$ 12,414,672	$ -	$ -	$ -
Changes in assurptions	-	-	-	(139,795)	(7,472)	(147,267)
Differences between expected and actual experiences	1,216,709	173,940	1,390,649	(444,780)	-	(444,780)
Net differences between projected and actual earnings on plan investments	1,189,506	48,752	1,238,258	-	-	-
Adjustment due to differences in proportions	-	562,422	562,422	-	-	-
Differences between the employer's contributions and the employer's proportionate share of contributions	-	420,868	420,868	-	-	-
	$ 13,816,024	$ 2,210,845	$ 16,026,869	$ (584,575)	$ (7,472)	$ (592,047)

NOTE 10 – PENSION PLANS – DEFINED BENEFIT (Continued)

(d) Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

The pension contributions made subsequent to the measurement date of the net pension liability, totaling $12,414,672, will be recognized as a reduction of the net pension liability in 2022 and the other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in future pension expense as follows:

	Deferred Outflows/(Inflows) of Resources	
Year Ended June 30,	Miscellaneous	Safety
2022	$ 128,567	$ 510,757
2023	509,014	480,242
2024	614,405	183,082
2025	569,654	24,429
	$ 1,821,640	$ 1,198,510

(e) Payable to the Pension Plan

At June 30, 2021, the Authority did not have a payable for the outstanding amount of contributions to the pension plans required for the year.

NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS

Plan Description - The Authority provides certain medical benefits for its retired employees, their dependents, and surviving spouses through the CalPERS medical benefit program. To be eligible, employees must have retired under the CalPERS retirement plan. Employees who retire from the Authority at age 50 or older with 5 or more years of service are eligible for lifetime postemployment healthcare benefits. Benefits are provided to retirees, spouses and surviving spouses. For employees hired prior to January 1, 2017, the Authority contributes up to 100% of the lowest cost family plan available (referred to herein as the "cap"). After a retiree reaches Medicare age, the cap is based on post-Medicare premium rates. For 2017, Kaiser was the cap. Employees hired on or after that date must have at least 10 years of service at retirement in order to receive any employer paid benefits and subject to the retiree medical vesting schedule and cap pursuant to government code Section 22893. Starting at 10 years of service, the employer pays 50% of capped premium costs. The percentage of paid capped premium costs increases 5% for each year of service to a maximum of 100% paid at 20 or more completed years of service prior to retirement.

In 2011, the Authority entered into an agreement with CalPERS whereby the Authority participates in the California Employers' Retiree Benefit Trust Fund Program (CERBT), an agent-multiple employer postemployment health plan, to prefund other postemployment benefits through CalPERS. The financial statements for CERBT may be obtained by writing the California Public Employees' Retirement System, Constituent Relations Office, CERT (OPEB), P.O. Box 242709, Sacramento, California 94229-2709 or by calling 888-225-7377.

Funding Policy – In addition to amounts deposited with CERBT to prefund other postemployment benefits, the Authority is currently funding the OPEB plan on a pay-as-you-go basis. The Authority funded the pay-as-you go amount of $2,256,228 during fiscal year June 30, 2021.

NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

As of June 30, 2021, the fair value of the Authority's investments in the CERBT was proximately $120,905,189. This balance is net of all plan activity during fiscal year 2021, including net annual investment earnings of $26,116,448.

Employees Covered

The table below summarizes the participant data for active and retired employees and covered dependents of retirees based on the most recent actuarial valuation, which is as of June 30, 2019.

Active employees	321
Retired employees	190
Covered dependents of retirees	82
Total	593

Net OPEB Liability (Asset)

The Authority's net OPEB liability/(asset) was measured as of June 30, 2020, and the total OPEB liability was determined by an actuarial valuation dated June 30, 2020, using the following actuarial methods and

Description	Method and Assumptions
Actuarial Cost Method	Entry Age Normal, Level Percent of Pay
Amortization Method/Period	Closed 20 Year Period
Discount Rate	6.00%
Inflation	2.26%
Salary Increases	3.25%
Investment Rate of Return	6.00%
Healthcare Cost Trend Rates	6.80% pre-65 in fiscal year 2020 with trend rates decreasing 0.25% per year through fiscal year 2027. 5.00% post-65 in fiscal year 2020 through fiscal year 2027.
Mortality	Pre-retirement: CalPERS 2017 Mortality for pre-retirement. Post-Retirement: CalPERS 2017 Mortality for Post-retirement.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past experiences and new estimates are made about the future. Actuarial calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each valuation and on the pattern of sharing cost between the Authority and plan members through June 30, 2019. Additionally, actuarial calculations reflect a long-term perspective and include methods and assumptions that are designed to reduce short-term volatility of actuarial accrued liabilities and actuarial value of assets. The Authority has relied on the work of the Authority's actuary to determine the Authority's net OPEB liability/(asset), and considers the underlying assumptions used by the actuary to be reasonable.

NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Long Term Expected Rate of Return

The valuation uses a discount rate of 6.00% per year, net of investment expenses and including inflation. This is an arithmetic long-term expected rate of return assumption on plan assets. This rate is based on the general inflation rate and expected real rate of return required for CalPERS reporting for use by employers who elect certain investment strategies as participants in CERBT. The target allocation and best estimates for long-term expected real rates of return for each major asset class, as of the June 30, 2019 measurement date, are summarized in the following table using CERBT Strategy 1 investment policy.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	60.0%	5.49%
Fixed Income	32.0%	1.65%
REITs	8.0%	5.06%

Changes in the Net OPEB Liability/(Asset)

The following table shows the changes in the net OPEB liability/(asset) based upon the Authority's OPEB Plan actuarial valuation with a measurement date as of the June 30, 2020.

	Increase/Decrease		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability/(Asset) (a) – (b)
Balances at June 30, 2019	$57,968,905	$91,658,721	$(33,689,816)
Changes recognized for the measurement period:			
Service cost	1,879,498	-	1,879,498
Interest	3,531,778	-	3,531,778
Differences between expected and actual experience	(19,106)	-	(19,106)
Changes of assumptions	22,310	-	22,310
Contributions – employer		2,000,009	(2,000,009)
Net investment income	-	3,238,341	(3,238,341)
Benefit payments	(2,000,009)	(2,000,009)	-
Administrative expenses	-	(44,777)	44,777
Net changes	3,414,471	3,193,564	220,907
Balances at June 30, 2020	$61,383,376	$94,852,285	$(33,468,908)

The required schedule of changes in the net OPEB liability/(asset) and related ratios immediately following the notes to the financial statements presents the beginning and ending balances of the total OPEB liability/(asset), the plan fiduciary net position available for OPEB benefits, and the net OPEB liability/(asset), as well as the itemized changes in those amounts during the fiscal year. The schedule also reports a ratio of plan fiduciary net position as a percentage of the total OPEB liability/(asset), the payroll amount for current employees in the plan (covered employee payroll), and a ratio of the net OPEB liability/(asset) as a percentage of the covered employee payroll. Four years of information is presented and will build to 10 year of information on a prospective basis.

NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

The required schedule of employer contributions immediately following the notes to the financial statements presents the actuarially determined contribution to the OPEB Plan, the actual contributions, the difference between the actual and actuarially determined contributions, and a ratio of actual contributions as a percentage of covered employee payroll.

Sensitivity of the Net OPEB Liability/(Asset) Due to Changes in the Discount Rate – Pursuant to GASB Statement No. 75, the following table represents the net OPEB liability/(asset), calculated using the current discount rate of 6.00%, as well as what it would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
Net OPEB Liability/(Asset)	($24,524,217)	($33,468,908)	($40,793,125)

Sensitivity of the Net OPEB Liability/(Asset) Due to Changes in the Health Care Cost Trend Rate – Pursuant to GASB Statement No. 75, the following table represents the net OPEB liability/(asset) of the Authority, calculated using the current health care cost trend rate of 6.80% as well as what it would be if it were calculated using a trend rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease	Current Healthcare Cost Trend Rate	1% Increase
	(5.80% pre-65/ 4.00% post-65 decreasing to 4.00% pre-65/and 4.00% post-65)	(6.80% pre-65/ 5.00% post-65 decreasing to 5.00% pre-65/and 5.00% post-65)	(7.80% pre-65/ 6.00% post-65 decreasing to 6.00% pre-65/and 6.00% post-65)
Net OPEB Liability/(Asset)	($41,605,759)	($33,468,908)	($23,310,994)

NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2021, the Authority recognized OPEB expense of $944,600. At June 30, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to the measurement date	$ 2,256,228	$ -
Difference between expected and actual experience	-	465,155
Changes in assumptions	19,195	3,157,158
Net differnces between projected and actual investment earnings	649,630	-
Total	$ 2,925,053	$ 3,622,313

$2,256,228 reported as deferred outflows of resources related to OPEB contributions made subsequent to the measurement date of June 30, 2020, will be recognized as a reduction of the net OPEB liability/(asset) in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized OPEB expense as follows:

Year Ending June 30	Deferred Outflows/ (Inflows) of Resources
2022	$ (998,721)
2023	(631,905)
2024	(275,611)
2025	(243,428)
2026	(692,784)
Thereafter	(111,039)

NOTE 12 – COMMITMENTS AND CONTINGENT LIABILITIES

Low Income Tax Credits – The Authority's low-income tax credit partnerships are contingent on its ability to maintain compliance with applicable sections of Section 42 of the Internal Revenue Code. Failure to maintain compliance with occupant eligibility, and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest.

Concentrations - For the year ended June 30, 2021, approximately 94% of operating revenues and 10% of accounts receivables reflected in the financial statements are from HUD. The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes.

General Partner Operating Deficit Guarantees - In relation to the performance of the tax credit partnerships for which the Authority is the general partner, the Authority has agreed to provide certain levels of funding in the event of partnership operating deficits that exceed operating reserves (see Note 13). As of June 30, 2021, no additional liability existed relating to excess operating deficits for any of the partnerships based on the Authority's analysis.

Conduit Debt – From time to time, the Authority has issued Multi-family Housing Revenue Bonds to provide funds to developers for the construction of multi-family housing projects. The bonds are payable solely from the revenues collected by the developers of the projects. The Authority is not obligated in any manner for repayment of the indebtedness. Accordingly, the liabilities are not reported in the Authority's basic financial statements.

In June 2012, the Authority participated in the issuance of $21,000,000 of Multi-family Housing Revenue Bonds (Cathedral Gardens Project) Series 2012A-1 and 2012A-2 in the original principal amount of $21.0 million for the purpose of providing funding necessary for the construction and development of a multi-family rental housing project known as the Cathedral Gardens Apartments, located at 668 21st Street, Oakland, California. At June 30, 2021, the principal amount payable for these bonds was approximately $8.8 million.

In addition to conduit debt issued for entities not related to the Authority, the Authority has also issued other conduit debt for related entities (see Note 13).

NOTE 13 – RELATED PARTY TRANSACTIONS

(a) Chestnut Linden Associates (CLA)

Ground Lease - CLA's lease of the land from the Authority on which Chestnut Court Apartments is built resulted in a one-time lease cost paid to the Authority of $1 upon the closing of one or more CLA construction loans, and the term of the lease will expire in February 2082. In December, 2018 OHA Development LLC, exercised a buyout option to become the limited partner of the Chestnut Linden Court Project.

(b) Mandela Gateway Associates (MGA)

Ground Lease - MGA's lease of the land from the Authority on which the Mandela Gateway Project is built resulted in an annual lease cost of $1 to be paid to the Authority over the life of the lease, which expires in February 2078. MGA has provided an option to acquire the Mandela Gateway Project to the Authority during the period from January 1, 2015 to June 30, 2020. The option price is the greater of the Project's fair market value, or the assumption of all outstanding debt and taxes. As this right was not exercised by the Authority, Chestnut Linden, Inc.'s option to acquire the Project began on July 1, 2020, and expires on December 31, 2023.

(c) Oakland Coliseum Housing Partners (OHCP)

Ground Lease - OCHP's lease of the land from the Authority on which Lion Creek Crossings – Phase I is built resulted in lease payments to be paid to the Authority in installments. The ground rent consisted of a payment in the amount of $635,000 by OCHP to the Authority upon certain conditions specified in the ground lease agreement, and the term of the lease is for 75 years from the recording of the OCHP and the California Tax Credit Allocation Committee's tax credit restrictive covenant agreement.

(d) Lion Way Housing Partners (LWHP)

Ground Lease - LWHP's lease of the land from the Authority on which Lion Creek Crossings – Phase II is built resulted in lease payments to be paid to the Authority in installments. Total payments of $1,080,000 by LWHP were paid as of December 31, 2009, and the term of the lease is for 89 years.

(e) Creekside Housing Partners (CHP)

Ground Lease - CHP's lease of the land from the Authority on which Lion Creek Crossings – Phase III is built resulted in lease payments to be paid to the Authority in installments. Total payments of $1,145,200 by CHP were paid as of December 31, 2009, and the term of the lease is for 89 years.

(f) Foothill Family Apartments (FFA)

Ground Lease - FFA's lease of the land from the Authority on which the Foothill Family Apartments is built resulted in annual rent payments to be paid to the Authority of $7,972 commencing on April 1, 2006. The annual lease payments are to be made from, and to the extent of, 90 percent of residual receipts, which amount shall not accrue. Unless sooner terminated pursuant to the provisions of the lease agreement, the lease shall continue in full and expire in July 2065. For the year ended June 30, 2021, the Authority did not receive lease income.

NOTE 13 – RELATED PARTY TRANSACTIONS (Continued)

(g) Tassafaronga Partners (TP)

Operating Deficit Guarantee - The Authority has agreed to guarantee obligations of Tassafaronga Housing Corporation (THC), an affiliated entity, who is the general partner in Tassafaronga Partners, L.P. (TP), an affordable housing limited partnership. These obligations may include operating deficits and development and low-income housing tax credit guarantees. Under TP's amended and restated limited partnership agreement dated October 23, 2008, THC is obligated to provide any funds needed by TP, after all funds in the Operating Reserve Account have been used, to fund Operating Deficits up to $1,446,921 during the Operating Deficit Guaranty Period, as defined in the agreement. As of June 30, 2021, there have been no operating deficit loans made to TP.

Conduit Debt - From time to time, the Authority has issued Multi-family Housing Revenue Bonds to provide funds to developers for the construction of multi-family housing projects. The bonds are payable solely from the revenues collected by the developers of the projects. The Authority is not obligated in any manner for repayment of the indebtedness. Accordingly, the liabilities are not reported in the primary government's basic financial statements.

On February 11, 2011, the conduit debt on the $31,305,000 of Multi-family Housing Revenue Bonds Series 2008A and 2008B were paid off and the TP received permanent financing with two tranches. One (Series A) is in the amount of $3,910,000, bears interest at 5.65%, matures May 1, 2046 and is payable in monthly installments of $21,383 until maturity and the other (Series B) is in the amount of $5,580,000, bears interest at 5.45% and matures on May 1, 2026, and is payable in monthly installments of $46,993, until maturity. These bonds have a principal balance of $5,605,000 as of December 31, 2020..

(h) Tassafaronga Partners II (TP II)

Operating Deficit Guarantee - The Authority has agreed to guarantee obligations of THC, who is the general partner in Tassafaronga Partners II, L.P. (TP II), an affordable housing limited partnership. These obligations may include operating deficits, development and low income housing tax credit guarantees. Under TP II's amended and restated limited partnership agreement dated August 20, 2009, THC is obligated to provide any funds needed by the TP II, after all funds in the Operating Reserve Account have been used, to fund Operating Deficits up to $121,900. As of June 30, 2021, there have been no operating deficit loans made to TP II.

(i) Village-Side Housing Partners (VSHP)

Ground Lease - On November 1, 2010, VSHP entered into a ground lease agreement with the Authority to lease the land upon the 72-unit project is located. The lease term is for a period of 89 years. Upon expiration of the lease, the buildings and improvements become the property of the Authority. The ground lease consists of required payments totaling $1,950,000, which was fully paid as of December 31, 2013. As of December 31, 2020, accumulated amortization was $222,766.

NOTE 13 – RELATED PARTY TRANSACTIONS (Continued)

(i) Village-Side Housing Partners (VSHP) (Continued)

Operating Assistance - VSHP operates and maintains all of the 72-units in the project, other than a manager's unit, as qualified low-income tax credit units. Of these qualified low income units, 21 have been set aside as "ACC units", whose rents are restricted and may be less than the operating costs of the project units. The Authority has agreed to subsidize the operation of these units through the provisions of operating assistance provided to it by HUD subject to annual appropriations.

Conduit Debt - On November 1, 2010, the Authority also participated in the issuance of $17,310,000 of Multi-family Housing Revenue Bonds (Lion Creek Crossings, Phase IV) Series 2010A. These bonds were issued to provide financing for the construction and development by VSHP for the Phase IV project.

(j) Lion Creek Senior Housing Partners, L.P. (LCSHP)

Ground Lease - LCSHP entered into a ground lease agreement with the Authority to lease the land upon which the 128-unit project is located. The lease term is for a period of 90 years. Upon expiration of the lease, the buildings and improvements become the property of the Authority. In addition, LCSHP is obligated to pay all costs, expenses and obligations with respect to the project including real property taxes, insurance, utilities, operating costs and costs of maintenance. The ground lease consists of required payments totaling $90, equivalent to $1 annual rent.

(k) AveVista Associates, L.P. (AV)

Ground Lease - AveVista entered into a ground lease agreement with the Authority to lease the land upon which the 68-unit project is located. The lease term is for a period of 90 years, which expires in 2102. Upon termination of the lease, the buildings and improvements become the property of the Authority. The ground lease consists of required payments totaling $90, equivalent to $1 annual rent.

Developer Fee - AveVista agreed to pay a developer fee to the Authority and BRIDGE Housing Corporation (BRIDGE) in the amount not to exceed $2,500,000. Per the administrative fee and option indemnity agreement, the fee is to be split evenly between the Authority and BRIDGE. Proceeds for this fee should be paid from available debt and equity proceeds of the Partnership.

Conduit Debt - The Authority also participated in the issuance of $16,532,000 of Multi-family Housing Revenue Bonds (AveVista Apartments Project) Series 2013A-1 and Series 2013A-2. These bonds were issued to provide financing for the construction and development by AveVista. These bonds have a principal balance of $5,016,051 as of December 31, 2020, as summarized in Note 15.

(l) Oak Groves Senior Housing LP (OGSH)

Ground Lease - OGSH entered into a ground lease agreement with the Authority to lease the land upon the 151-unit project is located. The lease term is for a period of 99 years. The annual lease payments are to be made in an amount equal to residual receipts, which amount shall not accrue. Unless sooner terminated pursuant to the provisions of the lease agreement, the lease shall continue in full and expire in December 31, 2118. For the year ended June 30, 2021, the Authority did not receive lease income.

NOTE 14 – SUMMARIZED FINANICIAL INFORMATION OF DISCRETELY PRESENTED COMPONENT UNITS

The following table is the summarized financial information as of and for the year ended December 31, 2020 for the Authority's discretely presented component units.

	Chestnut Linden Associates (1)	Mandela Gateway Associates (1)	Oakland Coliseum Housing Partners (1)	Lion Way Housing Partners (1)	Creekside Housing Partners (1)	Foothill Family Apartments (1)	Tassafaronga Partners (1)	Tassafaronga Partners II (1)	Lion Creek Senior Housing Partners (1)	Village-Side Housing Partners (1)	Ave Vista Associates (1)	Oak Groves Senior Housing LP	Total
Assets													
Unrestricted cash and cash equivalents	$ 255,530	$ 256,251	$ 233,525	$ 507,607	$ 515,950	$ 284,837	$ 509,553	$ 122,809	$ 1,119,178	$ 267,689	$ 259,673	$ 14,743,661	$ 19,076,263
Restricted cash and cash equivalents	1,650,912	4,263,654	1,069,499	1,008,194	1,052,303	566,751	2,421,165	559,673	684,818	667,047	663,581	-	14,607,597
Accounts receivable and other current assets	110,647	224,313	127,444	169,548	122,624	36,986	72,846	13,098	73,807	109,469	57,566	649,795	1,768,143
Other noncurrent assets	7,957	-	498,479	893,930	992,155	-	23,820	3,848	38,946	1,746,237	19,880	1,367,632	5,592,884
Capital assets, net	19,874,749	23,294,094	21,060,122	21,734,829	26,025,543	6,519,437	33,521,390	4,767,448	26,758,918	22,003,560	23,718,518	77,387,827	306,666,435
Total assets	21,899,795	28,038,312	22,989,069	24,314,108	28,708,575	7,408,011	36,548,774	5,466,876	28,675,667	24,794,002	24,719,218	94,148,915	347,711,322
Liabilities													
Current liabilities	482,475	3,112,512	332,959	368,593	258,892	453,152	1,241,205	135,739	1,231,909	173,429	484,529	5,247,960	13,523,354
Other noncurrent liabilities	-	3,990,934	2,848,599	3,218,903	2,542,426	1,625,096	2,989,637	1,258,701	-	1,516,191	1,366,358	731,552	22,088,397
Loans from the Authority (Note 5)	10,583,942	3,291,175	5,407,076	8,816,712	3,277,073	2,400,000	14,313,793	1,819,688	10,098,786	8,673,795	8,734,715	49,999,901	127,416,656
Long-term obligations (other than loans from the Authority)	4,905,946	5,342,069	14,381,296	14,826,719	17,824,132	1,255,660	17,761,441	3,752,857	4,998,645	14,187,206	6,933,583	37,845,506	144,015,060
Total liabilities	15,972,363	15,736,690	22,969,930	27,230,927	23,902,523	5,733,908	36,306,076	6,966,985	16,329,340	24,550,621	17,519,185	93,824,919	307,043,467
Net position	$ 5,927,432	$ 12,301,622	$ 19,139	$ (2,916,819)	$ 52,611,098	$ 1,674,103	$ 242,698	$ (1,500,109)	$ 12,346,327	$ 243,381	$ 7,200,033	$ 323,996	$ 40,667,855
Operating revenues	$ 2,134,783	$ 2,524,391	$ 1,617,212	$ 2,219,479	$ 1,650,805	$ 1,213,771	$ 2,971,103	$ 401,432	$ 2,683,061	$ 1,047,829	$ 1,430,848	$ 1,340,943	$ 21,235,657
Operating expenses	(2,835,817)	(3,040,200)	(2,191,490)	(3,199,804)	(2,079,655)	(1,080,642)	(3,911,814)	(579,090)	(2,300,075)	(1,775,104)	(1,574,332)	(2,754,609)	(27,322,632)
Operating income (loss)	(701,034)	(515,809)	(574,278)	(980,325)	(428,850)	133,129	(940,711)	(177,658)	382,986	(727,275)	(143,484)	(1,413,666)	(6,086,975)
Nonoperating revenues	1,445	23,330	191	9,616	8,160	718	6,541	983	672	211	677	1,675	54,219
Nonoperating expenses	(1,492)	(304,256)	(407,528)	(544,837)	(505,677)	(282,758)	(710,579)	(114,210)	(256,477)	(282,871)	(603,601)	(512,467)	(4,526,753)
Income (loss) before capital distributions	(701,081)	(796,735)	(981,615)	(1,515,546)	(926,367)	(148,911)	(1,644,749)	(290,885)	127,181	(1,009,935)	(746,408)	(1,924,458)	(10,559,509)
Capital distributions from partnerships	-	-	-	(144,383)	(47,583)	(29,347)	-	-	(20,291)	(76,211)	(8,155)	-	(325,970)
Change in net position	(701,081)	(796,735)	(981,615)	(1,659,929)	(973,950)	(178,258)	(1,644,749)	(290,885)	106,890	(1,086,146)	(754,563)	(1,924,458)	(10,885,479)
Net position, beginning of year	6,628,513	13,098,357	1,000,754	(1,256,890)	5,780,002	1,852,361	1,887,447	(1,209,224)	12,239,437	1,329,527	7,954,596	2,248,454	51,553,334
Net position, end of year	$ 5,927,432	$ 12,301,622	$ 19,139	$ (2,916,819)	$ 4,806,052	$ 1,674,103	$ 242,698	$ (1,500,109)	$ 12,346,327	$ 243,381	$ 7,200,033	$ 323,996	$ 40,667,855

NOTE 14 – SUMMARIZED FINANICIAL INFORMATION OF DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Custodial Credit Risk – Deposits **-** The Authority's discrete component units maintain cash and cash equivalents with various financial institutions. At times, these balances may exceed federal insurance limits; however, the discrete component units have not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these balances which are reported as of December 31, 2020.

Restricted Cash and Cash Equivalents **-** The Authority's discrete component units are required to maintain the following types of restricted cash and cash equivalents:

- **Replacement Reserves** – The partnerships are required to maintain reserves for replacement and repair of property and equipment in accordance with the partnership agreements and the lenders' regulatory agreements.
- **Operating Reserves** – The partnerships are required to maintain operating reserves in accordance with the partnership agreements and the lenders' regulatory agreements.
- **Affordability Reserves** – The partnerships under various agreements are required to establish an affordability reserve to be used as provided in the Authority's regulatory agreements for the benefit of the project units.
- **Priority Distribution Reserves** – The partnerships are required to establish a reserve from designated proceeds as defined in the partnership agreements. Funds shall be used to distribute to the investor limited partner upon sale by the investor limited partner of its interest, the withdrawal of investor limited partner or the dissolution of the partnership.
- **Security Reserves** – The partnerships are required to establish a reserve from designated proceeds as defined in the partnership agreements. Funds shall be used to provide for security services during lease up period.
- **Asset Management Fee Reserves** – The partnerships are required to establish a reserve from designated proceeds as defined in the partnership agreements. Funds shall be released annually to pay the cumulative asset management fee to the investor limited partner. Any funds remaining after the end of the compliance period shall be distributed as cash flow at the time of withdrawal of the investor limited partner or dissolution of the partnerships.
- **Section 8 Reserves –** The partnerships are required to establish a Section 8 Reserve to secure a HAP Contract. Funds shall be available to cover operating shortfalls in the event Section 8 funds to the project are reduced or eliminated, subject to the consent of the limited partner, and any requisite approvals.
- **Debt Service Reserves** – The partnership received funds from the loan servicer for the next scheduled monthly debt service payment, which are held by the trustee until the due date.
- **Revenue Deficit Reserves** – The partnership is required to establish a revenue deficit reserve to fund the operating deficits in case the HUD rental assistance contract is not renewed or is reduced.
- **Escrow Deposits** – The partnerships hold escrow deposits for monthly impound deposits.
- **Tenant Security Deposits** – The partnerships are required to hold security deposits in separate bank accounts in the name of the housing project.

NOTE 14 – SUMMARIZED FINANICIAL INFORMATION OF DISCRETELY PRESENTED COMPONENT UNITS (Continued)

At December 31, 2020, these component units' restricted cash and cash equivalents are as follows:

	CLA	MGA	OCHP	LWHP	CHP	FFA	TP	TP II	VSHP	LCS	AV	OGSH LP	Total
Restricted deposits for:													
Replacement reserves	$ 956,577	$ 3,645,968	$ 367,393	$ 419,664	$ 403,899	$ 265,941	$ 706,102	$ 97,332	$ 261,744	$ 292,540	$ 150,481	$ -	$ 7,567,641
Operating reserves	359,259	314,566	427,530	391,528	398,484	261,813	480,225	161,640	225,387	351,402	440,718	-	3,812,552
Affordability reserves	233,029	-	34,501	-	-	-	-	-	-	-	-	-	267,530
Priority distribution reserves	-	-	43,500	-	-	-	-	-	-	-	-	-	43,500
Security reserves	-	-	119,241	-	-	-	-	-	-	-	-	-	119,241
Asset management fee reserves	-	-	-	-	57,816	-	-	-	-	-	-	-	57,816
Section 8 reserves	-	-	-	90,168	119,987	-	-	-	142,625	-	-	-	352,780
Debt service reserves	-	-	-	-	-	-	74,346	-	-	-	-	-	74,346
Revenue deficit reserves	-	-	-	-	-	-	1,020,279	296,375	-	-	-	-	1,316,654
Escrow deposits	-	186,192	6,554	22,756	17,216	-	48,222	-	-	-	42,933	-	323,873
Tenant security deposits	102,047	116,928	70,780	84,078	54,901	38,997	91,991	4,326	37,291	40,876	29,449	30,744	702,408
Total restricted deposits	$ 1,650,912	$ 4,263,654	$ 1,069,499	$ 1,008,194	$ 1,052,303	$ 566,751	$ 2,421,165	$ 559,673	$ 667,047	$ 684,818	$ 663,581	$ 30,744	$ 14,638,341

Capital Assets **-** The Authority component units' capital assets activity for the year ended December 31, 2020, is as follows:

	January 1, 2020	Additions/ Transfers	Reductions/ Transfers	December 31, 2020
Capital assets, not being depreciated:				
Land and improvements	$ 16,563,703	$ -	$ -	$ 16,563,703
Construction in progress	55,615,592	3,407,398	(55,595,435)	3,427,555
Total capital assets, not being depreciated	72,179,295	3,407,398	(55,595,435)	19,991,258
Capital assets, being depreciated:				
Building and improvements	342,351,772	75,382,416	-	417,734,188
Furniture and Fixtures	10,982,546	395,360	-	11,377,906
Vehicles	8,624	-	-	8,624
Total capital assets, being depreciated	353,342,942	75,777,776	-	429,120,718
Less accumulated depreciation	(130,448,767)	(11,996,774)	-	(142,445,541)
Total capital assets, being depreciated, net	222,894,175	63,781,002	-	286,675,177
Component units capital assets, net	$ 295,073,470	$ 67,188,400	$ (55,595,435)	$ 306,666,435

NOTE 14 – SUMMARIZED FINANICIAL INFORMATION OF DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Long-Term Obligations (Other than Loans from the Authority)

Outstanding component units' long-term debt as of December 31, 2020, consisted of the following:

Type of indebtedness (purpose)	Maturity	Interest Rates	Principal Installments	Balance December 31, 2020
Chestnut Linden Associates				
Redevelopment Agency of the City of Oakland	2057	0.0%	Excess/distributable cash	$ 4,386,245
World Savings Bank Affordable Housing Program	2057	0.0%	At maturity	604,000
Total Chestnut Linden Associates				4,990,245
AveVista Associates LP				
JP Morgan Chase I	2051	5.3%	$27,755 monthly payment	5,016,051
JP Morgan Chase II	2051	3.6%	$3,564 monthly payment	785,421
JP Morgan Chase II	2027	5.3%	At maturity	647,669
Federal Home Loan Bank of San Francisco	2030	0.0%	At maturity	670,000
Total AveVista Associates L.P.				7,119,141
Mandela Gateway Associates			$38,547 monthly payments	
California Housing Finance Agency Note #1	2020	6.5%	of principal and interest	
California Housing Finance Agency Note #3	2035	3.0%	Sufficient residual receipts	
Subtotal California Housing Finance Agency				827,409
Redevelopment Agency of the City of Oakland	2058	3.0%	Sufficient residual receipts	2,500,000
City of Oakland	2058	3.0%	Sufficient residual receipts	1,000,000
World Savings Bank Affordable Housing Program	2060	0.0%	At maturity	1,000,000
Total Mandela Gateway Associates				5,327,409
Oakland Coliseum Housing Partners			$18,366 monthly payments	
California Housing Finance Agency Note #A	2042	5.5%	of principal and interest	2,758,847
California Housing Finance Agency Note #B	2042	3.0%	$2,213 monthly payments	416,879
Department of Housing and Community Development	2061	3.0%	0.42% of unpaid principal annually	7,965,000
City of Oakland	2059	0.0%	9.3% of cash flow	1,472,980
City of Oakland (Successor Agency)	2059	0.0%	9.3% of cash flow	1,472,980
Affinity Bank	2042	0.0%	At maturity	460,000
Total Oakland Coliseum Housing Partners				14,546,686
Lion Way Housing Partners			$21,948 monthly payments	
California Housing Finance Agency Note #1	2047	5.9%	of principal and interest	3,548,316
California Housing Finance Agency Note #2	2047	3.0%	$2,613 monthly payments	578,663
Department of Housing and Community Development	2062	3.0%	0.42% of unpaid principal annually	10,315,000
Affinity Bank	2042	0.0%	At maturity	645,000
Total Lion Way Housing Partners				15,086,979
Creekside Housing Partners			$21,601 monthly payments	
California Housing Finance Agency Note #A	2049	5.7%	of principal and interest	3,631,478
California Housing Finance Agency Note #C	2049	3.0%	$1,897 monthly payments	432,580
Department of Housing and Community Development	2064	3.0%	0.42% of unpaid principal annually	9,028,478
City of Oakland	2061	0.0%	9% of cash flow	4,500,597
Far East National Bank	2061	0.0%	At maturity	525,000
Total Creekside Housing Partners				18,118,133
Foothill Family Apartments				
Hanmi Bank, Federal Savings Bank	2035	7.5%	$12,375 monthly payments	1,319,270
Total Foothill Family Apartments				$ 1,319,270

(Continued on next page)

NOTE 14 – SUMMARIZED FINANICIAL INFORMATION OF DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Long-Term Obligations (Other than Loans from the Authority)

Outstanding component units' long-term debt as of December 31, 2020, consisted of the following (continued):

(Continued from previous page)

Type of indebtedness (purpose)	Maturity	Interest Rates	Principal Installments	Balance December 31, 2020
Tassafaronga Partners, L.P.				
Wells Fargo Bank, N.A. Series A and Series B	2026	5.45% - 5.65%	$68,376 monthly payments	$ 5,605,000
Redevelopment Agency of the City of Oakland	2063	0.0%	14.88% of cash flow	3,000,000
Department of Housing and Community Development	2066	3.0%	0.42% of unpaid principal annually	10,000,000
Total Tassafaronga Partners				18,605,000
Tassafaronga Partners II, L.P.				
California Department of Housing and Community Development	2066	3.0%	0.42% of unpaid principal annually	2,725,055
Citibank, N.A. - Affordable Housing Program	2065	0.0%	At maturity	200,000
County of Alameda - HOPWA Loan	2065	3.0%	10.2% of surplus cash	500,000
California Tax Credit Allocation Committee (TCAC)	2065	0.0%	At maturity	388,241
Total Tassafaronga Partners II				3,813,296
Village-Side Housing Partners, L.P.				
CCRC - Non-Section 8	2042	6.3%	$3,817 monthly payments	635,362
CCRC - Section 8	2022	6.3%	$3,739 monthly payments	
City of Oakland	2065	0.0%	50% of cash flow	3,467,503
Department of Housing and Community Development	2067	3.0%	0.42% of unpaid principal annually	7,527,592
Redevelopment Agency of the City of Oakland	2065	0.0%	50% of cash flow	2,953,303
Total Village-Side Housing Partners, L.P.				14,583,760
Lion Creek Senior Housing Partners L.P.				
MUFG Union Bank	2030	65% of LIBOR + 2.35%	Based on 15 year amortization	4,428,239
MUFG Union Bank (AHP Note)	2070	0.0%	At maturity	1,270,000
Total Lion Creek Senior Housing Partners. L.P.				5,698,239
Oak Groves Senior Housing L.P.				
US Bank	2022	1.49%	At maturity	38,246,626
Total Component Units				$ 147,454,784

NOTE 14 – SUMMARIZED FINANICIAL INFORMATION OF DISCRETELY PRESENTED COMPONENT UNITS (Continued)

Changes to the component units' long-term obligations for the year ended December 31, 2020, is as follows:

	Balance January 1, 2020	Additions	Reductions	Balance December 31, 2020	Amounts Due Within One Year
Component Units:					
Chestnut Linden Associates	$ 5,134,011	$ -	$ (143,766)	$ 4,990,245	$ 28,290
Mandela Gateway Associates	5,528,740	-	(201,331)	5,327,409	31,175
Oakland Coliseum Housing Partners	14,633,561	-	(86,875)	14,546,686	84,672
Lion Way Housing Partners	15,153,088	-	(66,109)	15,086,979	69,700
Creekside Housing Partners	18,196,623	-	(78,490)	18,118,133	63,559
Foothill Family Apartments	1,366,567	-	(47,297)	1,319,270	51,368
Tassafaronga Partners	19,100,000	-	(495,000)	18,605,000	550,319
Tassafaronga Partners II	3,813,296	-	-	3,813,296	-
Village-Side Housing Partners, L.P.	14,661,068	-	(77,308)	14,583,760	52,452
Lion Creek Senior Housing Partners, L.P.	6,047,175	-	(348,936)	5,698,239	365,877
AveVista Associates, L.P.	7,267,466	-	(148,325)	7,119,141	157,266
Oak Groves Senior Housing, L.P.	18,347,080	19,899,546	-	38,246,626	-
Total	$ 129,248,675	$ 19,899,546	$ (1,693,437)	147,454,784	$ 1,454,678
			Less unamortized debt issuance costs	(1,985,046)	
			Long-term obligations, net	$ 145,469,738	

NOTE 15 – SUMMARIZED FINANICIAL INFORMATION OF BLENDED COMPONENT UNITS

The statement of net position of CAHI and OAHPI are as follows at June 30, 2021:

	California Affordable Housing Initiatives, Inc.	Oakland Affordable Housing Preservation Initiatives
Assets		
Unrestricted cash and cash equivalents	$ 65,467,878	$ 15,813,644
Restricted cash and cash equivalents	485	83,258,810
Accounts receivable and other current assets	1,934,931	9,294,126
Other noncurrent assets	236,998	3,989,351
Capital assets, net	13,123,297	25,989,424
Total assets	80,763,589	138,345,355
Deferred outflows of resources		
Pension related items	113,048	1,193,723
OPEB related items	5,889	329,321
Total deferred outflows of resources	118,937	1,523,044
Liabilities		
Current liabilities	1,278,802	4,414,920
Due to the Authority	362,878	2,003,527
Other noncurrent liabilities	122,145	1,142,936
Total liabilities	1,763,825	7,561,383
Deferred inflows of resources		
Pension related items	8,037	114,789
OPEB related items	12,637	383,300
Total deferred inflows of resources	20,674	498,089
Net position		
Net investment in capital assets	13,123,297	25,989,424
Restricted	-	82,817,982
Unrestricted	65,974,730	23,001,521
Total net position	$ 79,098,027	$ 131,808,927

NOTE 15 – SUMMARIZED FINANCIAL INFORMATION OF BLENDED COMPONENT UNITS (Continued)

The statement of revenues, expenses and changes in net position of CAHI and OAHPI are as follows for the year ended June 30, 2021:

	California Affordable Housing Initiatives, Inc.	Oakland Affordable Housing Preservation Initiatives
Operating revenues:		
Rental income	$ -	$ 38,764,363
Housing assistance payment revenues	725,101,518	-
Miscellaneous and other revenues	23,514,722	300,907
Total operating revenues	748,616,240	39,065,270
Operating expenses		
Program services	725,101,518	-
Management and general	16,154,594	25,024,500
Depreciation and amortization	400,513	3,742,522
Total operating expenses	741,656,625	28,767,022
Operating income	6,959,615	10,298,248
Nonoperating revenues (expenses)		
Investment income	14,331	33,981
Other nonoperating expense	-	(542,687)
Total nonoperating revenues (expenses), net	14,331	(508,706)
Change in net position	6,973,946	9,789,542
Net position, beginning of year	72,124,081	122,019,385
Net position, end of year	$ 79,098,027	$ 131,808,927

NOTE 15 – SUMMARIZED FINANICIAL INFORMATION OF BLENDED COMPONENT UNITS (Continued)

The statement of cash flows of CAHI and OAHPI are as follows for the year ended June 30, 2021:

	California Affordable Housing Initiatives, Inc.	Oakland Affordable Housing Preservation Initiatives
Cash flows from operating activities:		
Receipts from tenants	$ -	$ 37,123,434
Receipts from others	775,018	300,907
Receipts from housing assistance programs	747,584,527	-
Payments to suppliers for goods and services	(15,884,823)	(24,493,855)
Housing assistance payments on behalf of tenants	(724,970,763)	-
Payments to employees for services	(354,409)	(818,061)
Total cash flows from operating activities	7,149,550	12,112,425
Cash flows from noncapital financing activities:		
Short term borrowing (repayments) from/to the Authority	207,334	(3,078,841)
Cash flows from capital and related financing activities		
Acquisition of capital assets	(39,913)	(3,335,129)
Cash flows from investing activities		
Interest income	14,331	33,981
Net change in cash and cash equivalents	7,331,302	5,732,436
Cash and cash equivalents, beginning of year	58,137,061	93,340,018
Cash and cash equivalents, end of year	$ 65,468,363	$ 99,072,454
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	$ 6,959,615	$ 10,298,248
Adjustments to reconcile operating income to net net cash provided by operating activities:		
Depreciation	400,513	3,742,522
Other nonoperating expense	-	(542,687)
Change in net pension and OPEB asset and pension and OPEB related deferred outflows and inflows of resources	(77,749)	(176,827)
(Increase) decrease in:		
Accounts receivables	(230,823)	(2,177,599)
Prepaids and other assets	(6,889)	(108,547)
(Increase) decrease in:		
Accounts payable and other accrued liabilities	104,883	540,645
Tenant security deposits and unearned revenues	-	536,670
Net cash provided by operating activities	$ 7,149,550	$ 12,112,425

NOTE 16 –CORONAVIRUS DISEASE 2019 (COVID-19)

In March 2020, the World Health Organization declared coronavirus COVID-19 a global pandemic. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected workforces, customers, economies, and financial markets globally. Due to the nature of OHA's operations, there was minimal impact from COVID-19 on this year's financial statements. At this time, OHA cannot estimate the impact of COVID-19 on future year's financial statements.

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Required Supplementary Information (Unaudited)
Schedule of Changes in the Net Pension Liability and Related Ratios
Miscellaneous Plan
Last 10 Years*

	2021	2020	2019	2018	2017	2016	2015
Measurement Date	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014
Total Pension Liability							
Service cost	$ 4,001,469	$ 3,877,547	$ 3,904,019	$ 3,539,014	$ 3,310,145	$ 3,292,478	$ 3,364,122
Interest on the total pension liability	9,809,634	9,341,678	8,716,651	8,131,615	7,816,926	7,426,882	6,975,906
Changes of assumptions**	-	-	(838,777)	6,592,553	-	(1,765,900)	-
Differences between expected and actual experience	(615,849)	1,846,165	2,377,149	(1,610,353)	(1,268,669)	(421,954)	-
Benefit payments, including refunds of employee contributions	(6,406,854)	(5,834,169)	(5,589,745)	(4,828,573)	(4,525,216)	(4,196,558)	(3,893,482)
Net change in total pension liability during measurement period	6,788,400	9,231,221	8,569,297	11,824,256	5,333,186	4,334,948	6,446,546
Total pension liability, beginning	139,016,214	129,784,993	121,215,696	109,391,440	104,058,254	99,723,306	93,276,760
Total pension liability, ending	**$ 145,804,614**	**$ 139,016,214**	**$ 129,784,993**	**$ 121,215,696**	**$ 109,391,440**	**$ 104,058,254**	**$ 99,723,306**
Plan Fiduciary Net Position							
Contributions from the employer	$ 2,509,707	$ 2,368,628	$ 8,270,111	$ 2,024,979	$ 2,131,200	$ 7,801,695	$ 6,509,930
Contributions from the employees	1,684,068	1,668,844	1,595,254	1,491,076	1,418,382	1,403,565	1,491,558
Net investment income	6,604,199	8,274,942	9,954,514	11,533,624	552,372	2,225,891	13,852,443
Benefit payments, including refunds of employee contributions	(6,406,854)	(5,834,169)	(5,589,745)	(4,828,573)	(4,525,216)	(4,196,558)	(3,893,482)
Other miscellaneous income/expenses***	216	333	(335,730)	-	-	-	-
Administrative expenses	(188,144)	(90,680)	(176,635)	(152,492)	(63,244)	(116,826)	-
Net change in plan fiduciary net position	4,203,192	6,387,898	13,717,769	10,068,614	(486,506)	7,117,767	17,960,449
Plan fiduciary net position, beginning	133,458,429	127,070,531	113,352,762	103,284,148	103,770,654	96,652,887	78,692,438
Plan fiduciary net position, ending	**$ 137,661,621**	**$ 133,458,429**	**$ 127,070,531**	**$ 113,352,762**	**$ 103,284,148**	**$ 103,770,654**	**$ 96,652,887**
Plan Net Pension Liability, ending	**$ 8,142,993**	**$ 5,557,785**	**$ 2,714,462**	**$ 7,862,934**	**$ 6,107,292**	**$ 287,600**	**$ 3,070,419**
Plan fiduciary net position as a percentage of the total pension liability	94.42%	96.00%	97.91%	93.51%	94.42%	99.72%	96.92%
Covered payroll	$ 24,443,913	$ 23,460,475	$ 23,275,616	$ 19,680,125	$ 20,060,344	$ 21,885,064	$ 20,393,561
Plan net pension liability as a percentage of covered payroll	33.31%	23.69%	11.66%	39.95%	30.44%	1.31%	15.06%

* Fiscal year 2015 was the first year of implementation of GASB Statement No. 68, therefore, only seven years of information is shown.

** For the actuarial valuation with a measurement date as of June 30, 2017, the discount rate was reduced from 7.65% in 2016 to 7.15% for 2017.

For the actuarial valuation with a measurement date as of June 30, 2015, an adjustment was made to the discount rate from 7.5% (net of administrative expenses) to 7.65% (without a reduction for pension plan administrative expenses). In 2014, amounts reported were based on the 7.5% discount rate.

*** The Schedule of Changes in the Net Pension Liability and Related Ratios – Miscellaneous Plan does not include any liability impact that may have resulted from plan changes which occurred after June 30, 2017. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Required Supplementary Information (Unaudited)
Schedule of Proportionate Share of the Net Pension Liability and Related Ratios
Safety Plan
Last 10 Years*

	2021	2020	2019	2018	2017	2016	2015
Plan's proportion of the net pension liability	0.03367%	0.02643%	0.02155%	0.01293%	0.01011%	0.00153%	0.03091%
Plan's proportionate share of the net pension liability	$ 2,243,089	$ 1,650,102	$ 1,264,254	$ 1,282,773	$ 874,556	$ 104,748	$ 1,923,489
Plan's covered payroll	$ 3,524,300	$ 3,567,332	$ 3,166,737	$ 2,966,000	$ 2,968,499	$ 3,068,536	$ 2,814,791
Plan's proportionate share of the net pension liability as a percentage of its covered payroll	62.88%	46.26%	39.92%	43.25%	29.46%	3.41%	68.34%
Plan's proportionate share of the fiduciary net pension as a percentage of the plan's total pension liability	75.10%	75.26%	73.31%	73.31%	74.06%	78.40%	81.42%

* Fiscal year 2015 was the first year of implementation of GASB Statement No. 68, therefore, only seven years of information is shown.

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Required Supplementary Information (Unaudited)
Schedule of Pension Contributions
Last 10 Years*

	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14
Miscellaneous Plan								
Actuarially determined contribution	$ 2,509,707	$ 2,368,628	$ 2,162,819	$ 2,108,634	$ 2,894,523	$ 3,113,392	$ 1,980,747	$ 1,940,192
Contributions in relation to the actuarially determined contribution	(11,409,809)	(2,368,628)	(8,270,111)	(2,108,634)	(2,894,523)	(3,113,392)	(2,131,200)	(6,509,930)
Contribution deficiency (excess)	$ (8,900,102)	$ -	$ (6,107,292)	$ -	$ -	$ -	$ (150,453)	$ (4,569,738)
Covered Payroll	$ 24,443,913	$ 23,460,475	$ 23,275,616	$ 22,984,635	$ 19,680,125	$ 20,060,344	$ 18,952,179	$ 20,393,561
Contributions as a Percentage of Covered Payroll	46.68%	10.10%	35.53%	9.17%	14.71%	15.52%	11.25%	31.92%
Safety Plan								
Actuarially determined contribution	$ 1,004,863	$ 935,911	$ 843,538	$ 750,371	$ 782,591	$ 735,732	$ 609,327	$ 238,613
Contributions in relation to the actuarially determined contribution	(1,004,863)	(935,911)	(843,538)	(750,371)	(782,591)	(735,732)	(804,888)	(238,613)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ (195,561)	$ -
Covered Payroll	$ 3,524,300	$ 3,567,332	$ 3,166,737	$ 2,879,630	$ 2,966,000	$ 2,968,499	$ 3,347,620	$ 2,814,791
Contributions as a Percentage of Covered Payroll	28.51%	26.24%	26.64%	26.06%	26.39%	24.78%	24.04%	8.48%

The actuarial methods and assumptions used to set the actuarially determined contributions are as follows

Valuation date	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014	June 30, 2013	June 30, 2012
Actuarial cost method	Entry-age normal cost method							
Amortization method	Level percent of payroll							
Asset valuation method	Actuarial value of assets 15 year smoothed market							
Inflation	2.625%							
Payroll growth	2.875%							
Projected salary increases	3.30% to 14.20% depending on age, service, and type of employment							
Investment rate of return	7.25%**	7.15%**	7.50%**	7.50%**	7.50%**	7.65%	7.50%**	7.50%**
Retirement age	The probabilities of Retirement are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015.							
Mortality	The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.							

* Fiscal year 2015 was the first year of implementation of GASB Statement No. 68, therefore, only eight years of information is shown.
** Net of pension plans' investment and administrative expenses, including inflation

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Required Supplementary Information (Unaudited)
Schedule of Changes in the Net Other Postemployment Benefit (OPEB) Liability(Asset) and Related Ratios

	2021	2020	2019	2018
Measurement Date	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017
Total OPEB Liability				
Service cost	$ 1,879,498	$ 2,402,438	$ 2,288,036	$ 2,288,036
Interest on the total pension liability	3,531,778	3,619,481	3,388,737	3,027,666
Change in benefit terms	-	-	-	2,608,282
Differences between expected and actual experience	(19,106)	(581,543)	(10,696)	(52,619)
Changes in assumptions	22,310	(4,380,626)	-	-
Benefit payments, including refunds of employee contributions	(2,000,009)	(1,997,093)	(1,874,180)	(1,833,461)
Net change in total OPEB liability during measurement period	3,414,471	(937,343)	3,791,897	6,037,904
Total OPEB liability, beginning	57,968,905	58,906,248	55,114,351	49,076,447
Total OPEB liability, ending	**$ 61,383,376**	**$ 57,968,905**	**$ 58,906,248**	**$ 55,114,351**
Plan Fiduciary Net Position				
Contributions from the employer	$ 2,000,009	$ 1,997,093	$ 27,140,075	$ 15,537,181
Contributions from the employees	-	-	-	-
Net investment income	3,238,341	5,312,263	5,843,976	4,466,500
Administrative expenses	(44,778)	(1,934)	(41,304)	(23,508)
Benefit payments, including refunds of employee contributions	(2,000,009)	(1,997,093)	(1,874,180)	(1,833,461)
Net change in plan fiduciary net position	3,193,563	5,310,329	31,068,567	18,146,712
Plan fiduciary net position, beginning	91,658,721	86,348,392	55,279,825	37,133,113
Plan fiduciary net position, ending	**$ 94,852,284**	**$ 91,658,721**	**$ 86,348,392**	**$ 55,279,825**
Plan net OPEB liability (asset), ending	**$ (33,468,908)**	**$ (33,689,816)**	**$ (27,442,144)**	**$ (165,474)**
Plan fiduciary net position as a percentage of the total OPEB liability	154.52%	158.12%	146.59%	100.30%
Covered-employee payroll	$ 25,529,477	$ 25,529,477	$ 24,554,789	$ 24,365,498
Plan net OPEB liability as a percentage of covered-employee payroll	-131.10%	-131.96%	-111.76%	-0.68%

* Fiscal year 2018 was the first year of implementation of GASB Statement No. 75, therefore only four years of information is shown.

** The Schedule of Proportionate Share of the Net Pension Liability and Related Ratios – Safety Plan does not include any liability impact that may have resulted from plan changes which occurred after June 30, 2018. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Required Supplementary Information (Unaudited)
Schedule of OPEB Contributions

	2021	2020	2019	2018
Actuarially determined contribution	$ -	$ 2,530,101	$ 2,414,189	$ 3,135,555
Contributions in relation to the actuarially determined contribution	2,256,228	2,000,009	27,140,075	31,695,210
Contribution deficiency (excess)	**$ (2,256,228)**	**$ 530,092**	**$ (24,725,886)**	**$ (28,559,655)**
Covered-employee payroll	$ 28,992,882	$ 25,529,477	$ 24,554,789	$ 25,864,264
Contributions as a percentage of covered-employee payroll	7.78%	7.83%	110.53%	122.54%

The actuarial methods and assumptions used to set the actuarially determined contributions are as follows:

Valuation date	June 30, 2019
Measurement date	June 30, 2020
Actuarial cost method	Entry-age normal
Amortization method	Straight line
Asset valuation method	Market value of assets
Inflation	2.26%
Projected salary increases	3.25%
Investment rate of return	6.00%
Health Care Cost Trend Rate	6.80% for pre-65 and 5.00% for post-65 reduced by level decrements to 5.00% in 2030 for both pre-65 and post-65.
Retirement Age	Varies by age, service, and employee type. For non-safety personnel rates were based on the most recent CalPERS Public Agency Miscellaneous 2% @ 55 for actives hired before January 1, 2013 and 2% @ 62 for actives hired on or after January 1, 2013. For safety personnel the rates were from the CalPERS Public Agency Police 2014 experience study.
Mortality	The mortality rates used are those from the most recent CalPERS 2017 Mortality pre-retirement and post-retirement valuations

* Fiscal year 2018 was the first year of implementation of GASB Statement No. 75, therefore, only four years of information is shown.

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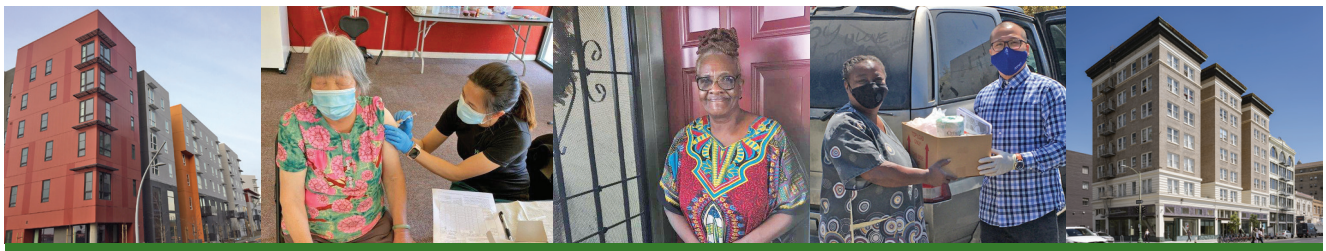
OTHER SUPPLEMENTARY INFORMATION

- Federal, Other Housing and General Programs
- Federal Programs
- Other Housing Programs



Supporting Our OHA Community

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HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Combining Schedule of Net Position

Federal, Other Housing and General Programs

June 30, 2021

	Federal Programs	Other Housing Programs	General Programs	Eliminations	Total
Assets:					
Current assets:					
Unrestricted cash and cash equivalents	$ 110,388,082	$ 114,265,694	$ 316,524	$ -	$ 224,970,300
Accounts receivable, net:					
U.S. Department of Housing and Urban Development	68,504	1,926,331	-	-	1,994,835
Tenants	753,622	1,851,334	3,445	-	2,608,401
Other	6,805,872	7,674,926	869,452	-	15,350,250
Due from other funds	16,896,884	3,346,656	939,553	(21,183,093)	-
Prepaid expenses	681,660	272,661	306,697	-	1,261,018
Restricted cash and cash equivalents	6,258,796	83,315,585	1,867	-	89,576,248
Total current assets	141,853,420	212,653,187	2,437,538	(21,183,093)	335,761,052
Noncurrent assets:					
Noncurrent interest receivable	4,851,911	3,442,487	-	-	8,294,398
Notes receivable from component units	58,407,054	76,138,862	-	-	134,545,916
Notes receivable from others	1,289,050	12,853,658	-	-	14,142,708
Net OPEB asset	19,434,095	4,137,316	9,897,497	-	33,468,908
Other noncurrent assets	1,590,538	17,190,933	1,600	-	18,783,071
Capital assets:					
Nondepreciable	50,681,715	38,704,859	440,279	-	89,826,853
Depreciable, net	4,976,238	32,569,893	13,319,085	-	50,865,216
Total capital assets	55,657,953	71,274,752	13,759,364	-	140,692,069
Total noncurrent assets	141,230,601	185,038,008	23,658,461	-	349,927,070
Total assets	283,084,021	397,691,195	26,095,999	(21,183,093)	685,688,122
Deferred outflows of resources:					
Pension related items	9,029,799	1,306,771	5,690,299	-	16,026,869
OPEB related items	1,683,961	335,210	905,882	-	2,925,053
Total deferred outflows of resources	10,713,760	1,641,981	6,596,181	-	18,951,922
Liabilities:					
Current liabilities:					
Accounts payable	1,912,506	3,225,748	690,139	-	5,828,393
Accrued payroll	1,145,082	-	576,969	-	1,722,051
Due to the U.S. Department of Housing and Urban Development	29,600	485	-	-	30,085
Due to other funds	4,256,534	16,924,497	2,062	(21,183,093)	-
Unearned revenues	4,035,583	1,147,027	-	-	5,182,610
Other accrued liabilities	2,650,401	875,665	211,152	-	3,737,218
Tenant security deposits	260,509	440,828	-	-	701,337
Current portion of compensated absences	377,161	94,082	198,359	-	669,602
Total current liabilities	14,667,376	22,708,332	1,678,681	(21,183,093)	17,871,296
Noncurrent liabilities:					
Compensated absences, net of current portion	632,857	126,075	462,063	-	1,220,995
Net pension liability	5,902,863	1,073,247	3,409,972	-	10,386,082
Family self sufficiency deposits	916,316	-	-	-	916,316
Total noncurrent liabilities	7,452,036	1,199,322	3,872,035	-	12,523,393
Total liabilities	22,119,412	23,907,654	5,550,716	(21,183,093)	30,394,689
Deferred inflows of resources:					
Pension related items	402,329	122,826	66,892	-	592,047
OPEB related items	2,232,176	395,937	994,200	-	3,622,313
Total deferred inflows of resources	2,634,505	518,763	1,061,092	-	4,214,360
Net position:					
Net investment in capital assets	55,657,953	71,274,753	13,759,364	-	140,692,070
Restricted for housing programs	5,102,554	82,874,757	1,867	-	87,979,178
Unrestricted	208,283,357	220,757,249	12,319,141	-	441,359,747
Total net position	$ 269,043,864	$ 374,906,759	$ 26,080,372	$ -	$ 670,030,995

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Combining Schedule of Revenues, Expenses and Changes in Fund Net Position
Federal, Other Housing and General Programs
For the Year Ended June 30, 2021

	Federal Programs	Other Housing Programs	General Programs	Eliminations	Total
Operating revenues:					
Rental income	$ 4,483,434	$ 38,764,363	$ -	$ -	$ 43,247,797
Housing assistance payment revenues	302,286,290	725,101,518	-	-	1,027,387,808
Other operating grants	16,110,167	-	-	-	16,110,167
Miscellaneous and other revenues	4,172,623	25,738,833	21,748,339	(22,820,623)	28,839,172
Total operating revenues	327,052,514	789,604,714	21,748,339	(22,820,623)	1,115,584,944
Operating expenses:					
Housing assistance payments	240,350,233	725,101,518	82,806	-	965,534,557
Administrative	23,388,745	2,575,337	15,724,918	-	41,689,000
Tenant services	1,071,164	130,691	23,110	-	1,224,965
Utilities	1,602,806	2,770,402	314,131	-	4,687,339
Maintenance and operations	5,412,581	9,530,650	3,549,522	-	18,492,753
General expenses	10,103,904	17,822,652	772,187	-	28,698,743
Depreciation and amortization	1,368,113	4,485,706	909,101	-	6,762,920
Overhead allocation	13,738,088	8,784,587	297,948	(22,820,623)	-
Total operating expenses	297,035,634	771,201,543	21,673,723	(22,820,623)	1,067,090,277
Operating income	30,016,880	18,403,171	74,616	-	48,494,667
Nonoperating revenues (expenses):					
Investment income	439,432	1,035,161	-	-	1,474,593
Other nonoperating expenses	(119,317)	(542,687)	(282,563)	-	(944,567)
Total nonoperating revenues (expenses), net	320,115	492,474	(282,563)	-	530,026
Income (loss) before transfers and contributions	30,336,995	18,895,645	(207,947)	-	49,024,693
Transfers in	359,687,159	630,465	40,562,185	(400,879,809)	-
Transfers out	(367,929,168)	(2,302)	(32,948,339)	400,879,809	-
Change in net position	22,094,986	19,523,808	7,405,899	-	49,024,693
Net position, beginning of year	246,948,878	355,382,951	18,674,473	-	621,006,302
Net position, end of year	$ 269,043,864	$ 374,906,759	$ 26,080,372	$ -	$ 670,030,995

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Combining Schedule of Cash Flows
Federal, Other Housing and General Programs
For the Year Ended June 30, 2021

	Federal Programs	Other Housing Programs	General Programs	Eliminations	Total
Cash flows from operating activities:					
Receipts from tenants	$ 4,003,597	$ 38,527,457	$ -	$ -	$ 42,531,054
Receipts from customers and others	4,221,531	24,097,390	21,130,146	(22,820,623)	26,628,444
Receipts from housing assistance programs	322,397,675	725,376,971	-	-	1,047,774,646
Operating grants received	16,110,167	-	-	-	16,110,167
Payments for interfund services used	(13,738,088)	(8,784,587)	(297,948)	22,820,623	-
Payments to suppliers for goods and services	(18,189,053)	(32,101,386)	(6,766,978)	-	(57,057,417)
Housing assistance payments on behalf of tenants	(240,432,241)	(725,127,390)	(82,806)	-	(965,642,437)
Payments to employees for services	(27,322,335)	(2,867,555)	(20,179,576)	-	(50,369,466)
Net cash provided by (used in) operating activities	47,051,253	19,120,900	(6,197,162)	-	59,974,991
Cash flows from noncapital financing activities:					
Transfers in	359,687,159	630,465	40,562,185	(400,879,809)	-
Transfers out	(367,929,168)	(2,302)	(32,948,339)	400,879,809	-
Net disbursement of loans to other programs	-	(2,823,420)	427,236	2,396,184	-
Net receipts of loans from other programs	2,396,184	-	-	(2,396,184)	-
Net receipts (disbursements) of loans to related parties and component units	(2,496,579)	289,750	-	-	(2,206,829)
Net cash provided by (used in) noncapital financing activities	(8,342,404)	(1,905,507)	8,041,082	-	(2,206,829)
Cash flows from capital and related financing activities:					
Acquisition of capital assets	(6,995,410)	(3,375,042)	(1,539,390)	-	(11,909,842)
Cash flows from investing activities:					
Interest received	315,142	249,853	-	-	564,995
Net change in cash and cash equivalents	32,028,581	14,090,204	304,530	-	46,423,315
Cash and cash equivalents, beginning of year	84,618,297	183,491,075	13,861	-	268,123,233
Cash and cash equivalents, end of year	$ 116,646,878	$ 197,581,279	$ 318,391	$ -	$ 314,546,548

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Combining Schedule of Cash Flows
Federal, Other Housing and General Programs
For the Year Ended June 30, 2021

	Federal Programs	Other Housing Programs	General Programs	Eliminations	Total
Reconciliation of operating income to net cash provided by (used in) operating activities:					
Operating income	$ 30,016,880	$ 18,403,171	$ 74,616	$ -	$ 48,494,667
Adjustment to reconcile operating income to net cash provided (used in) by operating activities:					
Depreciation and amortization	1,368,113	4,485,706	909,101	-	6,762,920
Other expenses	(119,317)	(542,687)	(282,563)	-	(944,567)
Change in net pension and OPEB liability and pension and OPEB related deferred outflows and inflows of resources	(3,909,696)	(335,833)	(4,492,619)	-	(8,738,148)
Decrease (increase) in:					
Receivables	18,087,163	(2,139,566)	(618,193)	-	15,329,404
Prepaid expenses	(365,497)	(114,838)	(306,697)	-	(787,032)
Other noncurrent assets	(977,248)	(1,922,881)	-	-	(2,900,129)
Increase (decrease) in:					
Accounts payable	967,915	671,459	(1,729,920)	-	(90,546)
Accrued payroll	(122,633)	-	28,873	-	(93,760)
Due to the U.S. Department of Housing and Urban Development	(82,008)	(25,872)	-	-	(107,880)
Tenant security deposits	(102,323)	24,999	-	-	(77,324)
Unearned revenues	1,695,616	511,671	-	-	2,207,287
Compensated absences	98,739	43,615	9,088	-	151,442
Other liabilities	495,549	61,956	211,152	-	768,657
Net cash provided by (used in) operating activities	$ 47,051,253	$ 19,120,900	$ (6,197,162)	$ -	$ 59,974,991
Cash and cash equivalents:					
Unrestricted cash and cash equivalents	$ 110,388,082	$ 114,265,694	$ 316,524	$ -	$ 224,970,300
Restricted cash and cash equivalents	6,258,796	83,315,585	1,867	-	89,576,248
Total cash and cash equivalents	$ 116,646,878	$ 197,581,279	$ 318,391	$ -	$ 314,546,548

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HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Combining Schedule of Net Position
Federal Programs
June 30, 2021

	Low Rent Housing Program	Section 8 Substantial and Moderate Rehabilitation	Section 8 Housing Choice Voucher	Section 8 Moving To Work	Section 8 Mainstream Voucher
Assets:					
Current assets:					
Unrestricted cash and cash equivalents	$ 10,233,429	$ 1,006,112	$ 1,248,922	$ 87,621,766	$ -
Accounts receivable, net:					
U.S. Department of Housing and Urban Development	-	36,332	-	-	32,172
Tenants	752,122	-	1,500	-	-
Other	187,497	4,520	4,508,617	467,308	8,342
Due from other funds	9,714	9,517	345,000	16,488,542	14,423
Prepaid expenses	135,815	-	140,179	388,095	-
Restricted cash and cash equivalents	2,120,694	-	890,311	3,238,594	9,197
Total current assets	13,439,271	1,056,481	7,134,529	108,204,305	64,134
Noncurrent assets:					
Noncurrent interest receivable	2,957,057	-	-	179,118	-
Notes receivable from component units	13,438,861	-	-	8,509,516	-
Notes receivable from others	-	-	-	1,289,050	-
Net OPEB asset	3,491,347	-	11,223,733	4,719,015	-
Other noncurrent assets	-	-	-	1,590,538	-
Capital assets:					
Nondepreciable	32,080,604	-	-	18,601,111	-
Depreciable, net	2,242,956	-	1,767,343	965,939	-
Total capital assets	34,323,560	-	1,767,343	19,567,050	-
Total noncurrent assets	54,210,825	-	12,991,076	35,854,287	-
Total assets	67,650,096	1,056,481	20,125,605	144,058,592	64,134
Deferred outflows of resources:					
Pension related items	818,558	-	3,732,931	4,478,310	-
OPEB related items	741,685	-	879,409	62,867	-
Total deferred outflows of resources	1,560,243	-	4,612,340	4,541,177	-
Liabilities:					
Current liabilities:					
Accounts payable	197,015	60,505	1,039,136	529,020	86,824
Accrued payroll	168,437	-	466,469	495,575	-
Due to the U.S. Department of Housing and Urban Development	29,600	-	-	-	-
Due to other funds	-	379,034	146,821	1,549,961	212,718
Unearned revenues	120,025	100	32,786	3,841,029	41,643
Other accrued liabilities	576,487	-	1,057,460	1,013,777	2,677
Tenant security deposits	256,734	-	3,775	-	-
Current portion of compensated absences	21,841	-	220,708	126,028	378
Total current liabilities	1,370,139	439,639	2,967,155	7,555,390	344,240
Noncurrent liabilities:					
Compensated absence, net of current portion	89,562	-	300,707	240,439	2,149
Net pension liability	673,376	-	2,598,262	2,618,238	12,987
Family self sufficiency deposits	-	-	905,115	-	11,201
Total noncurrent liabilities	762,938	-	3,804,084	2,858,677	26,337
Total liabilities	2,133,077	439,639	6,771,239	10,414,067	370,577
Deferred inflows of resources:					
Pension related items	34,015	-	273,818	68,062	26,434
OPEB related items	385,435	-	1,144,661	702,080	-
Total deferred inflows of resources	419,450	-	1,418,479	770,142	26,434
Net position:					
Net investment in capital assets	34,323,560	-	1,767,343	19,567,050	-
Restricted for housing programs	1,863,960	-	-	3,238,594	-
Unrestricted	30,470,292	616,842	14,780,884	114,609,916	(332,877)
Total net position	$ 66,657,812	$ 616,842	$ 16,548,227	$ 137,415,560	$ (332,877)

HOPE VI	Family Self Sufficiency	Shelter Plus Care	Total
$ 10,277,853	$ -	$ -	$ 110,388,082
-	-	-	68,504
-	-	-	753,622
-	201,581	1,428,007	6,805,872
-	2,672	27,016	16,896,884
-	17,571	-	681,660
-	-	-	6,258,796
10,277,853	221,824	1,455,023	141,853,420
1,715,736	-	-	4,851,911
36,458,677	-	-	58,407,054
-	-	-	1,289,050
-	-	-	19,434,095
-	-	-	1,590,538
-	-	-	50,681,715
-	-	-	4,976,238
-	-	-	55,657,953
38,174,413	-	-	141,230,601
48,452,266	221,824	1,455,023	283,084,021
-	-	-	9,029,799
-	-	-	1,683,961
-	-	-	10,713,760
-	6	-	1,912,506
-	14,601	-	1,145,082
-	-	-	29,600
42,125	566,749	1,359,126	4,256,534
-	-	-	4,035,583
-	-	-	2,650,401
-	-	-	260,509
-	8,206	-	377,161
42,125	589,562	1,359,126	14,667,376
-	-	-	632,857
-	-	-	5,902,863
-	-	-	916,316
-	-	-	7,452,036
42,125	589,562	1,359,126	22,119,412
-	-	-	402,329
-	-	-	2,232,176
-	-	-	2,634,505
-	-	-	55,657,953
-	-	-	5,102,554
48,410,141	(367,738)	95,897	208,283,357
$ 48,410,141	$ (367,738)	$ 95,897	$ 269,043,864

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Combining Schedule of Revenues, Expenses and Changes in Fund Net Position
Federal Programs
For the Year Ended June 30, 2021

		Section 8			
	Low Rent Housing Program	Substantial and Moderate Rehabilitation	Housing Choice Voucher	Moving To Work	Mainstream Voucher
Operating revenues:					
Rental income	$ 4,483,434	$ -	$ -	$ -	$ -
Housing assistance payment revenues	-	1,407,398	4,392,353	293,745,573	2,740,966
Other operating grants	-	-	25,567	9,554,680	-
Miscellaneous and other revenues	81,249	-	3,306,263	690,607	94,504
Total operating revenues	4,564,683	1,407,398	7,724,183	303,990,860	2,835,470
Operating expenses:					
Housing assistance payments	-	1,370,614	230,704,274	393,250	2,842,829
Administrative	2,244,898	-	14,010,934	5,655,310	620
Tenant services	237,423	-	468,213	320,176	-
Utilities	1,602,806	-	-	-	-
Maintenance and operations	5,081,774	-	23,373	307,434	-
General expenses	2,968,587	-	489,445	6,595,777	-
Depreciation and amortization	977,258	-	177,509	213,346	-
Overhead allocation	5,515,316	157,937	4,567,815	2,855,328	193,281
Total operating expenses	18,628,062	1,528,551	250,441,563	16,340,621	3,036,730
Operating income (loss)	(14,063,379)	(121,153)	(242,717,380)	287,650,239	(201,260)
Nonoperating revenues (expenses):					
Investment income	169,795	-	-	88,271	-
Other nonoperating expenses	(119,317)	-	-	-	-
Total nonoperating revenues, net	50,478	-	-	88,271	-
Income (loss) before transfers	(14,012,901)	(121,153)	(242,717,380)	287,738,510	(201,260)
Transfers in	28,203,676	-	288,928,810	42,554,673	-
Transfers out	(12,256,519)	-	(43,976,060)	(311,696,589)	-
Change in net position	1,934,256	(121,153)	2,235,370	18,596,594	(201,260)
Net position, beginning of year	64,723,556	737,995	14,312,857	118,818,966	(131,617)
Net position, end of year	$ 66,657,812	$ 616,842	$ 16,548,227	$ 137,415,560	$ (332,877)

HOPE VI	Family Self Sufficiency	Shelter Plus Care	Total
$ -	$ -	$ -	$ 4,483,434
-	-	-	302,286,290
-	1,204,692	5,325,228	16,110,167
-	-	-	4,172,623
-	1,204,692	5,325,228	327,052,514
-	-	5,039,266	240,350,233
-	1,476,983	-	23,388,745
-	45,352	-	1,071,164
-	-	-	1,602,806
-	-	-	5,412,581
-	50,095	-	10,103,904
-	-	-	1,368,113
-	-	448,411	13,738,088
-	1,572,430	5,487,677	297,035,634
-	(367,738)	(162,449)	30,016,880
181,366	-	-	439,432
-	-	-	(119,317)
181,366	-	-	320,115
181,366	(367,738)	(162,449)	30,336,995
-	-	-	359,687,159
-	-	-	(367,929,168)
181,366	(367,738)	(162,449)	22,094,986
48,228,775	-	258,346	246,948,878
$ 48,410,141	$ (367,738)	$ 95,897	$ 269,043,864

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Combining Schedule of Net Position
Other Housing Programs
June 30, 2021

	OHA Other	CAHI	OAHPI	Total
Assets:				
Current assets:				
Unrestricted cash amd cash equivalents	$ 32,983,687	$ 65,468,363	$ 15,813,644	$ 114,265,694
Accounts receivable, net:				
U.S. Department of Housing and Urban Development	-	1,926,331	-	1,926,331
Tenants	-	-	1,851,334	1,851,334
Other	431,919	-	7,243,007	7,674,926
Due from other funds	3,338,056	8,600	-	3,346,656
Prepaid expenses	492	72,383	199,785	272,660
Restricted cash and cash equivalents	56,775	-	83,258,810	83,315,585
Total current assets	36,810,929	67,475,677	108,366,580	212,653,186
Noncurrent assets:				
Noncurrent interest receivable	3,442,487	-	-	3,442,487
Notes receivable from component units	76,138,862	-	-	76,138,862
Notes receivable from others	12,853,658	-	-	12,853,658
Net OPEB asset	-	147,965	3,989,351	4,137,316
Other noncurrent assets	17,190,933	-	-	17,190,933
Capital assets:				
Nondepreciable	29,609,785	4,796,933	4,298,142	38,704,860
Depreciable, net	2,552,246	8,326,365	21,691,282	32,569,893
Total capital assets	32,162,031	13,123,298	25,989,424	71,274,753
Total noncurrent assets	141,787,971	13,271,263	29,978,775	185,038,009
Total assets	178,598,900	80,746,940	138,345,355	397,691,195
Deferred outflows of resources:				
Pension related items	-	113,048	1,193,723	1,306,771
OPEB related items	-	5,889	329,321	335,210
Total deferred outflows of resources	-	118,937	1,523,044	1,641,981
Liabilities:				
Current liabilities:				
Accounts payable	122	1,278,255	1,947,371	3,225,748
Due to the U.S. Department of Housing and Urban Development	-	485	-	485
Due to other funds	14,558,092	362,878	2,003,527	16,924,497
Unearned revenues	-	-	1,147,027	1,147,027
Other accrued liabilities	40,880	45,258	789,527	875,665
Tenant security deposits	-	-	440,828	440,828
Current portion of compensated absences	-	3,915	90,167	94,082
Total current liabilities	14,599,094	1,690,791	6,418,447	22,708,332
Noncurrent liabilities:				
Compensated absences, net of current portion	-	8,017	118,058	126,075
Net pension liability	-	48,369	1,024,878	1,073,247
Total noncurrent liabilities	-	56,386	1,142,936	1,199,322
Total liabilities	14,599,094	1,747,177	7,561,383	23,907,654
Deferred inflows of resources:				
Pension related items	-	8,037	114,789	122,826
OPEB related items	-	12,637	383,300	395,937
Total deferred inflows of resources	-	20,674	498,089	518,763
Net position:				
Net investment in capital assets	32,162,031	13,123,298	25,989,424	71,274,753
Restricted for housing programs	56,775	-	82,817,982	82,874,757
Unrestricted	131,781,000	65,974,728	23,001,521	220,757,249
Total net position	$ 163,999,806	$ 79,098,026	$ 131,808,927	$ 374,906,759

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Combining Schedule of Revenues, Expenses and Changes in Fund Net Position
Other Housing Programs
For the Year Ended June 30, 2021

	OHA Other	CAHI	OAHPI	Total
Operating revenues:				
Rental income	$ -	$ -	$ 38,764,363	$ 38,764,363
Housing assistance payment revenues	-	725,101,518	-	725,101,518
Miscellaneous and other revenues	1,923,204	23,514,722	300,907	25,738,833
Total operating revenues	1,923,204	748,616,240	39,065,270	789,604,714
Operating expenses:				
Housing assistance payments	-	725,101,518	-	725,101,518
Administrative	399,525	492,399	1,683,413	2,575,337
Tenant services	-	-	130,691	130,691
Utilities	1,718	-	2,768,684	2,770,402
Maintenance and operations	18,996	50,592	9,461,062	9,530,650
General expenses	1,928	15,460,986	2,359,738	17,822,652
Depreciation and amortization	342,671	400,513	3,742,522	4,485,706
Overhead allocation	13,057	150,618	8,620,912	8,784,587
Total operating expenses	777,895	741,656,626	28,767,022	771,201,543
Operating income	1,145,309	6,959,614	10,298,248	18,403,171
Nonoperating revenues (expenses):				
Investment income	986,849	14,331	33,981	1,035,161
Other nonoperating expenses	-	-	(542,687)	(542,687)
Total nonoperating revenues (expenses)	986,849	14,331	(508,706)	492,474
Income before transfers	2,132,158	6,973,945	9,789,542	18,895,645
Transfers in	630,465	-	-	630,465
Transfers out	(2,302)	-	-	(2,302)
Change in net position	2,760,321	6,973,945	9,789,542	19,523,808
Net position, beginning of year	161,239,485	72,124,081	122,019,385	355,382,951
Net position, end of year	$ 163,999,806	$ 79,098,026	$ 131,808,927	$ 374,906,759

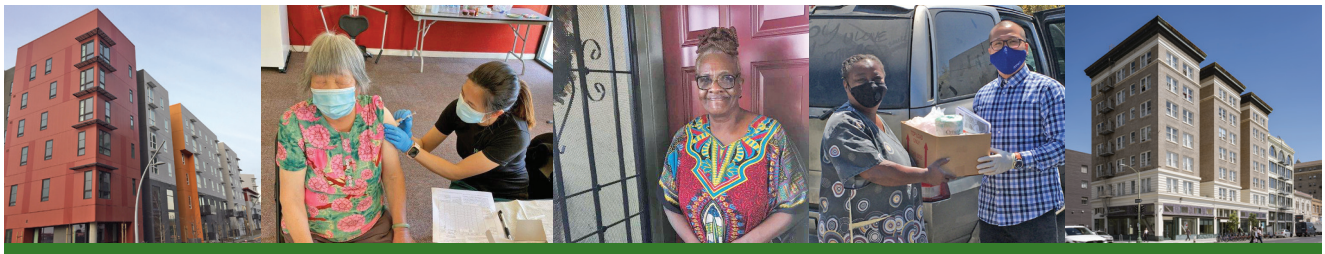
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Supplementary Information
For the Year Ended June 30, 2021

Below is the Schedule of Annual Contribution Contracts for Capital Fund Program (CFP) and Replacement Housing Factor (RHF) Grants that were open as of June 30, 2021.

Project Number	Funds Approved	Funds Expended											Total Funds Expended	Balance of Funds Approved
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Capital Fund Program (CFP)														
CA39P003501-08	$ 4,141,928.78												$ 4,141,928.78	$ -
CA39P003501-09	8,468,472.00		7,507,022.65	961,449.35									8,468,472.00	-
CA39P003501-10	8,224,164.00			4,766,131.66	3,458,032.34								8,224,164.00	-
CA39P003501-11	3,013,514.00				2,608,424.37	405,089.63							3,013,514.00	-
CA39P003501-12	2,777,224.00				2,777,224.00								2,777,224.00	-
CA39P003501-13	2,400,278.00				2,400,278.00								2,400,278.00	-
CA39P003501-14	2,799,312.00				539,037.61	2,260,274.39							2,799,312.00	-
CA39P003501-15	2,947,369.00					683,447.17		2,263,921.83					2,947,369.00	-
CA01P003501-16	6,513,733.00									6,513,733.00			6,513,733.00	-
CA01P003501-17	6,515,300.00								6,515,300.00				6,515,300.00	-
CA01P003501-18	9,544,680.00										9,544,680.00		9,544,680.00	-
CA01P003501-19	9,824,634.00											9,824,634.00	9,824,634.00	-
CA01P003501-20	10,288,343.00												-	10,288,343.00
Total CFP	$ 77,458,951.78	$ -	$ 7,507,022.65	$ 5,727,581.01	$ 11,782,996.32	$ 3,348,811.19	$ -	$ 2,263,921.83	$ 6,515,300.00	$ 6,513,733.00	$ 9,544,680.00	$ 9,824,634.00	$ 67,170,608.78	$ 10,288,343.00
Replacement Housing Factor (RHF)														
CA39R003501-10	$ 244,214.00			$ 244,214.00									$ 244,214.00	$ -
CA39R003501-11	3,883,253.00		337,019.39	2,423,669.85	1,122,563.76								3,883,253.00	-
CA39R003501-12	3,611,056.00				3,611,056.00								3,611,056.00	-
CA39R003501-13	3,872,187.00				3,872,187.00								3,872,187.00	-
CA39R003501-14	3,703,384.00				2,292,730.89	1,410,653.11							3,703,384.00	-
CA39R003501-15	3,469,991.00							3,469,991.00					3,469,991.00	-
CA39R003502-09	8,443.00		8,443.00										8,443.00	-
CA39R003502-10	148,127.00		33,803.58	114,323.42									148,127.00	-
CA39R003502-11	120,731.00			120,731.00									120,731.00	-
Total RHF	$ 19,061,386.00	$ -	$ 379,265.97	$ 2,902,938.27	$ 10,898,537.65	$ 1,410,653.11	$ -	$ 3,469,991.00	$ -	$ -	$ -	$ -	$ 19,061,386.00	$ -
Emergency Safety & Security Grant														
CA39E003501-12	$ 250,000.00				$ 71,479.05	$ 178,520.95							$ 250,000.00	$ -

STATISTICAL SECTION

- Financial Trend Information
- Revenue Capacity Information
- Debt Capacity Information
- Demographic and Economic Information
- Operating Information



Supporting Our OHA Community

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HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Statistical Section

This section of the Authority's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Authority's overall financial health.

Financial Trend

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the Authority's significant local revenue sources.

Debt Capacity

These schedules present information to help the reader assess the affordability of the Authority's current levels of outstanding debt and the Authority's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Authority's financial activities take place.

Operating Information

These schedules contain information about the Authority's operations and resources to help the reader understand how the Authority's financial information relates to the services the Authority provides and the activities it performs.

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HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

Net Position by Component - Last Ten Years (Unaudited)

($ in Thousands)

Fiscal Year	Net Investment in Capital Assets	Restricted	Unrestricted	Total
2021	$ 140,692	$ 87,979	$ 441,360	$ 670,031
2020	135,545	87,414	398,047	621,006
2019	128,256	83,386	325,070	536,712
2018	123,256	14,759	363,012	501,027
2017	115,309	14,720	263,375	393,404
2016	118,068	5,538	253,774	377,380
2015	115,383	2,645	253,097	371,125
2014	110,737	20,037	227,114	357,888
2013	110,590	11,613	196,857	319,060
2012	109,101	1,649	179,923	290,673

Note: Effective with the implementation of GASB Statement No. 63, in 2013, net assets was renamed to net position.

Source: Department of Finance

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Change in Net Position - Last Ten Years (Unaudited)

($ in Thousands)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Operating revenues:										
Rental income	$ 17,421	$ 20,164	$ 22,592	$ 25,023	$ 25,831	$ 30,909	$ 35,236	$ 39,993	$ 40,821	$ 43,248
Housing assistance payment revenues and fees	604,956	613,081	618,216	663,162	674,038	739,486	912,452	879,706	958,683	1,027,388
Operating grants	2,719	2,801	3,262	8,645	3,935	11,825	13,498	12,717	12,588	16,110
Miscellaneous and other	12,983	17,119	12,133	20,257	16,629	25,066	5,312	24,641	26,087	28,839
Total operating revenues	638,079	653,165	656,203	717,087	720,433	807,286	966,498	957,057	1,038,179	1,115,585
Operating expenses:										
Housing assistance payments	528,705	544,072	568,064	598,650	630,173	705,990	769,677	826,947	902,293	965,534
Administrative	43,591	41,516	28,043	40,680	45,168	36,900	33,887	33,201	45,543	41,689
Tenant services	2,205	780	1,152	1,303	1,687	1,368	710	1,444	1,240	1,225
Utilities	2,516	2,826	3,161	3,379	3,491	3,776	4,014	4,168	4,144	4,687
Maintenance and operations	32,766	24,748	15,855	15,443	15,362	15,864	16,867	16,144	19,574	18,493
General expenses	11,663	11,506	12,401	11,212	12,525	23,044	24,967	26,869	27,219	28,699
Depreciation and amortization	12,158	9,691	8,449	8,271	9,325	9,337	9,463	7,457	7,260	6,763
Total operating expenses	633,604	635,139	637,125	678,938	717,731	796,279	859,585	916,230	1,007,273	1,067,090
Operating income (loss)	4,475	18,026	19,078	38,149	2,702	11,007	106,913	40,827	30,906	48,495
Nonoperating revenues (expenses):										
Investment income	506	446	453	625	642	697	700	4,117	3,810	1,474
Gain (loss) on disposal of capital assets	-	2,854	(3)	576	2,931	4,405	10	4	49,954	-
Other nonoperating revenues	4,722	-	24	-	11	-		-	-	-
Other nonoperating expenses	-	(93)	(587)	(122)	(31)	(85)	-	(28)	(376)	(944)
Total nonoperating revenues (expenses)	5,228	3,207	(113)	1,079	3,553	5,017	710	4,093	53,388	530
Income (loss) before capital contributions and special items	9,703	21,233	18,965	39,228	6,255	16,024	107,623	44,920	84,294	49,025
Capital contributions	5,282	7,154	19,863	-	-	-	-	-	-	-
Special item	20,030	-	-	-	-	-	-	-	-	-
Change in net position	35,015	28,387	38,828	39,228	6,255	16,024	107,623	44,920	84,294	49,025
Net position, beginning of year, as previously reported	255,658	290,673	319,060	357,888	371,125	377,380	393,404	491,792	536,712	621,006
Prior period adjustments	-	-	-	(25,991)	-	-	(9,235)	-	-	-
Net position, beginning of year,	255,658	290,673	319,060	331,897	371,125	377,380	384,169	491,792	536,712	621,006
Net position, end of year	$ 290,673	$ 319,060	$ 357,888	$ 371,125	$ 377,380	$ 393,404	$ 491,792	$ 536,712	$ 621,006	$ 670,031

Note: Effective with the implementation of GASB Statement No. 63, in 2013, net assets was renamed to net position.

Source: Department of Finance

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

Operating Revenues by Source - Last Ten Years (Unaudited)

($ in Thousands)

Fiscal	Rental Income		Housing Assistance Payment Revenues and Fees		Other Operating Grants		Miscellaneous and Other		Total	
Year	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total
2021	$ 43,248	4%	$1,027,388	92%	$ 16,110	1%	$ 28,839	3%	$1,115,585	100%
2020	40,821	4%	958,683	92%	12,588	1%	26,087	3%	1,038,179	100%
2019	39,993	4%	879,706	92%	12,717	1%	24,641	3%	957,057	100%
2018	35,236	4%	912,452	94%	13,498	1%	5,312	1%	966,498	100%
2017	30,909	4%	739,486	92%	11,825	1%	25,066	3%	807,286	100%
2016	25,831	4%	674,038	94%	3,935	1%	16,629	2%	720,433	100%
2015	25,023	3%	663,162	92%	8,645	1%	20,257	3%	717,087	100%
2014	22,592	3%	618,216	94%	3,262	0%	12,133	2%	656,203	100%
2013	20,164	3%	613,081	94%	2,801	0%	17,119	3%	653,165	100%
2012	17,421	3%	604,956	95%	2,719	0%	12,983	2%	638,079	100%

Source: Department of Finance

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

Nonoperating Revenues by Source - Last Ten Years (Unaudited)

($ in Thousands)

Fiscal	Investment Income		Other Nonoperating		Total	
Year	Amount	% of Total	Amount	% of Total	Amount	% of Total
2021	$ 1,474	100%	$ -	0%	$ 1,474	100%
2020	3,810	7%	49,578	93%	53,388	100%
2019	4,117	100%	4	0%	4,121	100%
2018	700	99%	10	1%	710	100%
2017	697	14%	4,405	86%	5,102	100%
2016	642	18%	2,942	82%	3,584	100%
2015	625	52%	576	48%	1,201	100%
2014	453	95%	22	5%	475	100%
2013	446	14%	2,854	86%	3,300	100%
2012	506	10%	4,722	90%	5,228	100%

Source: Department of Finance

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Debt Service Coverage - Last Ten Years (Unaudited)
($ in Thousands)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Revenues [1]	$ 641,304	$ 656,412	$ 659,918	$ 717,712	$ 721,075	$ 807,983	$ 967,198	$ 961,174	$ 1,041,989	$ 1,117,060
Operating expenses (excluding depreciation)	621,446	625,448	628,676	670,667	708,406	786,942	850,122	908,773	1,000,013	1,060,327
Revenues available for debt service	19,858	30,964	31,242	47,045	12,669	21,041	117,076	52,401	41,976	56,733
Debt service requirements:										
Principal	214	29	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	
Total debt service	214	29	-	-	-	-	-	-	-	-
Debt service coverage	92.79	1,067.72	-	-	-	-	-	-	-	-

Note: (1) Revenues include operating revenues, operating grants and investment income.

Source: Department of Finance

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

Outstanding Debt Related to Capital Assets - Last Ten Years (Unaudited)

($ in Thousands)

Fiscal Year	Long-Term Debt			Capital Assets, Net	Ratio of Total Debt to Capital Assets
	Current Portion	Noncurrent Portion	Total		
2021	$ -	$ -	$ -	$ 140,692	0.00%
2020	-	-	-	135,545	0.00%
2019	-	-	-	128,255	0.00%
2018	-	-	-	123,256	0.00%
2017	-	-	-	115,309	0.00%
2016	-	-	-	118,067	0.00%
2015	-	-	-	115,383	0.00%
2014	-	-	-	110,737	0.00%
2013	-	-	-	110,590	0.00%
2012	29	-	29	109,130	0.03%

Source: Department of Finance

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

Demographic and Economic Statistics - Last Ten Years (Unaudited)

Calendar Year	Population	Personal Income (in thousands)	Per Capita Personal Income	Median Age	School Enrollment	Unemployment Rate
2021	435,514	$ 45,360,302	$ 104,921	36.2	48,704	7.7%
2020	433,697	42,827,015	99,424	36.2	49,588	15.7%
2019	432,897	39,452,998	91,459	36.2	50,202	3.5%
2018	431,373	39,452,998	91,459	36.2	50,231	3.4%
2017	430,482	39,452,998	91,459	36.5	49,760	4.2%
2016	426,850	37,208,259	86,434	36.2	49,098	4.9%
2015	420,624	35,224,821	82,523	36.2	48,077	5.9%
2014	415,123	32,064,059	76,230	36.4	47,194	7.2%
2013	410,511	29,507,737	71,082	36.6	46,486	8.9%
2012	401,139	28,879,798	70,351	36.2	46,472	10.7%

Source: City of Oakland Annual Comprehensive Financial Reports.

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA

Principal Employers in Oakland
Current Year and Nine Years Ago

	2021			2012		
Employer	**Number of Employees**	**Rank**	**% of Total Employment**	**Number of Employees**	**Rank**	**% of Total Employment**
County of Alameda	8,000+	1	4.2%	8,843	1	4.8%
Kaiser Permanente/Kaiser Foundation	7,000+	2	3.7%	4,418	3	2.4%
San Francisco Bart District	4,000+	3	2.1%	1,499	9	0.8%
State of California	3,500+	4	1.8%			
City of Oakland	3,500+	5	1.8%	4,073	6	2.2%
United Parcel Service	2,500+	6	1.3%			
Southwest Airlines	2,500+	7	1.3%			
Children's Hospital & Research Center	2,000+	8	1.0%	2,600	8	1.4%
Highland Hospital	2,000+	9	1.0%			
Federal Express Corporation	1,500+	10	0.8%			
Oakland Unified School District	N/A		N/A	4,496	2	2.4%
Dreyer's Grand Ice Cream Inc	N/A		N/A	4,191	4	2.3%
Cost Plus , Inc.	N/A		N/A	4,113	5	2.2%
Alta-Bates Summit Medical Center	N/A		N/A	3,623	7	2.0%
Peralta Community College District	N/A		N/A	1,400	10	0.8%
Total, Ten Largest Employers	46,500			40,820		

Source: City of Oakland Annual Comprehensive Financial Reports

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Capital Assets by Category (Unaudited)
($ in Thousands)

	2012 [1]	2013	2014	2015	2016	2017	2018	2019	2020	2021
Category:										
Land	$ 60,242	$ 65,679	$ 67,069	$ 67,319	$ 67,863	$ 67,748	$ 77,757	$ 79,985	$ 79,985	$ 79,985
Construction in progress	-	4,138	9,091	9,127	3,112	3,221	2,204	6,844	14,354	9,842
Buildings and improvements	256,369	256,964	258,761	269,564	284,319	289,128	296,502	301,415	299,268	313,370
Equipment and vehicles	5,244	5,473	5,700	7,478	9,769	10,240	11,062	11,194	11,520	13,300
Total capital assets, gross	321,855	332,254	340,621	353,488	365,063	370,337	387,525	399,438	405,127	416,497
Less accumulated depreciation	(212,725)	(221,664)	(229,884)	(238,105)	(246,996)	(255,028)	(264,269)	(271,182)	(269,582)	(275,805)
Total capital assets, net	109,130	110,590	110,737	115,383	118,067	115,309	123,256	128,256	135,545	140,692
Related debt	1,460	147	-	-	-	-	-	-	-	-
Net investment in capital assets	$ 110,590	$ 110,737	$ 115,383	$ 115,383	$ 118,067	$ 115,309	$ 123,256	$ 128,256	$ 135,545	$ 140,692

Notes: (1) Increase represents transfer in of OAHPI blended component unit capital assets upon change of board composition.

Source: Department of Finance

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Full-time Equivalent Employees by Department – Last Ten Years (Unaudited)

Department	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Executive Office	7	7	9	10	9	8	8	8	8	12
Office of Program Administration	2	3	3	2	1	-	-	-	-	-
Family and Community Partnerships	12	14	15	17	14	18	21	25	25	25
Finance	20	20	21	20	20	20	20	21	21	21
Information Technology	11	11	11	11	11	11	10	11	11	11
Contract Compliance & General Services	10	8	9	8	8	9	8	7	7	7
Human Resources	8	8	8	8	8	8	8	8	8	9
California Affordable Housing Initiatives	1	1	1	1	1	1	1	1	1	1
Office of Real Estate Development	8	8	8	8	7	6	6	7	7	7
Leased Housing	87	90	90	87	90	90	92	97	97	97
Office of Property Operations	158	157	152	154	157	155	152	146	146	141
Police	45	45	45	45	45	45	45	45	45	45
TOTAL	369	372	372	371	371	371	371	376	376	376

Source: Department of Finance

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Unit Inventory by Program - Last Ten Years (Unaudited)

	Number of Units									
Program	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
PUBLIC HOUSING										
Large Family Sites										
Campbell Village	154	154	154	154	154	154	154	154	154	154
Lockwood Gardens	371	371	372	372	372	372	372	372	372	372
Peralta Villa	390	390	390	390	390	390	390	390	390	390
	915	915	916	916	916	916	916	916	916	916
Designated Senior Sites										
Harrison Tower	101	101	101	101	101	101	101	101	101	101
Adel Court	30	30	30	30	30	30	30	30	30	30
Oak Grove North (2)	77	77	77	77	77	77	77	77	-	-
Oak Grove South (2)	75	75	75	75	75	75	75	75	-	-
Palo Vista Gardens	100	100	100	100	100	100	100	100	100	100
	383	383	383	383	383	383	383	383	231	231
HOPE VI Sites (Public Housing Units Only)										
Foothill Family Apts.	21	21	21	21	21	21	21	21	21	21
Linden Court	38	38	38	38	38	38	38	38	38	38
Chestnut Court	45	45	45	45	45	45	45	45	45	45
Mandela Gateway	46	46	46	46	46	46	46	46	46	46
Lion Creek Crossings	157	157	157	157	157	157	157	157	157	157
	307	307	307	307	307	307	307	307	307	307
TOTAL PUBLIC HOUSING	**1,605**	**1,605**	**1,606**	**1,606**	**1,606**	**1,606**	**1,606**	**1,606**	**1,454**	**1,454**
HOUSING CHOICE VOUCHER PROGRAM										
Moving to Work (MTW)										
General MTW Housing Choice Vouchers (1)	12,433	12,687	12,805	12,814	12,858	12,866	12,866	12,874	12,866	13,107
Non-MTW										
Section 8 Mod Rehab	329	320	259	251	251	251	251	251	143	143
Section 8 Mainstream	175	175	175	175	175	175	175	175	212	212
Veterans Affairs Supportive Housing	205	265	265	326	326	326	396	396	396	396
Family Unification Program	50	50	50	50	50	50	50	50	101	51
Non-Elderly Disabled Vouchers	85	-	-	-	65	65	65	65	85	85
Tenant Protection Vouchers	169	118	9	-	-	-	-	-	141	141
	1,013	928	758	802	867	867	937	937	1,078	1,028
TOTAL HOUSING CHOICE VOUCHERS	**13,446**	**13,615**	**13,563**	**13,616**	**13,725**	**13,733**	**13,803**	**13,811**	**13,944**	**14,135**
SHELTER PLUS CARE PROGRAM	**242**	**237**	**296**	**333**	**331**	**331**	**331**	**331**	**331**	**331**
TOTAL INVENTORY	**15,293**	**15,457**	**15,465**	**15,555**	**15,662**	**15,670**	**15,740**	**15,748**	**15,729**	**15,920**

(1) Authorized vouchers not vouchers in use.
(2)Oak Grove North and Oak Grove South were removed from the Public Housing program and transferred to a limited partnership in December 2019.

Source: MTW Annual Reports, 2010-2020

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Number of Households on Waiting Lists - Last Ten Years (Unaudited)

	Number of Households									
Program	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Public Housing	**1,609**	**3,236**	**4,288**	**11,612**	**12,441**	**3,203**	**3,397**	**6,687**	**4,977**	**2,089**
Section 8 Vouchers										
General, Mainsteam, and Mod Rehab	10,230	10,489	9,334	7,557	7,048	3,200	3,500	1,912	2,500	2,217
OAHPI Scattered Sites	5,647	6,253	3,071	2,997	2,031	4,050	3,200	562	218	367
Other Project Based Voucher Sites*	3,292	10,561	15,428	17,291	17,033	28,848	35,649	36,576	36,035	45,344
Shelter Plus Care	37	56	56	59	59	**(1)**	**(1)**	**(1)**	**(1)**	**(1)**
Subtotal - Section 8 Vouchers	**19,206**	**27,359**	**27,889**	**27,904**	**26,171**	**36,098**	**42,349**	**39,050**	**38,753**	**47,928**
HOPE VI Sites	**615**	**1,550**	**1,819**	**2,101**	**1,718**	**921**	**905**	**(2)**	**(2)**	**(2)**
Parents and Children Together (PACT) Program	**(1)**	**(1)**	**(1)**	**(1)**	**(1)**	**(1)**	**5**	**3**	**3**	**3**
Total	**21,430**	**32,145**	**33,996**	**41,617**	**40,330**	**40,222**	**46,656**	**45,740**	**43,733**	**50,020**

(1) Not available
(2) Waiting List Households for HOPE VI Sites are included in the totals for Public Housing and Other Project Based Voucher Sites.
* Combined waitlists for Project Based Voucher and other units at some sites.

Source: MTW Annual Reports, 2012-2021, and Authority Records

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Completed Work Orders for Authority-Managed Housing - Last Ten Years (Unaudited)

	Number of Units									
Development	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Large Public Housing										
Lockwood Gardens	1,657	1,931	1,952	1,910	1,616	1,814	2,321	2,317	2,084	2,135
Peralta Village	2,353	2,444	2,721	1,195	1,497	2,978	2,988	2,943	2,929	2,432
Palo Vista Gardens*	132	130	*	*	*	*	*	*	*	*
Subtotal	**4,142**	**4,505**	**4,673**	**3,105**	**3,113**	**4,792**	**5,309**	**5,260**	**5,013**	**4,567**
Scattered Sites										
Deep East	1,578	1,167	1,670	1,666	1,278	1,473	1,947	2,225	1,936	1,851
East Oakland	1,348	1,282	1,458	1,697	1,344	1,416	1,533	1,910	1,745	1,992
Fruitvale	1,499	1,408	1,834	2,444	2,109	1,359	1,316	1,997	1,803	2,101
San Antonio	1,862	1,510	1,636	1,449	1,552	1,187	1,315	1,560	1,347	1,714
West Oakland	1,340	1,421	1,234	1,251	1,402	1,441	1,399	1,326	1,108	1,765
North Oakland	1,665	1,490	1,656	1,285	1,109	1,481	1,401	1,427	1,102	1,467
Subtotal	**9,292**	**8,278**	**9,488**	**9,792**	**8,794**	**8,357**	**8,911**	**10,445**	**9,041**	**10,890**
Total	**13,434**	**12,783**	**14,161**	**12,897**	**11,907**	**13,149**	**14,220**	**15,705**	**14,054**	**15,457**

***** Management of Palo Vista Gardens was taken over by a third-party management company on February 1, 2013. Only data for work orders completed under Authority management is included here.

Sources: MTW Annual Report and Authority Records

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Police Department Activities - Last Ten Years (Unaudited)

	Calendar Year									
	2012	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
OHA Police Department Calls for Service (1)										
Number of Incidents	15,979	16,870	20,725	21,330	18,310	19,532	13,421	16,983	25,167	26,744
OHA Police Department Reported UCR Part 1 Crimes (2)										
Number of Offenses	818	834	891	620	636	533	521	543	793	817
OHA Police Department Parking Enforcement Revenue										
Number of Citations	3,445	2,853	4,640	4,342	6,479	4,329	4,002	4,038	5,453	4,814
Revenue	$ 62,944	$ 45,115	$ 47,086	$ 234,382	$ 68,359	$ 78,274	$ 80,978	81,706	100,194	86,442
OHA Police Department Fraud Recovery Revenue										
Repayment Agreements	$ 517,436	$ 802,127	$ 399,500	$ 82,474	$ 65,926	124,285	159,485	212,053	148,501	61,803
Recovered Funds	$ 353,672	$ 317,489	$ 300,596	$ 234,382	$ 213,268	139,489	177,246	172,745	157,584	72,858

(1) Calls for service represents all communication incidents with the OHA PD Communications Center, including calls

(2) Uniform Crime Reporting (UCR) Part 1 Crimes include murder, rape, robbery, assault, burglary, larceny and auto theft.

Sources: OHA Police Department Annual Reports; OHA Police Records Management System; Indico Public Safety Records

OHA Police Department Calls for Service
Sources:
2012-2021

OHA Police Department Reported UCR Part 1 Crimes
Sources:
2012-2021

OHA Police Department Parking Enforcement Revenue
Sources
Revenue
Number of citation

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Property Characteristics and Dwelling Unit Composition (Unaudited)
June 30, 2021

Authority Public Housing Developments

Name of Development	Location	# of Units
Harrison Towers	1621 Harrison Street	101
Adel Court	2001 MacArthur Blvd.	30
Campbell Village	1657 10th Street	154
Lockwood Gardens	1263 65th Avenue	372
Palo Vista Gardens	1110 64th Avenue	100
Peralta Villa	906 Mandela Parkway	390
Total Public Housing Units		**1,147**

Source: Appendix E, MTW Annual Report, 2019

OAHPI Project Based Voucher Sites

Name of Development	Location	# of Units
Deep East Scattered Sites	Various	278
East Oakland Scattered Sites	Various	278
Fruitvale Scattered Sites	Various	270
North Oakland Scattered Sites	Various	244
San Antonio Scattered Sites	Various	230
West Oakland Scattered Sites	Various	239
Total OAHPI Project Based Voucher Units		**1,539**

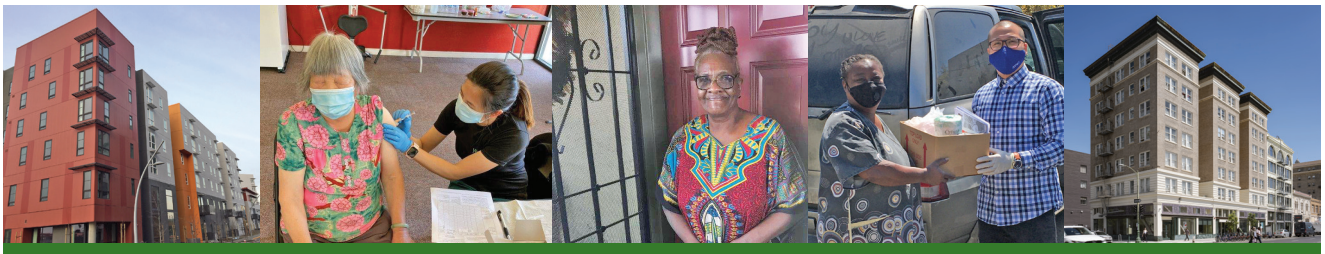
Source: Authority Internal Records

Mixed Finance Developments

Name of Development	Location	Public Housing Units	Project Based Voucher Units	Other Units	Total Units
Foothill Family Apts.	6946 Foothill Blvd	21	11	33	65
Linden Court	1060 W. Grand Ave	38	-	41	79
Chestnut Court	1060 West Grand Ave	45	-	27	72
Mandela Gateway	1350-1400 7th St	46	30	92	168
Lion Creek Crossings	6888 Lion Way	157	171	366	567
Tassafaronga Village	945 84th Ave	-	99	58	157
Harrison Street Senior	1633 Harrison St	-	11	62	73
Lakeside Senior	1507 2nd Ave	-	91	1	92
The Savoy Apts.	1424 Jefferson St	-	101	-	101
Cathedral Gardens	616 21nd St	-	43	57	100
Keller Housing Apts.	5301 Telegraph Ave	-	-	201	201
AveVista	460 Grand Ave	-	34	34	68
Prosperity Place	1110 Jackson St	-	35	36	71
ACTS/CYRENE	9400 International Blvd	-	14	45	59
Oak Grove Plaza North	620 17th Street	-	75	1	76
Oak Grove Plaza South	570 16th Street	-	74	1	75
Paseo and Vista Estero (Brooklyn Basin)	255 and 285 8th Avenue		132	79	211
The Empyrean	344 13th Street		32	34	66
Total Mixed Finance Developments		**307**	**953**	**1,168**	**2,301**

Source: Appendix B, MTW Annual Report, 2021

FEDERAL COMPLIANCE SECTION



Supporting Our OHA Community

Certified Public Accountants

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Members of the Board of Commissioners of the
Housing Authority of the City of Oakland, California
Oakland, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City of Oakland, California (Authority) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 27, 2021. Our report on the Authority's financial statements includes a reference to other auditors who audited the financial statements of the Authority's discretely presented component units. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. The financial statements of the Chestnut Linden Associates, Lion Creek Senior Housing Partners, L.P., AveVista Associates, L.P., and Oak Groves Senior Housing, L.P. discretely presented component units, were not audited in accordance with *Government Auditing Standards,* and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with these discretely presented component units.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Macias Gini & O'Connell LLP

Sacramento, California
December 27, 2021

Certified Public Accountants

Independent Auditor's Report on Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

Members of the Board of Commissioners of the
Housing Authority of the City of Oakland, California
Oakland, California

Report on Compliance for the Major Federal Program

We have audited the Housing Authority of the City of Oakland, California's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended June 30, 2021. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

The Authority's basic financial statements include the operations of the California Affordable Housing Initiatives, Inc. (CAHI), which expended $741,256,112 in federal awards, which is not included in the Authority's schedule of expenditures of federal awards (SEFA) for the year ended June 30, 2021. Our audit, described below, did not include the operations of CAHI because we audited and reported on CAHI in accordance with the Uniform Guidance as a separate engagement.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on the Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2021.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on its major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A sig*nificant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Macias Gini & O'Connell LLP

Sacramento, California
December 27, 2021

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2021

Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Expenditures	Passed Through to Subrecipients
U.S. Department of Housing and Urban Development:			
Direct:			
Section 8 Project-Based Cluster:			
Section 8 New Construction and Substantial Rehabilitation	14.182	$ 991,835	$ -
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	415,563	-
Subtotal Section 8 Project Based Cluster		1,407,398	-
Family Self-Sufficiency Program	14.896	1,204,692	-
Housing Voucher Cluster:			
Section 8 Housing Choice Vouchers	14.871	4,392,353	-
Mainstream Voucher Program (MV)	14.879	2,740,354	-
COVID-19 Mainstream Voucher Program (MV)	14.879	612	-
Subtotal Housing Voucher Cluster		7,132,707	-
Moving To Work Demonstration Program	14.881*	305,235,837	-
COVID-19 Moving To Work Demonstration Program	14.881*	4,183,999	-
Subtotal Moving To Work Demonstration Program		309,419,836	-
Total U.S. Department of Housing and Urban Development		$ 319,164,633	$ -

* Denotes major program

See accompanying notes to the schedule of expenditures of federal awards.

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2021

NOTE 1 – GENERAL

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of the Housing Authority of the City of Oakland, California (the Authority), except for expenditures reported for the California Affordable Housing Initiatives, Inc. (CAHI), a blended component unit. The Authority's reporting entity is defined in Note 1 of the Authority's basic financial statements. Federal awards received directly from federal agencies are included in the Schedule. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.* Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority.

Expenditures funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act are denoted by the prefix COVID-19 in the federal program title.

NOTE 2 – BASIS OF ACCOUNTING

Amounts reported in the Schedule represent expenditures incurred for the Authority's federal programs, except for the Moving To Work Demonstration (MTW) Program (ALN 14.881), and are reported on the accrual basis of accounting and include capitalized expenditures. Such expenditures are recognized following the cost principles contained in 2 CFR 200, Subpart E (Cost Principles), wherein certain types of expenditures are not allowable or are limited as to reimbursement. Given the flexibility of the MTW Program, the housing assistance payment revenue earned from the U.S. Department of Housing and Urban Development (HUD) provides a better reflection of how HUD has funded the program and such amounts are reported as the Authority's MTW Program expenditures. The Authority did not elect to use the 10% de minimus cost rate as covered in §200.414 Indirect (F&A) costs.

NOTE 3 – ASSISTANCE LISTING NUMBER (ALN)

The ALNs included in the accompanying Schedule were determined based on the program name, review of grant contract information, and the General Services Administration's SAM.gov website.

NOTE 4 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

The Schedule agrees to or can be reconciled with the amounts reported in the Authority's basic financial statements.

NOTE 5 – CALIFORNIA AFFORDABLE HOUSING INITIATIVES, INC. (CAHI) FEDERAL EXPENDITURES

CAHI federal expenditures are excluded from the Schedule because CAHI's federal expenditures are separately audited. Expenditures for CAHI's federal award program is taken from the separately issued single audit report, as listed below:

Federal Grantor/Program Title	Assistance Listing Number	Federal Expenditures
U.S. Department of Housing and Urban Development		
Direct:		
Section 8 Housing Assistance Payments Program	14.195	$ 741,256,112

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2021

Section I – Summary of Auditor's Results

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
Internal control over financial reporting:	
♦ Material weakness(es) identified?	No
♦ Significant deficiency(ies) identified?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal control over major federal program:	
♦ Material weakness(es) identified?	No
♦ Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for the major federal program:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No

Identification of major program:

Assistance Listing Number (ALN)	Name of Federal Program
14.881	Moving To Work Demonstration Program

Dollar threshold used to distinguish between Type A and Type B programs:	$3,000,000
Auditee qualified as a low-risk auditee?	Yes

Section II - Financial Statement Findings

None reported.

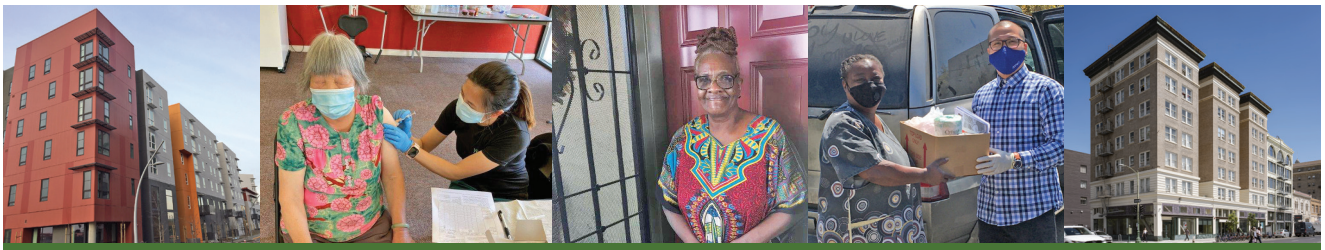
Section III – Federal Award Findings and Questioned Costs

None reported.

HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
Summary Schedule of Prior Audit Finding
For the Year Ended June 30, 2021

The status of corrective action for the prior year finding is as follows:

Finding No.	Federal Program Title	Assistance Listing Number	Compliance Requirement	Status
2020-001	Moving to Work Demonstration Program	14.881	Eligibility and Special Tests and Provisions	Implemented



Supporting Our OHA Community

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Report to the Board of Commissioners

For the Year Ended June 30, 2021

mgo

Certified Public Accountants

Certified
Public
Accountants

Members of the Board of Commissioners of the
Housing Authority of the City of Oakland, California
Oakland, California

We have audited the financial statements of the business-type activity (primary government) and the aggregate discretely presented component units of the Housing Authority of the City of Oakland (Authority) as of and for the year ended June 30, 2021, and have issued our report thereon dated December 27, 2021. We did not audit the financial statements of the discretely presented component units of the Authority, which represents 100% of the assets, net position, and revenues of the discretely presented component units. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the discretely presented component units, is based solely on the reports of the other auditors. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated October 11, 2021, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Authority solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing that was previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm has complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Authority is included in Note 2 to the financial statements. As described in Note 2(l) to the financial statmeents, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities,* Statement No. 90, *Majority Equity Interests* and Statement No. 98, *The Annual Comprehensive Financial Report* for the year ended June 30, 2021. GASB Statement No. 84 and No. 90 did not materailly impact the Authority. The Authority adopted the the term annual comprehensive financial report and its acronym ACFR under GASB Statement No. 98 for the year ended June 30, 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

- Estimated allowance for losses on receivables are based on historical experience and management's estimate regarding the likelihood of collectability.

- Depreciation expense and accumulated depreciation are based on the expected lives of capital assets, which are determined by management based on the nature of the capital asset.

- The net pension liability, pension expense, and related deferred outflows/inflows of resources are based upon an actuarial valuation of the Authority's total pension liability, which involves actuarial assumptions.

- The net other postemployment benefit (OPEB) asset, OPEB expense, and related deferred outflows/inflows of resources are based upon an actuarial valuation of the Authority's total OPEB asset, which involves actuarial assumptions.

We evaluated the key factors and assumptions used to develop these estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the Authority's financial statements relate to:

- The disclosure of the related party transactions in Note 13 to the Authority's financial statements.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. There were no identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Authority's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are dated December 27, 2021.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the Authority we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Authority's auditors.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the Authority's annual reports, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards we have:

Applied certain limited procedures to the management's discussion and analysis, schedule of changes in the net pension liability and related ratios, schedule of proportionate share of the net pension liability and related ratios, schedules of pension contributions, schedule of changes in the net other postemployment benefit (OPEB) liability (asset) and related ratios and schedule of OPEB contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the schedule of annual contribution contracts for capital fund program (CFP), replacement housing factor (RHF), emergency safety and security grant; and combining financial schedules, which accompany the basic financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the basic financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the basic financial statements or to the basic financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the Board of Commissioners and management of the Authority and is not intended to be and should not be used by anyone other than these specified parties.

Macias Gini & O'Connell LLP

Sacramento, California
December 27, 2021

ITEM: VII.E.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Presentation of the Second Quarter Financial Status Report for the six month period July 1, 2021 through December 31, 2021

Date: February 28, 2022

This presentation provides supplemental information to the Fiscal Year (FY) 2022 Financial Report, July 1, 2021 through December 31, 2021.

Financial Highlights are as follows.

Statement of Activities: FY-22 Actuals vs Budget

Operating Revenue:

- Tenant rent income was slightly under budget due in part to lower calculated tenant rents and vacancies.
- Public Housing Operating Subsidy slightly higher based on HUD calculation during the calendar year.
- The Housing Choice Voucher subsidy received was lower than budgeted due to HUD funds disbursed and HAP expenses reported in the Voucher Management System (VMS).
- Capital Fund Grants received higher than budget due to funds drawn twice annually.
- Central Office Cost Center (COCC) revenue from affiliates was lower due to lower expenditures in the COCC.

Operating Expenses:

- Administrative expenses were down due to staff vacancies and lower operating expenses during the period, which in turn, significantly reduced allocated overhead expenses.
- Actual HAP paid to owners is slightly lower than budgeted.
- Generally, all other operating expenses were lower than expected due to vacant positions and only offering essential services during the pandemic.

Overall results show the Authority's operating income thru the end of the second quarter with a surplus of $16M.

Non-operating Revenue (expenses)

- Other Postemployment Benefits (OPEB) and employee pension benefits were funded as planned.
- Capital items: (includes development and operating activities)
    - Operating activities are public housing, COCC and administrative building costs.

Attachment: FY 2022 Second Quarter Financial Report Power Point

Oakland Housing Authority

Oakland Housing Authority
Quarterly Financial Reports

Board of Commissioners Meeting

February 28, 2022

Oakland Housing Authority

2nd Quarter FY 2022

Financial Statements

Oakland Housing Authority

Statement of Revenues, Expenses, and Changes in Net Position

OAKLAND HOUSING AUTHORITY
'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	145,655,615
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 168,434,044
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative Expenses	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 21,200,709
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	10,297,849
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 450,297,555

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
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Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 450,297,555

Tenant Income:	FY22 Actual	FY22 Budget	FY21 Actual
Rental Income			
Lockwood/Peralta-OHA managed	$ 1,510,818	$ 1,541,809	$ 1,480,781
Less: Vacancies	$ -	$ (30,836)	$ -
	$ 1,510,818	$ 1,510,973	$ 1,480,781
Harrison/Adel/Palo/Campbell-3rd Party Managed (JSCO)	$ 789,216	$ 898,974	$ 846,748
Less: Vacancy Loss	$ (82,819)	$ (45,984)	$ (81,873)
Concessions	$ -	$ (9,000)	$ (47,244)
	$ 706,397	$ 843,990	$ 717,631
Total Tenant Income	$ 2,217,215	$ 2,354,963	$ 2,198,412
Operating Subsidy- Public Housing	$ 5,906,297	$ 4,503,351	$ 4,948,542

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
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Housing Assistance Payments Revenue	**146,672,172**	**160,347,920**	**-9%**	**159,313,915**
Other Operating Grants	9,921,921	5,148,348	48%	
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	
Administrative Expenses	17,372,240	25,989,231	-50%	
Tenant Services	411,124	1,587,751	-286%	
Utilities	870,609	1,055,350	-21%	
Maintenance and Operations	3,714,702	6,441,382	-73%	
General Expenses	2,345,948	2,962,710	-26%	
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
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Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Housing Assistance Revenue: Largest Changes	FY22 Actual	FY22 Budget	FY21 Actual
HCV - Subsidy	**$ 127,674,595**	**$ 145,173,759**	**$ 130,013,339**
HCV- Admin Fees	**$ 11,700,741**	**$ 10,439,990**	**$ 11,471,448**
HCV- Admin Fees (CARES)	**$ 2,333,170**	**$ -**	**$ 4,170,828**
HCV-(EHV)	**$ 4,527,847**	**$ 4,734,171**	**$ -**
Funds Received for Development and Rehab (HUD)	**$ -**	**$ -**	**$ 13,658,300**
	$ 146,236,353	**$ 160,347,920**	**$ 159,313,915**

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	**9,921,921**	**5,148,348**	**48%**	**10,855,410**
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative Expenses	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Other Operating Grants:	FY22 Actual	FY22 Budget	FY21 Actual
PH-Capital Fund	$ 9,824,634	$ 5,037,308	$ 10,074,617
Other Grants:			
Ross Grant	$ 21,247	$ 35,000	$ 154,311
Family Self Sufficiency Program	$ 76,040	$ 76,040	$ 205,219
Job Plus Program	$ -	$ -	$ 421,264
	$ 9,921,921	$ 5,148,348	$ 10,855,410

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative Expenses	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Miscellaneous & Other Revenue:	FY22 Actual	FY22 Budget	FY21 Actual
COCC Affiliate Reimbursement	$ 3,603,770	$ 5,392,891	$ 4,024,658
Security & Fraud Recovery	$ 50,003	$ 40,000	$ 55,488
Salary Reimbursement from Affiliates	$ 269,574	$ 431,039	$ 286,060
Developer fee/Ground Lease/Admin Fee	$ 301,000	$ 42,725	$ 90,000
Parking, Signage & Misc Fee	$ 188,460	$ 463,999	$ 319,859
	$ 4,412,807	$ 6,370,653	$ 4,776,065

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	**119,335,054**	**125,390,950**	**-5%**	**118,159,639**
Administrative Expenses	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Housing Assistance Payments:	FY22 Actuals	FY22 Budget	FY21 Actuals
HCV-(Oak)	$ 115,868,792	$ 118,143,662	$ 113,791,949
HCV-(Port-outs)	$ 1,578,678	$ 2,106,543	$ 2,955,583
Family Self Sufficiency	$ 180,987	$ 225,000	$ 176,756
MTW-Local Program	$ 1,354,883	$ 4,314,745	$ 984,066
Landlord/Owner Incentive	$ 351,714	$ 601,000	$ 251,285
	$ 119,335,054	$ 125,390,950	$ 118,159,639
HCV-(Port-Outs)	$ (1,578,678)	$ (2,106,543)	$ (2,955,583)
HCV-(Port-Ins)	$ 435,819	$ 278,251	$ 351,647
Net Port Outs	$ (1,142,859)	$ (1,828,292)	$ (2,603,936)

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative	**17,372,240**	**25,989,231**	**-50%**	**16,922,535**
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Adminstrative Expenses:

Staffing Levels	Actual	Vacancies	Budget
Administrative	143	29	172
Tenant Services	21	4	25
Maintenance and General	106	28	134
Protective	40	5	45
	310	66	376
Project Staff	12		
Temporary Staff	4		

Consultants/Audit Fees:	FY22 Actual	FY22 Budget	FY21 Actual
COCC/ORED	$ 515,394	$ 1,008,118	$ 459,110
Asset Management & Public Housing	$ 116,207	$ 85,425	$ 116,034
Leased Housing	$ 30,331	$ 167,175	$ 143,613
	$ 661,932	$ 1,260,718	$ 718,757

Other Admin Expenses	FY22 Actual	FY22 Budget	FY21 Actual
Office Supplies	$ 118,226	$ 177,819	$ 152,283
Telephone	$ 154,408	$ 196,807	$ 90,376
Postage	$ 138,869	$ 145,000	$ 101,582
Computer Hardware,Software & Supplies	$ 29,459	$ 125,045	$ 41,962
Computer Licenses & Maintenance Contracts	$ 539,643	$ 571,922	$ 468,906
Cell Phones/Pagers	$ 126,734	$ 218,492	$ 72,862
Temporary Admin Labor	$ 100,121	$ 71,000	$ 101,828
Section 8 Inspection cost	$ 129,059	$ 232,250	$ 103,372
Bank Fees	$ 98,293	$ 137,750	$ 124,799
Fees,Taxes and other cost	$ 44,581	$ 23,889	$ 40,078
	$ 1,479,392	$ 1,899,974	$ 1,298,049

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	**411,124**	**1,587,751**	**-286%**	**609,171**
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Tenant Services:	Family & Comm. Partnerships	Public Housing Properties	FY22 Actual	FY22 Budget	FY21 Actual
Salaries & Benefits	$ 8,442	$ 79,476	$ 87,918	$ 204,321	$ 61,384
Operating Expenses	$ 12,973	$ 564	$ 13,537	$ 63,250	$ 6,943
Resident Service Exp.	$ 4,782	$ 15,464	$ 20,246	$ 313,680	$ 28,041
Program Services	$ 260,173	$ 29,250	$ 289,423	$ 1,006,500	$ 512,804
	$ 286,370	$ 124,753	$ 411,124	$ 1,587,751	$ 609,171

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	**870,609**	**1,055,350**	**-21%**	**1,068,136**
Maintenance and Operations	**3,714,702**	**6,441,382**	**-73%**	**3,855,416**
General Expenses	2,345,948	2,962,		
Protective Service Expenses	2,769,049	3,995,		
Depreciation and Amortization	1,305,905			
Total Operating Expenses	$ 148,124,631	$ 167,422,		
Operating Income (Loss)	$ 21,005,780	$ 11,302,		
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-			
Investment Income	(35,983)	(40,		
Capital Outlay	2,349,411	6,170,		
Other Non Operating Expenses	2,335,152	2,535,		
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,		
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Maintenance & Operations:	Capital Improvements	Lockwood Gardens Peralta Village	Harrison Tower Adel Court Campbell Palo Vista	FY22 Actual	FY22 Budget	FY21 Actual
Salaries & Benefits	$ 1,084,926	$ 981,988	$ 202,232	$ 2,269,147	$ 3,606,513	$ 2,569,655
Operating Expense	$ 27,587	$ 4,849	$ -	$ 32,436	$ 72,800	$ 50,569
Material Expense	$ 39,372	$ 144,997	$ 40,312	$ 224,681	$ 464,475	$ 206,821
Contract Expense	$ 372,224	$ 480,957	$ 335,258	$ 1,188,439	$ 2,297,594	$ 1,028,371
	$ 1,524,109	$ 1,612,791	$ 577,802	$ 3,714,702	$ 6,441,382	$ 3,855,416
Utilities Expense	$ 151,013	$ 497,382	$ 222,214	$ 870,609	$ 1,055,350	$ 1,068,136

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	**2,345,948**	**2,962,710**	**-26%**	**2,641,962**
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Nonoperating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

General Expenses:	FY22 Actual	FY22 Budget	FY21 Actual
Auto, Property & Liability Insurance	$ 298,345	$ 352,085	$ 316,528
Wokers Compensation	$ 642,211	$ 1,152,305	$ 941,671
All Other Insurance Expense	$ 110,458	$ 173,151	$ 103,552
Operating Expense to Mixed Finance Properties	$ 1,294,933	$ 1,285,170	$ 1,280,211
	$ 2,345,948	$ 2,962,710	$ 2,641,962

OAKLAND HOUSING AUTHORITY

'Statement of Revenues, Expenses and Changes in Net Position
For the six months ended December 31, 2021
(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
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Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	**2,769,049**	**3,995,148**	**-44%**	**2,445,940**
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Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
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Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Protective Services:	**FY22 Actual**	**FY22 Budget**	**FY21 Actual**
Salaries & Benefits	**$ 2,533,754**	**$ 3,668,300**	**$ 2,247,347**
Operating Expenses	**$ 235,295**	**$ 326,849**	**$ 198,593**
	$ 2,769,049	**$ 3,995,148**	**$ 2,445,940**

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

For the six months ended December 31, 2021

(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
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General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
Depreciation and Amortization	1,305,905	-	100%	1,530,536
Total Operating Expenses	$ 148,124,631	$ 167,422,522	-13%	$ 147,233,335
Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Non Operating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	**(35,983)**	**(40,368)**	**-12%**	**(25,370)**
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Non Operating (Revenues) Expense	FY22 Actuals	FY22 Budget	FY21 Actuals
Investment Income:			
Interest Income-(banks)	$ (35,983)	$ (40,368)	$ (25,370)

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

For the six months ended December 31, 2021

(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
Operating Subsidy-Public Housing	5,906,297	4,503,351	24%	4,948,542
Housing Assistance Payments Revenue	146,672,172	160,347,920	-9%	159,313,915
Other Operating Grants	9,921,921	5,148,348	48%	10,855,410
Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
Utilities	870,609	1,055,350	-21%	1,068,136
Maintenance and Operations	3,714,702	6,441,382	-73%	3,855,416
General Expenses	2,345,948	2,962,710	-26%	2,641,962
Protective Service Expenses	2,769,049	3,995,148	-44%	2,445,940
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Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Non Operating (Revenues) Expenses				
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Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	**2,349,411**	**6,170,750**	**-163%**	**1,191,541**
Other Non Operating Expenses	2,335,152	2,535,702	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Capital Outlay:	FY22 Actuals	FY22 Budget	FY21 Actuals
ORED	$ -	$3,020,000	$ -
Operations (IT/Fin/CCGS/PD/FCP)	$ 825,628	$1,332,750	$ 893,148
Public Housing	$ 732,080	$1,472,500	$ 50,524
CID/Facilities	$ 791,703	$ 345,500	$ 247,870
	$ 2,349,410	$6,170,750	$1,191,541

OAKLAND HOUSING AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

For the six months ended December 31, 2021

(Unaudited)

	FY-22 Actual	FY-22 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	$ 2,217,215	$ 2,354,963	-6%	$ 2,198,412
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Miscellaneous and Other Revenues	4,412,807	6,370,650	-44%	4,776,065
Total Revenue	$ 169,130,411	$ 178,725,232	-6%	$ 182,092,344
OPERATING EXPENSES				
Housing Assistance Payments	119,335,054	125,390,950	-5%	118,159,639
Administrative	17,372,240	25,989,231	-50%	16,922,535
Tenant Services	411,124	1,587,751	-286%	609,171
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Operating Income (Loss)	$ 21,005,780	$ 11,302,710	46%	$ 34,859,009
Non Operating (Revenues) Expenses				
(Gain)/Loss on Disposal of Capital Assets	-	-	0%	-
Investment Income	(35,983)	(40,368)	-12%	(25,370)
Capital Outlay	2,349,411	6,170,750	-163%	1,191,541
Other Non Operating Expenses	**2,335,152**	**2,535,702**	-9%	9,736,689
Total Non Operating (Revenues) Expenses	$ 4,648,580	$ 8,666,084	-86%	$ 10,902,860
Change in Net Position	16,357,201	2,636,626	84%	23,956,149
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	$ 475,101,348	$ 461,380,773	3%	$ 463,955,855

Other Non-Operating Expenses:	FY22 Actuals	FY22 Budget	FY21 Actuals
Extraordinary Maintenance	$ 451,308	$ -	$ 666,312
Pension & Other Postemployment Benefits	$ 1,883,844	$2,535,702	$9,070,378
	$ 2,335,152	$2,535,702	$9,736,689

Oakland Housing Authority

Thank you for your attention.
Questions or Comments?

ITEM: VII.F.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification authorizing the Executive Director to execute a Memorandum of Understanding with the Alameda County Social Services Agency and Lao Family Community Development for implementation of the Foster Youth to Independence Vouchers

Date: February 28, 2022

Purpose: This action ratifies the execution of a Memorandum of Understanding (MOU) with the Alameda County Social Services Agency and Lao Family Community Development. The United States Department of Housing and Urban Development (Department) required public housing authorities (PHAs) to execute a MOU with area partners as a condition of eligibility for the grant.

Funding: No funding is required. The Department allocated almost $1.2 million in budget authority for the administration of Foster Youth to Independence (FYI) vouchers for the initial 12 months. Staff proposes to provide supplemental assistance, supportive services, and incentives to participant individuals and families through existing contracts and budgets approved by the board on June 28, 2021. Future administrative expenses beyond those covered by FYI funding will be included in the corresponding fiscal years' Moving to Work (MTW) funding requests, as needed.

Background:

In January 2021, the Department announced a competitive funding opportunity for Public Housing Authorities (PHAs) through the FYI initiative. The FYI initiative couples housing stability with supportive services for former foster youth aged 18 to 24 years old who are homeless or are at risk of becoming homeless. The goals of the initiative are to:

a) Expand opportunities for FYI-eligible youth
b) Enable eligible youth to secure stable housing
c) Increase strong interagency coordination and partnership
d) Leverage data to customize assistance and prioritize eligible families for available resources

e) Strengthen connections between the Family Self-Sufficiency program and eligible youth

In order to meet eligibility criteria for the competitive grant funding, PHAs must have demonstrated a commitment to administer FYI vouchers by providing an executed Memorandum of Understanding (MOU) between the PHA, the local area child welfare agency, and provider partners by the grant application deadline of March 22, 2021. In response to the grant requirements staff identified and secured partners in Alameda County Social Services Agency Department of Children and Family Services and Lao Family Community Development, Inc. (Partners). Together the Authority and the Partners agreed to provide referrals and supplemental assistance to the youth participants. The types of assistance include:

Table 1: Types of Assistance	
Life skills counseling	Moving costs
Lease compliance counseling	Post move-in counseling
Employment development and preparation	Financial literacy
Educational and career advancement counseling	Utility startup assistance
Housing search assistance	
Security deposit assistance	

The team also committed to recruiting five participants of the FYI initiative to participate in resident civic engagement activities to inform agency policy from the youth perspective. The Authority and the Partners executed the MOU and submitted the grant application by the deadline.

On September 20, 2021, the Department awarded the Authority 49 FYI vouchers after which the team commenced regular implementation meetings to implement the voucher program. The team also added referral partners from the Alameda County Office of Homeless Care and Coordination and Beyond Emancipation. The initiative will formally launch March 1 when staff issues vouchers to the first group of referrals.

Recommended Action:

Staff recommends that the Board of Commissioners ratify and approve the execution of a Memorandum of Understanding with the Alameda County Social Services Agency and Lao Family Community Development, Inc. for implementation of the Foster Youth to Independence voucher program.

Attachments: Memorandum of Understanding
Resolution

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MEMORANDUM OF UNDERSTANDING
FOSTER YOUTH TO INDEPENDENCE (FYI) INITIATIVE

This MEMORANDUM OF UNDERSTANDING FOSTER YOUTH TO INDEPENDENCE (FYI) INITIATIVE ("MOU") is entered into this 17th day of MARCH, 2021 by and between the HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA, a public body corporate and politic (("Housing Authority"), the COUNTY OF ALAMEDA ("County"), by and through its ALAMEDA COUNTY SOCIAL SERVICES AGENCY, Department of Children and Family Services ("DCFS"), and LAO FAMILY COMMUNITY DEVELOPMENT INC., a California non-profit corporation ("LAO Family") for the purpose of establishing a partnership to assist FYI Competitive-Eligible foster youth within the City of Oakland. Housing Authority, County and LAO Family will be referred to herein individually as a "PARTY" and collectively as "PARTIES."

RECITALS

WHEREAS, the Housing Authority is duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provision of the Housing Authorities Law which is Part 2 of Division 24 of the California Health and Safety Code commencing with Section 34200 et seq.;

WHEREAS, pursuant to the Housing Authorities Law, it is a proper public purpose for the Housing Authority to cooperate with a state public body, such as the County, in the planning, undertaking, or operation of a housing partnership within the Housing Authority's jurisdiction;

WHEREAS the mission of the Housing Authority is to assure the availability of quality housing for low-income persons and to promote the civic involvement and economic self-sufficiency of residents and to further the expansion of affordable housing within Oakland;

WHEREAS, the County, by and through its Social Services Agency, has collaborated with the Housing Authority in other programs affecting people experiencing homelessness;

WHEREAS, the County, in partnership with the Housing Authority, desires to assist FYI Competitive-Eligible Youth under the Foster Youth to Independence (FYI) Initiative;

WHEREAS, LAO Family, in partnership with the Housing Authority, desires to pursue a collaborative project to assist transitional-aged foster youth between the ages of 18 and 24 with employment readiness, case management, and employment placement services;

WHEREAS, the intent of the partnership is to provide housing assistance on behalf of youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older;

WHEREAS, the Alameda County Social Services Agency, Department of Children and Family Services is the Public Child Care Welfare Agency (PCWA) for the County of Alameda;

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WHEREAS, the PARTIES agree that a strong level of communication and coordination is necessary to ensure the Partnership's success; and

WHEREAS, this MOU is intended to memorialize certain rights and obligations of the PARTIES related to the partnership.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the PARTIES agree as follows:

ARTICLE I. INCORPORATION OF RECITALS

The Recitals set forth above are true and correct and incorporated herein by this reference.

ARTICLE II. GOALS AND STANDARDS OF SUCCESS

This MOU adopts the following goals and standards of success:

1. The Housing Authority and County are committed to administering the FYI program by:
    A. Expanding opportunities under the Foster Youth To Independence (FYI) Initiative for eligible youth;
    B. Enabling youth who have attained at least 18 years and no more than 24 years of age who have left foster care, or will leave foster care within 90 days, after age 16 who are homeless or at risk of becoming homeless to secure a HUD funded subsidy for up to 36 months;
    C. Increasing coordination between PHAs, PCWAs, and third party partners;
    D. Leveraging data to strategically target and prioritize the use of resources for eligible youth; and
    E. Strengthening connections to the HUD Family Self-Sufficiency (FSS) Program or similar programs promoting self-sufficiency and assist youth in achieving self –sufficiency by having supportive services made available to them.

ARTICLE III. CONFIDENTIALITY

A. Disclosure of Confidential Information. The PARTIES agree that the effectiveness of services in supportive housing requires respect of client confidentiality in all interagency communication. Each PARTY agrees that it will not at any time disclose or permit the disclosure of Confidential Information (as defined below) without the consent of the Partnership-eligible Household (the "Household") unless such disclosure is authorized or required by law. If disclosure of Confidential Information is not authorized or required by law, a PARTY shall obtain written permission from the Partnership Household prior to disclosing any Confidential Information. PARTIES agree that their intake documents for Partnership Household members will disclose in writing that PARTIES will disclose Confidential Information only when: (1) such disclosure is authorized or required by law; or (2) the Partnership Household member or members, as applicable, provides written permission for such disclosure. The PARTIES shall cause their agents to handle Confidential

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Information with the utmost discretion and judgment. For purposes of this Agreement Confidential Information shall mean personal protected health information and tenant information that cannot be disclosed to other PARTIES according to California and Federal Law, including, but not limited to the Privacy Act of 1974, and in accordance with the guidance set forth in HUD Notice PIH-2-15-06 issued on April 23, 2015, without the express written permission of an individual.

B. Obtaining Written Consent for Disclosure. After admission of a Partnership Household to the FYI program the PARTIES will obtain permission from Partnership Household members receiving supportive services from any service provider, to disclose Confidential Information if such disclosure is necessary to protect a Partnership Household member's housing status or if such disclosure relates to a health and safety issue.

C. Regarding Confidentiality. The PARTIES will conduct trainings and provide guidance for staff working on the Project related to the protection of Confidential Information pursuant to the MOU. The PARTIES will include confidentiality as a work performance expectation for all appropriate job classifications.

D. Applicability. The provisions of this Article III shall apply to each provision of this MOU and the activities contemplated by this MOU.

ARTICLE IV. DEFINITIONS

For purposes of this MOU, the following terms shall have the following meaning:

1. **Alameda County Social Services Agency, Department of Children and Family Services (DCFS)**– means the PCWA for purposes of this MOU
2. **At Risk of Becoming Homeless** - means the population who:
    a. Has an annual income below 30 percent of median family income for the area, as determinedby HUD;
    b. Does not have sufficient resources or support networks, e.g., family, friends, faith-based orother social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "Homeless" definition at 24 CFR 576.2; and
    c. Meets one of the following conditions:
        i. Has moved because of economic reasons two or more times during the 60 days immediatelypreceding the application for homelessness prevention assistance; Is living in the home of another because of economic hardship;
        ii. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
        iii. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
        iv. Lives in a single-room occupancy or efficiency apartment unit in which there resides more than two persons, or lives in a larger housing unit in

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which there resides more than 1.5 people per room, as defined by the U.S. Census Bureau;

v. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

vi. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

3. **Department of Children and Family Services (DCFS)** – means a Department of the Alameda County Social Services Agency.

4. **FUP-Eligible Family-** means a family that the PCWA has certified as a family for whom the lackof adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care, or in the delay of discharge of a child, or children, to the family from out-of-home care, and that the PHA has determined is eligible for an HCV. Note, such families are not eligible for assistance under this MOU.

5. **FUP-Eligible Youth/FYI Competitive-Eligible Youth** means a youth that the PCWA has certified to be at least 18 years old and not more than 24 years of age (has not reached their 25thbirthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

6. **Homeless** - means the population defined by 24 CFR 578.3.

7. **Household** - means a family qualified by the PARTIES pursuant to this MOU to participate in the FYI Initiative.

8. **HUD** - means the U.S. Department of Housing and Urban Development.

9. **LAO Family** – means the third-party partner provider LAO Family Community Development, Inc.

10. **MTW** - means the Moving to Work Demonstration Partnership authorized by section 204 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996 (Pub.L. 104-134, 110 Stat. 1321).

11. **PHA** - is the Housing Authority of the City of Oakland.

12. **Public Child Welfare Agencies (PCWA)** –is the agency that is responsible under applicable State law for determining that a child is at imminent risk of placement in out-of-home care or that a child in out-of-home care under the supervision of the public agency may be returned to his or her family, or that a youth is at least 18 years and not more than 24 years of age and left foster care, or will leave foster care within 90 days,

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in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older. For states that have privatized child welfare, the agencydesignated to conduct child welfare on behalf of the state may be considered a PCWA.

13. **Term** - means the term of this MOU as defined in Article IX, Section 1. of this MOU.

ARTICLE V. POPULATION ELIGIBLE FOR ASSISTANCE

The following individuals shall be eligible for assistance:

1. Youth at least 18 years and not more than 24 years of age (have not reached their25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older.

2. As required by statute, a voucher issued to such a youth may only be used to provide housing assistance for the youth for a maximum of 36 months.

ARTICLE VI. PARTY OBLIGATIONS

Through the Housing Authority and County partnership set forth in this MOU, the PARTIES agree to the following responsibilities to implement the Foster Youth to Independence Initiative specifically discussed in this section. The PARTIES acknowledge and agree that no other parties or entity will be a party to this MOU.

A. PCWA (COUNTY) RESPONSIBILITIES.

During the Term of this MOU, the County, by and through its Alameda County Social Services Agency, Department of Children and Family Services, will fulfill each of the following responsibilities for the FOSTER YOUTH TO INDEPENDENCE (FYI) INITIATIVE, at the sole cost of the County:

1. Establish and implement a system to identify eligible youth within the agency's caseload and to review referrals from the PHA, and applicable third-party entities;
2. Establish and implement a system to identify eligible youth not currently within the agency's caseload in cooperation with applicable third party entities, including integrating the prioritization and referral process for such eligible youth into the third party entities' coordinated entry process,where applicable;
3. Provide supportive services assistance only to eligible youth that are active in the DCFS child welfare system caseload and until they exit the child welfare system;
4. Provide written certification to the PHA that a youth qualifies based upon the criteria established in Section 8(x) of the United States Housing Act of1937, and this NOFA;
5. Commit sufficient staff resources to ensure that eligible youth are identified and determined eligible in a timely manner. This commitment must include a process to ensure that the PCWA's active caseload is reviewed at least once a month (when the

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PHA has FYI Competitive vouchers available) to identify eligible youth and refer them to the PHA. Additionally, the PCWA must be prepared to provide referrals to the PHA within 30 working days of receiving notification from the PHA about voucher availability;

6. Provide or leverage follow-up supportive services to eligible participant youth during the period until the youth exits the child welfare system;
7. Upon notification that vouchers have been awarded, notify the PHA staff on the supports that the PCWA has provided to eligible youth;
8. Conduct regular meetings (at least quarterly) with the PHA, and applicable third party entities; and
9. Comply with the provisions of the MOU.

The Authority shall have the right to reasonably review and approve all items referenced in this Article VI., Section A. clauses 1-9 above.

B. **PHA (HOUSING AUTHORITY) RESPONSIBILITIES.**

During the term of this MOU, the HOUSING AUTHORITY will provide the following services:

1. Accept youth certified by the PCWA as eligible for the FYI Competitive. The PHA, upon receipt of a referral(s), must compare the name(s) with youth already on the PHA's HCV waiting list. Any youth on the PHA's HCV waiting list that matches with the PCWA's referral must be assisted in order of their position on the waiting list in accordance with PHA admission policies. Any youth certified by the PCWA as eligible and not on the HCV waiting list must be placed on the waiting list (pending HCV eligibility determination). If the PHA has a closed HCV waiting list, it must reopen the waiting list and place on the waiting list a FYI Competitive applicant youth who is not currently on the PHA's HCV waiting list. The PHA may reopen the waiting list to accept a FYI Competitive applicant youth without opening the waiting list for other applicants;
2. Provide, directly or through a third-party partnership, supportive services assistance to FYI Competitive-eligible youth that are not active in the DCFS' child welfare system caseload;
3. Accept referrals of all FYI Competitive-eligible youth that are not active in the DCFS child welfare system caseload;
4. Determine if youth age 18 through 24 referred by the PCWA are eligible for HCV assistance;
5. Determine if any youth age 18 through 24 on its HCV waiting list are living in temporary shelters or otherwise meet the definition of homeless or at-risk of homelessness and may qualify for the FYI Competitive, and refer such applicants to the PCWA and/or third party entity or continuum of care (CoC), as applicable;
6. Amend the administrative plan in accordance with applicable program regulations and requirements, if needed;
7. Administer the vouchers in accordance with applicable program regulations and

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requirements;

8. Upon notification that vouchers have been awarded, train the PCWA andapplicable partner staff on the PHA's HCV program;
9. Work with the PCWA and applicable third-party entities to develop necessary data and tracking metrics for tracking and improvement purposes;
10. Provide assistance to youth in locating housing units and working with landlords to secure appropriate eligible units;
11. Conduct regular meetings (at least quarterly) with the PCWA third party entities;
12. Provide, through direct assistance or through a third-party partnership, post-move counseling such as landlord-tenant mediation and subsequent move counseling if the youth decides to move a second time;
13. Fund education counseling, career development, and other supportive services using MTW funding sources, non-Federal funding, or other non-FYI Competitive funding sources or partnerships; and
14. Comply with the provisions of the MOU.

C. THIRD-PARTY PARTNERSHIP RESPONSIBILITIES

During the term of this MOU, LAO Family will provide the following services:

1. Receive referrals of eligible FYI participants from the Housing Authority;
2. Conduct job preparation and attainment counseling, case management, employment readiness, and employment placement services, as applicable, for eligible youth; and
3. Comply with the provisions of the MOU.

D. SERVICES TO BE PROVIDED TO FYI ELIGIBLE YOUTH

The services listed below will be provided for a period of at least 36 months to FYI Competitive-eligible youth receiving rental assistance through the use of a FYI Competitive voucher regardless of age. The Housing Authority will provide or secure a commitment of supportive services for participating youth to assist youth in achieving self-sufficiency. Upon issuance of the FYI Eligible youth's voucher, the Authority will engage each FY- youth in an assessment of an Individual Services Plan (ISP) and provide referral and ongoing services coordination as determined by their ISP during duration of the 3-year program.

The costs for the services listed in Section VI. D. shall be paid as follows: (i) solely by the County for the period the youth remains active in the foster care system, and (ii) solely by the Housing Authority during the time after the youth exits the foster care system . A FUP-eligible youth cannot be required to participate in these services as condition of receipt of the voucher.

The Housing Authority will provide Assessment and Coordination for the following services:

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1. Basic life skills information/counseling on money management, use of credit, housekeeping, proper nutrition/meal preparation; and access to health care (e.g., doctors, medication, and mental and behavioral health services).

2. Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance/referrals for assistance on security deposits, utility hook-up fees, and utility deposits

3. Providing such assurances to owners of rental property as are reasonable and necessary to assist an eligible youth to rent a unit with a FYI Competitive voucher.

4. Job preparation and attainment counseling (e.g., where to look/how to apply, dress, grooming, and relationships with supervisory personnel, etc.).

5. Educational and career advancement counseling regarding attainment of general equivalency diploma (GED); attendance/financing of education at a technical.

E. SEARCH AND FINANCIAL ASSISTANCE:

The Housing Authority will provide assistance to youth in locating housing units and working with landlords to secure appropriate eligible units. Search assistance will be provided to FYI Competitive participants in low-poverty census tracts, including assistance with neighborhood tours, unit viewings, or landlord introductions.

The Housing Authority will provide financial assistance, such as security deposit assistance or utility startup assistance, to assist FYI Competitive-eligible to lease-up with a FYI voucher.

F. LEAD FYI LIAISON FOR THE PARTIES:

Organization	Title
Housing Authority	Director of Leased Housing Director of Family and Community Partnerships
County	Child Welfare Services Assistant Agency Director
LAO Family	Employment Director

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ARTICLE VII. EVALUATION & REPORTING

All parties agree to cooperate with any program evaluation efforts undertaken by HUD, U.S. Department of Health and Human Services (HHS), or a HUD or HHS-approved contractor, including compliance with HUD and HHS-approved evaluation protocols and data sharing requests.

ARTICLE VIII. FINANCIAL OBLIGATIONS

1. It is the intent and understanding of the PARTIES to this MOU that each PARTY shall bear its own costs and expenses associated with administering and implementing all services and other obligations arising out of and related to this MOU.

2. The maximum amount expended by each Party during the Term of this MOU shall be as set forth below:

a. County. All services provided by County herein shall be paid for solely by County.

b. Housing Authority. Maximum expenditure by Housing Authority to implement and administer Housing Authority's obligations under this MOU shall not exceed One Hundred Fifty Thousand DOLLARS ($150,000).

c. LAO Family. LAO Family has no obligation hereunder to provide any monetary expenditures to implement and administer LAO Family's obligations under this MOU.

ARTICLE IX. GENERAL TERMS

It is further mutually agreed by the PARTIES as follows:

1. Term of MOU; Effective Date; Termination.

   a. The term of this MOU shall commence upon the Effective Date and remain in effect for a period of three (3) years thereafter ("Term").

   b. Any PARTY may terminate this MOU for any reason by giving written notice to the designated representative of the other PARTIES sixty (60) days prior to the termination or expiration of this MOU at the address listed in Section VII. 3 below. Except as otherwise provided herein, upon termination of this MOU, none of the PARTIES shall have any obligation to the other PARTIES.

2. Dispute Resolution. In the event of any controversy or dispute related to or arising out of this MOU, a PARTY shall notify the other PARTIES in writing. Within fifteen (15) days of such notice, the PARTIES shall meet and confer in good faith to attempt to resolve the controversy or dispute without an adversarial proceeding. If the controversy or dispute is not resolved to the mutual satisfaction of the PARTIES at the initial

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meeting, the PARTIES will agree to meet and confer at least one (1) additional meeting prior to taking any additional action against any PARTY.

3. Notices. Any notices, bills, invoices, or reports relating to this MOU, and any request, demand, statement or other communication required or permitted hereunder shall be in writing to the addresses set forth below and shall be deemed to have been received on (a) the day of delivery, if delivered by hand during regular business hours or by confirmed facsimile during regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid:

If to County, ACSSA:	**If to Housing Authority**	**If to LAO Family Community Development, Inc.**
1111 Jackson Street Oakland, CA 94607 Attn: Agency Director	1619 Harrison Street Oakland, CA 94612 Attn: Executive Director	2325 E. 12th Street Oakland, CA 94601 Attn: CEO

4. Trainings. Housing Authority will provide centralized trainings and resources related to supportive housing program for Households as needed by the PARTIES, at the sole cost of County.

5. Nondiscrimination. The PARTIES agree that there shall be no discrimination by any PARTY of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, age, handicap, ancestry or national origin in the operation of the Development or the Project.

6. Legal Authority. Nothing in this MOU binds the County, Housing Authority, LAO Family to perform any action that is beyond its legal authority.

7. Conflict of Interest. No member, official or employee of the County, Housing Authority, Lao Family shall have any personal interest, direct or indirect, in this MOU nor shall any such member, official or employee participate in any decision relating to this MOU which affects his or her personal interest or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested.

8. Interpretation, Governing Law, Severability and Venue. This MOU and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This MOU shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the PARTIES hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting PARTY shall not be employed in interpreting this MOU, all PARTIES having been represented by counsel in the negotiation and preparation hereof.

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Any legal action related to the performance or interpretation of this MOU shall be filed only in the Alameda County Superior Court of the United States District Court located in Oakland, California, (and, to the extent applicable for any appeal, the appellate courts with jurisdiction over such courts) and the PARTIES waive any provision of law providing for a change of venue to another location.

9. No Third-Party Beneficiaries. This MOU is made and entered into for the sole protection and benefit of the PARTIES hereto and shall not create any rights in any third PARTIES, including, but not limited to FYI- Competitive eligible youth,

No other person or entity shall have any right of action based upon the provisions of this MOU.

10. Indemnification. None of the PARTIES nor any Board of Supervisors member, Board of Commissioners member, officer, director, employee, or agent thereof shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by any other PARTY arising out of or related to any work, authority or jurisdiction delegated to a PARTY under this MOU. It is further agreed that pursuant to Government Code Section 895.4, each PARTY shall fully indemnify and hold the other PARTIES harmless from any liability imposed for injury (as defined in Government Code Section 810.8) occurring by reason of anything done or omitted to be done by such PARTY arising out of or related to any work, authority or jurisdiction delegated to the PARTY under this MOU.

The PARTIES each hereby certify that they have adequate insurance, self-insured retentions or other self-insurance programs sufficient to meet any obligation arising under this Section 12.

11. Section Headings. The section headings herein are for the convenience of the PARTIES only and shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions or language of this MOU.

12. Compliance with Laws and Regulations. By executing this MOU, County, Housing Authority, agree to comply with all applicable federal, state and local laws, regulations and ordinances.

13. Waiver. Failure by a PARTY to insist upon the strict performance of any of the provisions of this MOU by the other PARTY, or the failure by a PARTY to exercise its rights upon the default of the other PARTY, shall not constitute a waiver of such PARTY's right to insist and demand strict compliance by the other PARTY with the terms of this MOU thereafter.

14. Severability. Each paragraph and provision of this MOU is severable from each provision, and in the event any provision in this MOU is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

DocuSign Envelope ID: 156563DF-E575-4943-A1F6-86BF984DB59A

15. Authority to Execute. The persons executing this MOU or exhibits attached hereto on behalf of the PARTIES to this MOU hereby warrant and represent that they have the authority to execute this MOU and warrant and represent that they have the authority to bind the respective PARTIES to this MOU to the performance of its obligations hereunder.

16. Amendments and Modifications. It is agreed that the rights, interests, understandings, agreements and obligations of the respective PARTIES pertaining to the subject matter of this MOU may not be amended, modified or supplemented in any respect except by a subsequent written instrument by authorized representatives evidencing the express written consent of each of the PARTIES hereto and duly executed by the PARTIES.

17. Independent Parties. Each PARTY to this MOU shall have no power to incur any debt, obligation, or liability on behalf of another PARTY to this MOU or otherwise act as an agent of another PARTY. This MOU is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, between any PARTY to this MOU. Each PARTY understands and agrees that any of its employees rendering services under this MOU are, for purposes of Workers' Compensation liability, an employee solely of that PARTY and not of any other PARTY.

18. Administration/MOU Liaison. The Executive Director of the Housing Authority, Patricia Wells or designee, shall administer this MOU on behalf of the Housing Authority

    The Alameda County Social Services Agency Director, Lori Cox, or designee, shall administer this MOU on behalf of the County.

    The Chief Executive Officer of the LAO Family, or designee, shall administer this MOU on behalf of the LAO Family.

19. Assignment. No PARTY shall delegate or assign its interest in this MOU, and shall not transfer any interest in the same, whether by operation of law or otherwise, without the prior written consent of the other PARTIES.

20. Non-liability of County and Housing Authority

    Employees and Agents. No member, official, employee, Board of Supervisors member, or agent of County shall be personally liable to Housing Authority, or in the event of any default or breach by County.

    No member, official, employee, director, member of the Board of Commissioners, or agent of the Housing Authority shall be personally liable to County in the event of any default or breach by the Housing Authority.

    No member, official, employee, member of the Board of Directors, shall be personally liable to County in the event of any default.

DocuSign Envelope ID: 156563DF-E575-4943-A1F6-86BF984DB59A

21. Entire Agreement. This MOU is intended by the PARTIES hereto as a final expression of their understanding with respect to the subject matter hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous MOU's and understandings, oral or written, in connection therewith. Any amendments to or clarification of this MOU shall be in writing and acknowledged by all PARTIES to the MOU.

22. Multiple Originals; Counterparts. This MOU may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterpart.

IN WITNESS WHEREOF, the PARTIES hereto have caused this Memorandum of Understanding to be executed on the dates set forth below.

COUNTY:

COUNTY OF ALAMEDA, a political subdivision of the State of California, by and through its SOCIAL SERVICES AGENCY

By: DocuSigned by: 50CDCED1627C432...
Name: Lori Cox
Its: Director, Social Services Agency

HOUSING AUTHORITY OF THE CITY OF OAKLAND, a public body corporate and politic

By: DocuSigned by: Patricia Wells 722CF180EE194A1...
Name: Patricia Wells,
Its: Executive Director

LAO Family Community Development Inc., a California non-profit corporation

By: DocuSigned by: 18E078ABA11044F...
Name: Kathy Chao Rothberg
Its: Chief Executive Officer

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

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RATIFICATION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE ALAMEDA COUNTY SOCIAL SERVICES AND LAO FAMILY COMMUNITY DEVELOPMENT FOR IMPLEMENTATION OF THE FOSTER YOUTH TO INDEPENDENCE VOUCHERS

WHEREAS, the United States Department of Housing and Urban Development (Department) announced a competitive funding opportunity for Public Housing Authorities (PHAs) through the Foster Youth to Independence (FYI) initiative; and

WHEREAS, in order to be eligible for the competitive grant funding, PHAs must have demonstrated a commitment to administer FYI vouchers by providing an executed Memorandum of Understanding (MOU) between the PHA, the local area child welfare agency, and provider partners by the grant application deadline of March 22, 2021; and

WHEREAS, in response to the grant requirements staff identified and secured partners in Alameda County Social Services Agency Department of Children and Family Services and Lao Family Community Development, Inc. (Partners); and

WHEREAS, the Authority and the Partners executed the MOU on March 17, 2021; and

WHEREAS, the Authority submitted the application on March 22, 2021; and

WHEREAS, the Department awarded the Authority 49 FYI vouchers on September 20, 2021; and

WHEREAS, as required, the Authority and the Partners proceeded in accordance with the MOU to implement the program; and

WHEREAS, the Authority is required to provide voucher assistance, supportive service assistance, and occasional housing navigation assistance to referral families and the MOU carefully describes roles and responsibilities for providing and funding such services, in order to avoid duplication of efforts; and

WHEREAS, referrals of eligible households will be made by Alameda County Social Services Agency based on the Department of Children and Family Services determined priorities and assessments; and

WHEREAS, Lao Family Community Development, Inc. will provide employment development and financial literacy services as specified in the MOU; and

WHEREAS, the FYI team commenced regular meetings with its Partners to determine specific workflows, referral procedures and to work through barriers participants may face in establishing and maintaining housing; and

WHEREAS, the Authority will modify the Administrative Plan to incorporate the required necessary policy considerations and staff will report regularly on the status of the partnership and the progress of the leasing efforts.

NOW, THEREFORE, BE IT RATIFIED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners authorizes the Executive Director to enter into a Memorandum of Understanding with the Alameda County Social Services Agency and Lao Family Community Development, Inc. for implementation of the Foster Youth to Independence voucher program; and

THAT, the Executive Director is authorized to take all steps necessary to implement this resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.G.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-based Voucher Housing Assistance Payment Contract with Stanley Avenue Affordable Housing, L.P. (Stanley Avenue) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $269,676 and a total contract amount of approximately $5,393,520

Date: February 28, 2022

Purpose: This action will ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $269,676 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 13 Project-Based Vouchers (PBV) units for Stanley Avenue.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years.

On June 1, 2018, the Executive Director, based on changes in HOTMA, executed a HAP contract for 13 PBV units for Stanley Avenue, for an initial 20-year term. However, Resolution Number 4712 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 13 PBVs to Stanley Avenue for annual HAP in the amount of approximately $269,676 and a total contract amount of approximately $5,393,520.

Attachments: Resolution 4712
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4712**

RESOLUTION AUTHORIZING THE AWARD OF SEVENTY-NINE (79) SECTION 8 PROJECT-BASED VOUCHERS TO RESOURCES FOR COMMUNITY DEVELOPMENT (RCD) FOR THE AMBASSADOR APARTMENT, THE DRACHMA LP APARTMENTS, THE FOX COURT APARTMENTS, THE INTERNATIONAL BOULEVARD APARTMENTS, THE NORTHGATE APARTMENTS, AND THE STANLEY AVENUE APARTMENTS

WHEREAS, the primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, six RCD projects – the Ambassador Apartments located at 3610 Peralta Avenue, for ten (10) PBVs; the Drachma LP Apartments, a scattered sites in West Oakland, for eleven (11) PBVs; the Fox Court Apartments at 555 19th Street for 13 PBVs; the International Boulevard Apartments at 6600 and 6630 International Boulevard for eighteen (18) PBVs; the Northgate Apartments at 2301 Northgate Avenue for fourteen (14) PBVs; and Stanley Avenue Apartments at 6000 and 6006 International Boulevard for thirteen (13) PBV's; and,

WHEREAS, the projects have requested a combined total of seventy-nine (79) Project Based Vouchers which will be attached to six studio units, nineteen (19) one-bedroom units, thirty-seven (37) two-bedroom units, and seventeen (17) three-bedroom units; and

WHEREAS, all six projects are affordable housing developments set aside for low-income families with amenities including local schools, public transit, grocery stores, parks, and health facilities close by the projects; and,

WHEREAS, the award of the seventy-nine (79) PBV's to the projects will help RCD secure financing to address the physical needs of the projects and preserve their affordability; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households"; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project-Based Vouchers to the following owners of properties sponsored by Resources for Community Development: The Ambassador L.P., a California Limited Partnership for the Ambassador Apartments (10 vouchers), Drachma Housing L.P., a California Limited Partnership for the Drachma LP Apartments (11 vouchers), Fox Courts L.P., a California Limited Partnership for Fox Court Apartments (13 vouchers) Seminary Havenscourt, L.P., a California Limited Partnership for International Boulevard Apartments (18 vouchers), Northgate Grand View, L.P., a California Limited Partnership for Northgate Apartments (14 vouchers), and Stanley Avenue Affordable Housing, L.P., a California Limited Partnership for Stanley Avenue Apartments 13 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section 8 Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4712**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENTION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR STANLEY AVENUE, AND ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE AMOUNT OF APPROXIMATELY $269,676 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $5,393,520

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 13 Project-based Vouchers (PBV) units for Stanley Avenue; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA; and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years; and

WHEREAS, on June 1, 2019, the Executive Director, based on HOTMA, executed a HAP contract for 13 PBV units for Stanley Avenue, for an initial 20-year term; and

WHEREAS, Resolution Number 4712 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $269,676 and the total contract amount is approximately $5,393,520.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 13 PBV units to Stanley Avenue for HAP in the amount of approximately $269,676 and a total contract amount of approximately $5,393,520; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.H.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Drachma Housing L.P, for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $225,910 and a total contract amount of approximately $4,518,200

Date: February 28, 2022

Purpose: This action will ratify approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA);

Funding: Approval for the approximately $225,910 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with the Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 11 Project-Based Vouchers (PBV) units for Drachma Housing, LP.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years.

On March 1, 2019, the Executive Director, based on changes in HOTMA, executed a HAP contract for 11 PBV units for Drachma Housing, LP, for an initial 20-year term. However, Resolution Number 4712 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:
It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 11 PBVs to Drachma Housing, LP for annual HAP in the amount of approximately $225,910 and a total contract amount of approximately $4,518,200.

Attachments: Resolution 4712
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4712

RESOLUTION AUTHORIZING THE AWARD OF SEVENTY-NINE (79) SECTION 8 PROJECT-BASED VOUCHERS TO RESOURCES FOR COMMUNITY DEVELOPMENT (RCD) FOR THE AMBASSADOR APARTMENT, THE DRACHMA LP APARTMENTS, THE FOX COURT APARTMENTS, THE INTERNATIONAL BOULEVARD APARTMENTS, THE NORTHGATE APARTMENTS, AND THE STANLEY AVENUE APARTMENTS

WHEREAS, the primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, six RCD projects – the Ambassador Apartments located at 3610 Peralta Avenue, for ten (10) PBVs; the Drachma LP Apartments, a scattered sites in West Oakland, for eleven (11) PBVs; the Fox Court Apartments at 555 19th Street for 13 PBVs; the International Boulevard Apartments at 6600 and 6630 International Boulevard for eighteen (18) PBVs; the Northgate Apartments at 2301 Northgate Avenue for fourteen (14) PBVs; and Stanley Avenue Apartments at 6000 and 6006 International Boulevard for thirteen (13) PBV's; and,

WHEREAS, the projects have requested a combined total of seventy-nine (79) Project Based Vouchers which will be attached to six studio units, nineteen (19) one-bedroom units, thirty-seven (37) two-bedroom units, and seventeen (17) three-bedroom units; and

WHEREAS, all six projects are affordable housing developments set aside for low-income families with amenities including local schools, public transit, grocery stores, parks, and health facilities close by the projects; and,

WHEREAS, the award of the seventy-nine (79) PBV's to the projects will help RCD secure financing to address the physical needs of the projects and preserve their affordability; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households"; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project-Based Vouchers to the following owners of properties sponsored by Resources for Community Development: The Ambassador L.P., a California Limited Partnership for the Ambassador Apartments (10 vouchers), Drachma Housing L.P., a California Limited Partnership for the Drachma LP Apartments (11 vouchers), Fox Courts L.P., a California Limited Partnership for Fox Court Apartments (13 vouchers) Seminary Havenscourt, L.P., a California Limited Partnership for International Boulevard Apartments (18 vouchers), Northgate Grand View, L.P., a California Limited Partnership for Northgate Apartments (14 vouchers), and Stanley Avenue Affordable Housing, L.P., a California Limited Partnership for Stanley Avenue Apartments 13 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section 8 Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4712**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR DRACHMA HOUSING, LP FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE AMOUNT OF APPROXIMATELY $225,910 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $4,518,200

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 11 Project-Based Vouchers (PBV) unit for Drachma Housing, LP; and

WHEREAS, At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA.; and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years; and

WHEREAS, on March 1, 2019, the Executive Director, based on HOTMA, executed a HAP contract for 11 Section 8 PBV units for Drachma Housing, LP, for an initial 20-year term; and

WHEREAS, Resolution Number 4712 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $225,910 and the total contract amount is approximately $4,518,200.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 11 Section 8 PBV units to Drachma Housing, LP for annual HAP in the amount of $225,910 and a total contract amount of approximately $4,518,200; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.I.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Mercy Housing for Hamilton Apartments ("Hamilton Apartments") for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $1,287,939 and a total contract amount of approximately $25,758,780

Date: February 28, 2022

Purpose: This action will ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $1,287,939 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4711 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 92 Project-Based Voucher (PBV) units for Hamilton Apartments.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years.

On March 15, 2019, the Executive Director, based on changes in HOTMA, executed a HAP contract for 92 PBV units for Hamilton Apartments, for an initial 20-year term. This action is also seeking Board ratification and approval of the HAP contract executed March 15, 2019. However, Resolution Number 4711 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommendation:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 92 PBV unit to Hamilton Apartments for annual HAP contract in the amount of approximately $1,287,939 and a total contract amount of approximately $25,758,780

Attachments: Resolution 4711
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4711**

RESOLUTION AUTHORIZING THE AWARD OF NINETY-TWO (92) SECTION 8 PROJECT-BASED VOUCHERS TO MERCY HOUSING FOR THE HAMILTON APARTMENTS

WHEREAS, the primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, a Mercy Housing project, the Hamilton Apartments at 510 21st Street, was recommended for award; and

WHEREAS, the project has requested ninety-two (92) Project Based Vouchers which will be attached to studio apartments with a full kitchen and bathroom; and

WHEREAS, the project units are dedicated to very low-income single homeless adults at or below 40% Area Median Income; and

WHEREAS, the project is within close proximity of public transportation, local freeways, community services, and retail services. Supportive services including primary health care, case management and employment and vocational services are provided to occupants by LifeLong Medical Care; and

WHEREAS, the award of the 92 PBV's to the project will help secure financing to address the building's critical physical needs and preserve its affordability; and

WHEREAS, the Project-based Vouchers awarded to the project are conditioned upon the project receiving their environmental clearance and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of ninety-two (92) Project Based Vouchers to the owner of the following property sponsored by Mercy Housing California: 2101 Telegraph Avenue Associated, a California Limited Partnership for the Hamilton Apartments, and authorizes the Executive Director to

execute a 15-year Project Based Section 8 Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4711**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENTION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR HAMILTON APARTMENTS FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE AMOUNT OF APPROXIMATELY $1,287,939 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $25,758,780

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4711 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 92 Project-Based Vouchers (PBV) units for Hamilton Apartments; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, up from 15 years; and

WHEREAS, on March 15, 2019, the Executive Director, based on HOTMA, executed a HAP contract for 92 PBV units for Hamilton Apartments, for an initial 20-year term; and

WHEREAS, Resolution Number 4711 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $1,287,939 and the total contract amount is approximately $25,758,780.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 92 PBV units to Hamilton Apartments for annual HAP in the amount of approximately $1,287,939 and a total contract amount of approximately $25,758,780; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.J.

-Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment contract with International Boulevard Apartments for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $396,168 and a total contract amount of approximately $7,923,360

Date: February 28, 2022

Purpose: This action will ratify and approve a five year extension to the initial 15 year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA);

Funding: Approval for the approximately $396,168 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2017, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 18 Project-Based Vouchers (PBV) units for International Boulevard Apartments.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years.

On December 11, 2019, the Executive Director, based on changes in HOTMA, executed a HAP contract for 18 PBV units for International Boulevard Apartments, for an initial 20-year term. However, Resolution Number 4712 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommendation:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years, with an additional 20-year option term for the awarded 18 PBV units to International Boulevard Apartments for annual HAP in the amount of approximately $396,168 and a total contract amount of approximately $7,923,360.

Attachments: Resolution 4712
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4712**

RESOLUTION AUTHORIZING THE AWARD OF SEVENTY-NINE (79) SECTION 8 PROJECT-BASED VOUCHERS TO RESOURCES FOR COMMUNITY DEVELOPMENT (RCD) FOR THE AMBASSADOR APARTMENT, THE DRACHMA LP APARTMENTS, THE FOX COURT APARTMENTS, THE INTERNATIONAL BOULEVARD APARTMENTS, THE NORTHGATE APARTMENTS, AND THE STANLEY AVENUE APARTMENTS

WHEREAS, the primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, six RCD projects – the Ambassador Apartments located at 3610 Peralta Avenue, for ten (10) PBVs; the Drachma LP Apartments, a scattered sites in West Oakland, for eleven (11) PBVs; the Fox Court Apartments at 555 19th Street for 13 PBVs; the International Boulevard Apartments at 6600 and 6630 International Boulevard for eighteen (18) PBVs; the Northgate Apartments at 2301 Northgate Avenue for fourteen (14) PBVs; and Stanley Avenue Apartments at 6000 and 6006 International Boulevard for thirteen (13) PBV's; and,

WHEREAS, the projects have requested a combined total of seventy-nine (79) Project Based Vouchers which will be attached to six studio units, nineteen (19) one-bedroom units, thirty-seven (37) two-bedroom units, and seventeen (17) three-bedroom units; and

WHEREAS, all six projects are affordable housing developments set aside for low-income families with amenities including local schools, public transit, grocery stores, parks, and health facilities close by the projects; and,

WHEREAS, the award of the seventy-nine (79) PBV's to the projects will help RCD secure financing to address the physical needs of the projects and preserve their affordability; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households"; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project-Based Vouchers to the following owners of properties sponsored by Resources for Community Development: The Ambassador L.P., a California Limited Partnership for the Ambassador Apartments (10 vouchers), Drachma Housing L.P., a California Limited Partnership for the Drachma LP Apartments (11 vouchers), Fox Courts L.P., a California Limited Partnership for Fox Court Apartments (13 vouchers) Seminary Havenscourt, L.P., a California Limited Partnership for International Boulevard Apartments (18 vouchers), Northgate Grand View, L.P., a California Limited Partnership for Northgate Apartments (14 vouchers), and Stanley Avenue Affordable Housing, L.P., a California Limited Partnership for Stanley Avenue Apartments 13 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section 8 Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4712**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENTION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20 –YEAR INITIAL TERM FOR INTERNATIONAL BOULEVARD APARTMENTS FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE AMOUNT OF APPROXIMATELY $396,168 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $7,923,360

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 18 Project-Based Vouchers (PBV) units for International Boulevard Apartments; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, up from 15 years; and

WHEREAS, on December 11, 2019, the Executive Director, based on HOTMA, executed a HAP contract for 18 PBV units for International Boulevard Apartments, for an initial 20-year term; and

WHEREAS, Resolution Number 4712 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual Housing Assistance Payment is approximately $396,168 and the total contract amount is approximately is $7,923,360.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 18 PBV units to International Boulevard Apartments for annual HAP in the amount of approximately $396,168 and a total contract amount of approximately $7,923,360; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.K.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Eastside Arts and Housing Apartments ("Eastside") for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $166,080 and a total contract amount of approximately $3,321,600

Date: February 28, 2022

Purpose: This action will ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $166,080 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On February 27, 2017, the Board of Commissioners adopted Resolution Number 4732 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 10 Project-Based Voucher (PBV) units for Eastside.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of

the contract may have a term of up to 20 years, increased from 15 years.

On January 29, 2020, the Executive Director, based on changes in HOTMA, executed a HAP Contract for 10 PBV units for Eastside, for an initial 20-year term. However, Resolution Number 4732 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommendation:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 10 PBV units to Eastside for annual HAP in the approximate amount of approximately $166,080 and a total contract amount of approximately $3,321,600.

Attachments: Resolution 4732
Resolution

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

On Motion of Commissioner: Marlene Hurd

Seconded by Commissioner: Barbara Montgomery

and approved by the following vote:

AYES: Commissioners Hurd, Montgomery, Hartwig, Castillo, Griggs-Murphy, Jung-Lee, Griffith.

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4732

RESOLUTION AUTHORIZING THE AWARD OF TWENTY-FIVE (25) SECTION 8 PROJECT-BASED VOUCHERS TO SATELLITE AFFORDABLE HOUSING ASSOCIATES FOR THE KENNETH HENRY COURT AND EASTSIDE ARTS & HOUSING APARTMENTS

WHEREAS, the primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and
WEREAS, the RFQ allowed for submission of proposals in two Rounds, with seven (7) companies submitting a proposal by the Round I deadline of 10:00 a.m. Wednesday, September 14, 2016; and

WHEREAS, from the seven (7) organizations that responded, twenty (20) properties were submitted for consideration, and a total of 490 units where conditionally awarded Project-based Vouchers by the Board on December 5, 2017; and

WHEREAS, two (2) organizations submitted a proposal by the Round II deadline of Wednesday, October 26, 2016, with three (3) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Wednesday, November 16, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, two (2) companies submitted a proposal by the deadline of Wednesday, October 26, 2016 for Round Two, with three (3) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Wednesday, November 16, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, two SAHA projects, the Kenneth Henry Court apartments located at 6475 Foothill Boulevard for fifteen (15) PBV's, and Eastside Arts & Housing located at 2283 International Boulevard for ten (10) PBV's, were recommended for award; and

WHEREAS, the Kenneth Henry Court and Eastside Arts & Housing serves low-income families, provide easy access to public transportation, grocery store and public schools; and

WHEREAS, the award of the fifteen (15) PBV's to the Kenneth Henry Court project will help reduce occupant families' rent burden, where currently 59% of the households without vouchers are paying more than 30% of their income for rent; and

WHEREAS, the award of the ten (10) PBV's to the Eastside Arts and Housing project will provide enormous improvement in the stability and security of occupancy families; and

WHEREAS, the award of (25) PBV's to the Projects will help SAHA preserve the properties, secure financing to address physical needs of the projects, and deepen the affordability of the contract units; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of twenty-five (25) Section 8 Project-Based Vouchers to Satellite Affordable Housing Associates (SAHA) for the Kenneth Henry Court (15 vouchers) and to the following owner of a property sponsored by SAHA: Eastside Arts & Housing, LLC , a California Limited liability company for the Eastside Arts & Housing (10 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section Award, with the option to extend for an additional 15 years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on February 27, 2017.

Eric Johnson, Secretary / Executive Director

ADOPTED: February 27, 2017 **RESOLUTION NO. 4732**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENTION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20 –YEAR INITIAL TERM FOR EASTSIDE ARTS AND HOUSING APARTMENTS ("EASTSIDE") FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE APPROXIMATE AMOUNT OF $166,080 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $3,321,600

WHEREAS, on February 27, 2017, the Board of Commissioners adopted Resolution Number 4732 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 10 Project-based Vouchers (PBV) units for Eastside; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, up from 15 years; and

WHEREAS, on January 29, 2020, the Executive Director, based on changes in HOTMA, executed a HAP contract for 10 PBV units for Eastside, for an initial 20-year term; and

WHEREAS, Resolution Number 4732 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $166,080 and the total contract is in the amount of approximately $3,321,600.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 10 PBV units to Eastside for annual HAP in the approximate amount of approximately $166,080 and a total contract amount of approximately $3,321,600; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.L.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Northgate Apartments for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $402,570 and a total contract amount of approximately $8,051,400

Date: February 28, 2022

Purpose: This action will ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $402,570 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 14 Project-Based Voucher (PBV) units for Northgate Apartments.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of

the contract may have a term of up to 20 years, increased from 15 years.

On October 29, 2020, the Executive Director, based on changes HOTMA, executed a HAP contract for 14 PBV units for Northgate Apartments, for an initial 20-year term. However, Resolution Number 4712 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 14 PBV units to Northgate Apartments for annual HAP in the approximate amount of $402,570 and a total contract amount of approximately $8,051,400.

Attachments: Resolution 4712
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4712**

RESOLUTION AUTHORIZING THE AWARD OF SEVENTY-NINE (79) SECTION 8 PROJECT-BASED VOUCHERS TO RESOURCES FOR COMMUNITY DEVELOPMENT (RCD) FOR THE AMBASSADOR APARTMENT, THE DRACHMA LP APARTMENTS, THE FOX COURT APARTMENTS, THE INTERNATIONAL BOULEVARD APARTMENTS, THE NORTHGATE APARTMENTS, AND THE STANLEY AVENUE APARTMENTS

WHEREAS, the primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, six RCD projects – the Ambassador Apartments located at 3610 Peralta Avenue, for ten (10) PBVs; the Drachma LP Apartments, a scattered sites in West Oakland, for eleven (11) PBVs; the Fox Court Apartments at 555 19th Street for 13 PBVs; the International Boulevard Apartments at 6600 and 6630 International Boulevard for eighteen (18) PBVs; the Northgate Apartments at 2301 Northgate Avenue for fourteen (14) PBVs; and Stanley Avenue Apartments at 6000 and 6006 International Boulevard for thirteen (13) PBV's; and,

WHEREAS, the projects have requested a combined total of seventy-nine (79) Project Based Vouchers which will be attached to six studio units, nineteen (19) one-bedroom units, thirty-seven (37) two-bedroom units, and seventeen (17) three-bedroom units; and

WHEREAS, all six projects are affordable housing developments set aside for low-income families with amenities including local schools, public transit, grocery stores, parks, and health facilities close by the projects; and,

WHEREAS, the award of the seventy-nine (79) PBV's to the projects will help RCD secure financing to address the physical needs of the projects and preserve their affordability; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households"; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project-Based Vouchers to the following owners of properties sponsored by Resources for Community Development: The Ambassador L.P., a California Limited Partnership for the Ambassador Apartments (10 vouchers), Drachma Housing L.P., a California Limited Partnership for the Drachma LP Apartments (11 vouchers), Fox Courts L.P., a California Limited Partnership for Fox Court Apartments (13 vouchers) Seminary Havenscourt, L.P., a California Limited Partnership for International Boulevard Apartments (18 vouchers), Northgate Grand View, L.P., a California Limited Partnership for Northgate Apartments (14 vouchers), and Stanley Avenue Affordable Housing, L.P., a California Limited Partnership for Stanley Avenue Apartments 13 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section 8 Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4712**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENSION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR NORTHGATE APARTMENTS FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE APPROXIMATE AMOUNT OF $402,570 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $8,051,400

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4712 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 14 Project-Based Voucher (PBV) units for Northgate Apartments; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, up from 15 years; and

WHEREAS, on October 29, 2020, the Executive Director, based on changes in HOTMA, executed a HAP contract for 14 PBV units for Northgate Apartments, for an initial 20-year term; and

WHEREAS, Resolution Number 4712 did not provide authorization for the full 20-year term; and

WHEREAS, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $402,570 and the total contract amount is approximately $8,051,400.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 13 PBV units to Northgate Apartments for annual HAP in the approximate amount of $402,570 and a total contract amount of approximately $8,051,400; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

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Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.M.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with BRIDGE Mutual Housing, Inc. for Courtyards at Acorn (Courtyards) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $650,268 and a total contract amount of approximately $13,005,360

Date: February 28, 2022

Purpose: This action will ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $650,268 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4708 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 30 Project-Based Voucher (PBV) units for Courtyards.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the Project-Based Voucher ("PBV") program made by HOTMA. HOTMA

amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years.

On January 10, 2020, the Executive Director, based on HOTMA, executed a HAP Contract for 30 PBVs for Courtyards, for an initial 20-year term. However, Resolution Number 4708 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 30 PBV units to Courtyards for annual HAP in the approximate amount of $650,268 and a total contract amount of approximately $13,005,360.

Attachments: Resolution 4708
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4708

RESOLUTION AUTHORIZING THE AWARD OF EIGHTY (80) SECTION 8 PROJECT-BASED VOUCHERS TO BRIDGE HOUSING FOR THE TOWN CENTER AND THE COURTYARDS AT ACORN DEVELOPMENTS

WHEREAS, the primary goal of the Authority's Project-Based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, two Bridge Housing projects, the Town Center at 1143 10th Street for fifty (50) PBV's, and Courtyards at Acorn at 923 Adeline Street for thirty (30) PBV's, were recommended for award; and

WHEREAS, the two developments have requested a combined total of eighty (80) Project Based Vouchers which will be attached to 6 studios, 14 one-bedroom units, 32 two-bedroom units, and 28 three-bedroom units; and

WHEREAS, the award of the eighty (80 PBV's to the projects will help preserve the developments and ensure their ongoing viability while allowing Bridge Housing to address critical physical needs; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearance and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project Based Vouchers to the following owners of properties sponsored by BRIDGE Housing: BRIDGE West Oakland Housing, Inc. for Town Center and Courtyard at Acorn (50 vouchers) and BRIDGE Oakland Mutual Housing, Inc. for Courtyards at Acorn (30 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4708**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENSION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR BRIDGE MUTUAL HOUSING, INC. FOR COURTYARDS AT ACORN (COURTYARDS) FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE APPROXIMATE AMOUNT OF $650,268 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $13,005,360

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4708 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 30 Section 8 Project-based Voucher (PBV) units for Courtyards; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years; and

WHEREAS, on January 10, 2020, the Executive Director, based on changes in HOTMA, executed a HAP contract for 30 PBV units for Courtyards, for an initial 20-year term; and

WHEREAS, Resolution Number 4708 did not provide authorization for the full 20-year term; and

WHEREAS, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $650,268 and the total contract amount is proximately $13,005,360.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years the awarded 30 PBV units to Courtyards for an annual HAP in the approximate amount of $650,268 and a total contract amount of approximately $13,005,360; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.N.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with BRIDGE West Oakland Housing, Inc. for Town Center at Acorn (Town Center) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $960,496 and a total contract amount of approximately $19,209,920

Date: February 28, 2022

Purpose: This action will ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $960,496 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4708 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 50 Project-Based Voucher (PBV) units for Town Center.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 50, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of

the contract may have a term of up to 20 years, increased from 15 years.

On January 10, 2020, the Executive Director, based on changes in HOTMA, executed a HAP Contract for 50 PBV units for Town Center, for an initial 20-year term.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 50 PBV units to Town Center for annual HAP in the approximate amount of $960,496 and a total contract amount of approximately $19,209,920.

Attachments: Resolution 4708
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4708

RESOLUTION AUTHORIZING THE AWARD OF EIGHTY (80) SECTION 8 PROJECT-BASED VOUCHERS TO BRIDGE HOUSING FOR THE TOWN CENTER AND THE COURTYARDS AT ACORN DEVELOPMENTS

WHEREAS, the primary goal of the Authority's Project-Based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, two Bridge Housing projects, the Town Center at 1143 10th Street for fifty (50) PBV's, and Courtyards at Acorn at 923 Adeline Street for thirty (30) PBV's, were recommended for award; and

WHEREAS, the two developments have requested a combined total of eighty (80) Project Based Vouchers which will be attached to 6 studios, 14 one-bedroom units, 32 two-bedroom units, and 28 three-bedroom units; and

WHEREAS, the award of the eighty (80 PBV's to the projects will help preserve the developments and ensure their ongoing viability while allowing Bridge Housing to address critical physical needs; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearance and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project Based Vouchers to the following owners of properties sponsored by BRIDGE Housing: BRIDGE West Oakland Housing, Inc. for Town Center and Courtyard at Acorn (50 vouchers) and BRIDGE Oakland Mutual Housing, Inc. for Courtyards at Acorn (30 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4708**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENSION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR BRIDGE WEST OAKLAND HOUSING, INC. FOR TOWN CENTER AT ACORN (TOWN CENTER) ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE APPROXIMATE AMOUNT OF $960,496 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $19,209,920

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution No. 4708 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 50 Project-Based Voucher (PBV) units for Town Center; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, up from 15 years; and

WHEREAS, on January 10, 2020, the Executive Director, based on HOTMA, executed a HAP contract for 50 PBV units for Town Center, for an initial 20-year term; and

WHEREAS, Resolution Number 4708 did not provide authorization for the full 20-year term; and

WHEREAS, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $960,496 and the total contract amount is approximately $19,209,920.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 50 PBV units to Town Center for annual HAP in the approximate amount of $960,496 and a total contract amount of approximately $19,209,920; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.O.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with for Bishop Roy C. Nichols for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $268,836 and a total contract amount of approximately $5,376,720

Date: February 28, 2022

Purpose: This action will ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $268,836 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4709 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 17 Project-Based Voucher (PBV) units for Bishop Roy C. Nichols.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of

the contract may have a term of up to 20 years, increased from 15 years.

On March 20, 2020, the Executive Director, based on HOTMA, executed a HAP contract for 17 PBV units for Bishop Roy C. Nichols, for an initial 20-year term. However, Resolution Number 4709 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years for the awarded 17 PBV units to Bishop Roy C. Nichols for annual HAP in the approximate amount of $268,836 and a total contract amount of approximately $5,376,720.

Attachments: Resolution 4709
Resolution

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

On Motion of Commissioner: Commissioner Griggs-Murphy

Seconded by Commissioner: Commissioner Jung-Lee

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Jung-Lee, Hartwig, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4709**

RESOLUTION AUTHORIZING THE AWARD OF EIGHTY-ONE (81) SECTION 8 PROJECT-BASED VOUCHERS TO CHRISTIAN CHURCH HOMES FOR THE BISHOP ROY AND THE SYLVESTER RUTLEDGE MANOR

WHEREAS, the primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WHEREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, two Christian Church Homes (CCH) projects, the Bishop Roy at 1027 60th Street for seventeen (17) PBV's and Sylvester Rutledge Manor at 3255 San Pablo Avenue for 64 PBV's, were recommended for award; and

WHEREAS, WHEREAS, the two developments have requested at a total of eighty-one (81) Project Based Vouchers which will be attached to eighty-one (81) one-bedroom units, and

WHEREAS, the projects, providing safe and affordable housing to very low and extremely low-income senior households, are centrally located and within close proximity to retail services, hospital facilities, public transportation, and parks; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS), and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project Based Vouchers to the following owners of properties sponsored by Christian Church Homes: Downs Senior Housing Associates, a California Limited Partnership for Bishop Roy C. Nichols (17 vouchers) and North Oakland Senior Housing Associates, a California Limited Partnership for Sylvester Rutledge Manor (64 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section Award, with the option to extend for an additional 15-years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4709**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENSION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR DOWNS SENIOR HOUSING ASSOCIATES, LP, FOR BISHOP ROY C. NICHOLS FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE APPROXIMATE AMOUNT OF $268,836 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $5,376,720

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4709 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 17 Section 8 Project-Based Voucher (PBV) units for Bishop Roy C. Nichols; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, up from 15 years; and

WHEREAS, on March 12, 2020, the Executive Director, based on changes in HOTMA, executed a HAP contract for 17 PBV units for Bishop Roy C. Nichols, for an initial 20-year term; and

WHEREAS, Resolution Number 4709 did not provide authorization for the full 20-year term; and

WHEREAS, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $268,836 and the total contract amount is approximately $5,376,720.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 17 PBV units to Bishop Roy C. Nichols for annual HAP in the approximate amount of and a total contract amount of approximately $5,376,720; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

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Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.P.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Oak Street Housing, LP, for Oak Street Terrace ("Oak Street Apartments") for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $358,464 and a total contract amount of approximately $7,169,280

Date: February 28, 2022

Purpose: This action will ratify and approve a five year extension to the initial 15 year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Funding: Approval for the approximately $358,464 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On December 6, 2016, the Board of Commissioners adopted Resolution Number 4713 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 25 Project-Based Voucher (PBV) units for Oak Street Apartments.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development ("HUD") issued Notice PIH 2017-21, which provided guidance to public housing agencies ("PHAs") regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15

years.

On December 16, 2020, the Executive Director, based on changes in HOTMA, executed a HAP contract for 25 PBV units for Oak Street Apartments, for an initial 20-year term. However, Resolution Number 4713 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years for the awarded 25 PBV units to Oak Street Apartments for annual HAP in the approximate amount of $358,464 and a total contract amount of approximately $7,169,280.

Attachments: Resolution 4713
Resolution

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: 0

NAYS: 0

ABSTAIN: 0

EXCUSED: Janny Castillo

ABSENT: 0

RECUSED: Marlene Hurd

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4713**

RESOLUTION AUTHORIZING THE AWARD OF SEVENTY-SIX (76) SECTION 8 PROJECT-BASED VOUCHERS TO SATELLITE AFFORDABLE HOUSING ASSOCIATES (SAHA) FOR THE ADELINE STREET LOFTS, THE MADISON AT 14TH STREET APARTMENTS, AND THE OAK STREET TERRACE

WHEREAS, The primary goal of the Authority's Project-based Voucher (PBV) program is the creation and preservation of affordable housing units; and

WHEREAS, the Authority seeks to preserve units and prevent displacement within Oakland, and the award of Project Based Vouchers (PBV) to existing units will accomplish both goals; and

WHEREAS, the Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units; and

WHEREAS, the solicitation was issued in accordance with the Oakland Housing Authority's Procurement Policy on July 8, 2016, with approximately 380 agencies and vendors receiving notification of issuance of the RFQ; and

WHEREAS, the RFQ was also publicly posted on the Oakland Housing Authority's website and was published in the Oakland Tribune and the Tri-Valley Herald newspapers; and

WHEREAS, seven (7) companies submitted a proposal by the deadline of Wednesday, September 14, 2016 for Round One, with twenty (20) properties submitted for consideration; and

WEHREAS, an evaluation panel met on Thursday, October 13, 2016 and evaluated and ranked each of the proposals based on criteria listed in the RFQ; and

WHEREAS, based on the panel's recommendations, three SAHA projects, the Adeline Street Lofts located at 1131 24th Street for twenty (20) PBV's, Madison at 14th Street Apartments at 160 14th Street for thirty-one (31) PBV's, and Oak Street Terrace at 1109 Oak Street, for twenty-fine (25) PBV's, were recommended for award; and

WHEREAS, the Adeline Street Lofts and Madison at 14th Street Apartments serves low-income families, and Oak Street Terrace serves low-income seniors in particular; all three projects provide easy access to public transportation, grocery store, public schools and medical facilities; and

WHEREAS, the award of the seventy-six (76) PBV's to the projects will help reduce occupant families' rent burden, where currently 58% of the households spend more than 30% of their income on rent at the Adeline Street Lofts, 62% at Madison at 14th Street Apartments, and 57% at Oak Street Terrace; and.

WHEREAS, the award of the seventy-six (76) PBV's to the Projects will help SAHA secure financing to address physical needs of the projects and deepen the affordability of the contract units; and

WHEREAS, the Project-based Vouchers awarded to the projects are conditioned upon the projects receiving their environmental clearances and the contract units pass Housing Quality Standard (HQS); and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners approves the conditional award of Section 8 Project-Based Vouchers to the following owners of properties sponsored by Satellite Affordable Housing Associates. Adeline Lofts Associates, a California Limited

Partnership for the Adeline Street Lofts (20 vouchers), Madison Street Lofts, L.P., a California Limited Partnership for the Madison at 14th Street Apartments (31 vouchers), and Oak Street Housing, L.P. a California Limited Partnership for the Oak Street Terrace (25 vouchers), and authorizes the Executive Director to execute a 15-year Project Based Section Award, with the option to extend for an additional 15 years; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on December 5, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: December 5, 2016 **RESOLUTION NO. 4713**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTNSION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR OAK STREET HOUSING LP, FOR OAK STREET TERRACE (OAK STREET APARTMENTS) FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE APPROXIMATE AMOUNT OF $358,464 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $7,169,280

WHEREAS, on December 6, 2016, the Board of Commissioners adopted Resolution Number 4713 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 25 Project-Based Voucher (PBV) units for Oak Park Apartments; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years; and

WHEREAS, on December 16, 2020, the Executive Director, based on HOTMA, executed a HAP contract for 25 PBV units for Oak Street Apartments, for an initial 20-year term; and

WHEREAS, the annual HAP is approximately $358,464 and the total contract is approximately $7,169,280.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years for the awarded 25 PBV units to Oak Park Apartments for an annual HAP in the approximate amount of $358,464 and a total contract amount of approximately $7,169,280; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

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Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.Q.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Redwood Hill Townhomes for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of $728,580 and a total contract amount of approximately $14,571,600

Date: February 28, 2022

Purpose: This action will ratify and approve a five year extension to the initial 15 year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA);

Funding: Approval for the approximately $728,580 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Marker Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On June 1, 2015, the Board of Commissioners adopted Resolution Number 4626 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 11 Project-Based Voucher (PBV) units for Redwood Hill Townhomes.

On May 23, 2016, the Board of Commissioners adopted Resolution Number 4683 authorizing the Executive Director to execute a HAP for 16 PBV units for Redwood Hill Townhomes.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years.

On May 28, 2019, the Executive Director, based on changes in HOTMA, executed a HAP contract for 27 Section 8 PBV units for Redwood Hill Townhomes, for an initial 20-year term. However, Resolutions Number 4626 and 4683 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years for the awarded 27 PBV units to Redwood Hill Townhomes for annual HAP in the approximate amount of $728,580 and a total contract amount of approximately $14,571,600.

Attachments: Resolutions 4626 & 4683
Resolution

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

On Motion of Commissioner: Tanya Pitts

Seconded by Commissioner: Lynette Jung-Lee

And approved by the following vote:

AYES: Commissioners Pitts, Jung-Lee, Montgomery, Hurd, Castillo

NAYS: 0

ABSTAIN: 0

EXCUSED: 2 (G. Hartwig, D. Griggs-Murphy)

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4626

RESOLUTION AUTHORIZING THE CONDITIONAL AWARD OF ELEVEN (11) SECTION 8 PROJECT-BASED VOUCHERS TO REDWOOD HILL TOWNHOMES, A PROJECT THAT HAS RECEIVED AFFORDABLE HOUSING DEVELOPMENT FUNDING FROM THE CITY OF OAKLAND

WHEREAS, the Board of Commissioners approved provisions in the Moving to Work Plan relating to project-based voucher assistance on June 27, 2005 which allow the Authority to utilize other affordable housing competitions for selecting projects to be awarded Project-based Voucher assistance; and

WHEREAS, those changes include the ability to award Project-based Vouchers (PBV) to projects that are selected via a City of Oakland competitive process and awarded affordable housing funding; and

WHEREAS, Redwood Hill Townhomes is a new construction 28-unit service enriched housing project that is being developed by Satellite Affordable Housing Associated Inc., (SAHA); and

WHEREAS, Redwood Hill Townhomes was selected for affordable housing development funding by the City of Oakland in 2015, via its competitive selection process; and

WHEREAS, Project-based Voucher operating subsidy is essential to the financial feasibility of the project and provides the leveraging necessary for Redwood Hill Townhomes to be able to secure adequate financing; and

WHEREAS, the Project-based Vouchers awarded to Redwood Hill Townhomes are conditioned upon the project securing all necessary financing and receiving HUD approval a Subsidy Layering Review and an Environmental Review by July 1, 2017; and

WHEREAS, upon project completion, OHA will enter into a PBV Housing Assistance Payments (HAP) contract with Redwood Hill Townhomes for a 15-year initial term to provide rental assistance to Section 8 eligible families that reside in eleven (11) of the units at the development; and

WHEREAS, the 11 PBV assisted units at Redwood Hill Townhomes shall be reserved for families who have experienced domestic violence and of these, four (4) are reserved for households who are also at-risk of homelessness; and

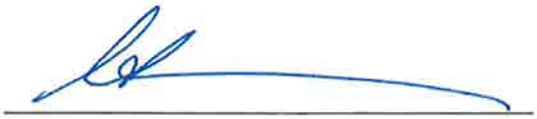
WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners adopts the resolution authorizing the Executive Director to conditionally award of eleven (11) Section 8 Project-Based Vouchers to Satellite Affordable Housing Associated Inc., or its successors in interest, for the proposed Redwood Hill Townhomes service enriched project; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on June 1, 2015.



Eric Johnson, Secretary / Executive Director

ADOPTED: June 1, 2015 **RESOLUTION NO. 4626**

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

On Motion of Commissioner: Lynette Jung-Lee

Seconded by Commissioner: Barbara Montgomery

And approved by the following vote:

AYES: Commissioners Jung-Lee, Montgomery, Hartwig, Hurd, Castillo, Griggs-Murphy

NAYS: 0

ABSTAIN: 0

EXCUSED: 0

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4683**

RESOLUTION AUTHORIZING THE CONDITIONAL AWARD OF SIXTEEN (16) ADDITIONAL SECTION 8 PROJECT-BASED VOUCHERS TO REDWOOD HILL TOWNHOMES, A PROJECT THAT HAS RECEIVED AFFORDABLE HOUSING DEVELOPMENT FUNDING FROM THE CITY OF OAKLAND

WHEREAS, the Board of Commissioners approved provisions in the Moving to Work Plan relating to project-based voucher assistance on June 27, 2005 which allow the Authority to utilize other affordable housing competitions for selecting projects to be awarded Project-Based Voucher assistance; and

WHEREAS, those changes include the ability to award Project-Based Vouchers (PBV) to projects that are selected via the City of Oakland competitive process to award affordable housing funding; and

WHEREAS, Redwood Hill Townhomes, a new construction 28-unit service enriched housing project being developed by Satellite Affordable Housing Associated Inc., (SAHA) was selected for affordable housing development funding by the City of Oakland in the competition for 2016/17 funding; and

WHEREAS, Project-Based Voucher operating subsidy is essential to the financial feasibility of the project and provides the leveraging necessary for Redwood Hill Townhomes to be able to secure adequate financing; and

WHEREAS, the Project-Based Vouchers awarded to Redwood Hill Townhomes are conditioned upon the project securing all necessary financing and receiving HUD

approval, a Subsidy Layering Review, and an Environmental Review by June 1, 2018; and

WHEREAS, the 16 additional Project-Based Vouchers will be attached to units at Redwood Hill Townhomes reserved for large families, including 3 set aside for at-risk of or experiencing homelessness; and

WHEREAS, the 16 Project-Based Vouchers are to be added to the 11 Project-Based Vouchers previously awarded to Redwood Hill Townhomes, bringing the total number of vouchers committed to the project to 27; and

WHEREAS, upon project completion, OHA will enter into a PBV Housing Assistance Payments (HAP) contract with Redwood Hill Townhomes for a 15-year initial term to provide rental assistance to Section 8 eligible families that reside in 27 total units at the Redwood Hill Townhomes; and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners adopts the resolution authorizing the Executive Director to conditionally award of sixteen (16) additional Section 8 Project-Based Vouchers to Satellite Affordable Housing Associated Inc., or its successors in interest, for the proposed Redwood Hill Townhomes service enriched project; and

THAT, this award will bring the total number of Project-based Vouchers committed to the project to 27, and all vouchers are contingent upon the project securing adequate financing and all required HUD approvals by June 1, 2018; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on May 23, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: May 23, 2016 **RESOLUTION NO. 4683**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENSION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20–YEAR INITIAL TERM FOR REDWOOD HILL TOWNHOMES FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE APPROXIMATE AMOUNT OF $728,580 AND IN A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $14,571,600

WHEREAS, on June 1, 2015, the Board of Commissioners adopted Resolution Number 4626 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 11 Project-Based Voucher (PBV) units for Redwood Hill Townhomes; and

WHEREAS, on May 23, 2016, the Board of Commissioners adopted Resolution Number 4683 authorizing the Executive Director to execute a HAP contract for 16 PBV units for Redwood Hill Townhomes; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies ("PHAs") regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years; and

WHEREAS, on May 28, 2019, the Executive Director, based on HOTMA, executed a HAP contract for 27 PBV units for Redwood Hill Townhomes, for an initial 20-year term; and

WHEREAS, the annual HAP is approximately $728,580 and the total contract amount is approximately $14,571,600.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 27 PBV units to Redwood Hill Townhomes for annual HAP in the approximate amount of $728,580 and a total contract amount of approximately $14,571,600; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.R.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Embark Apartments for an additional five years for a maximum 20-year initial term, and annual housing assistance payments in the amount of $1,151,221 and a total contract amount of approximately $23,024,420

Date: February 28, 2022

Purpose: This action will ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA);

Funding: Approval for the approximately $1,151,221 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On May 23, 2016, the Board of Commissioners adopted Resolution Number 4686 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 61 Project-Based Voucher (PBV) units for Embark Apartments.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of

the contract may have a term of up to 20 years, increased from 15 years.

On February 24, 2020, the Executive Director, based on changes in HOTMA, executed a HAP contract for 61 PBV units for Embark Apartments, for an initial 20-year term. However, Resolution Number 4686 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years for the awarded 61 PBV units to Embark Apartment for annual HAP in the approximate amount of $1,151,221 and a total contract amount of approximately $23,024,420.

Attachments: Resolution 4686
Resolution

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

On Motion of Commissioner: Lynette Jung-Lee

Seconded by Commissioner: Barbara Montgomery

And approved by the following vote:

AYES: Commissioners Jung-Lee, Montgmery, Hurd, Hartwig, Castillo, Griggs-Murphy

NAYS: 0

ABSTAIN: 0

EXCUSED: 0

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4686**

AUTHORIZING THE CONDITIONAL AWARD OF SIXTY-ONE (61) SECTION 8 PROJECT-BASED VOUCHERS TO EMBARK APARTMENTS, LOCATED AT 2126 MARTIN LUTHER KING JR. WAY, OAKLAND, CALIFORNIA, A PROJECT SELECTED TO RECEIVE AFFORDABLE HOUSING DEVELOPMENT FUNDING FROM THE CITY OF OAKLAND

WHEREAS, the Board of Commissioners approved provisions in the Moving to Work Plan relating to Project-Based Voucher assistance on June 27, 2005 which allow the Authority to utilize other affordable housing competitions for selecting projects to be awarded Section 8 Project-Based Vouchers; and

WHEREAS, those changes include the ability to award Project-Based Vouchers (PBV) to projects that are selected via the City of Oakland's competitive process to award affordable housing funding; and

WHEREAS, the Embark Apartments is a 61-unit new construction, service enriched affordable housing project being developed by Resources for Community Development, that was selected for affordable housing development funding by the City of Oakland in its competition for 2016/17 funding; and

WHEREAS, projects selected by the City of Oakland for 2016/17 affordable housing development funding were invited to request Project-Based Vouchers from the Oakland Housing Authority; and

WHEREAS, on April 15, 2016 the Embark Apartments requested Project-Based Vouchers for all 61 rental units that are being developed at the site, including 27 units that will be reserved for Veterans Affairs Supportive Housing (VASH) participants; and

WHEREAS, the Authority has HUD authorization to also attach Project-Based Vouchers assistance to VASH program units along with approval for other MTW authorities in the awarding of VASH vouchers to a project; and

WHEREAS, Project-Based Voucher operating subsidy is essential to the financial feasibility of this project and provides the leveraging necessary for Embark Apartments to secure adequate financing; and

WHEREAS, the Project-Based Vouchers awarded to Embark Apartments are conditioned upon the project securing all necessary financing and receiving HUD approval an Environmental Review and Subsidy Layering Review by June 1, 2018; and

WHEREAS, upon project completion, OHA will enter into a PBV Housing Assistance Payments (HAP) contract with Embark Apartments for a 15-year initial term, to provide rental assistance to eligible families that will reside in 61 units at the development; and

WHEREAS, this proposal is in accordance with the Authority's mission to, "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of, "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners adopts the resolution authorizing the conditional award of Sixty-One (61) Section 8 Project-Based Vouchers to Embark Apartments, located at 2126 Martin Luther King Jr. Way, Oakland, California, a project selected to receive affordable housing development funding from the City of Oakland; and

THAT, this award shall be contingent upon the projects securing adequate financing and all required HUD approvals by June 1, 2018; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on May 26, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: May 23, 2016 **RESOLUTION NO. 4686**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION TO RATIFY AND APPROVE THE EXTENSION OF THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT WITH EMBARK APARTMENTS FOR AN ADDITIONAL FIVE YEARS FOR A MAXIMUM 20-YEAR INITIAL TERM FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE AMOUNT OF $1,151,221 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $23,024,420

WHEREAS, on May 23, 2016, the Board of Commissioners adopted Resolution Number 4686 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) for 61 Project-Based Voucher (PBV) units for Embark Apartments; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years; and

WHEREAS, on February 24, 2020, the Executive Director, based on HOTMA, executed a HAP contract for 61 PBV units for Embark Apartments, for an initial 20-year term; and

WHEREAS, Resolution Number 4686 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual HAP is approximately $1,151,221 and total contract is approximately $23,024,420.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15-year term for a maximum initial term of 20 years for the awarded 61 PBV units to Embark Apartment for annual HAP in the approximate amount of $1,151,221 and a total contract amount of approximately $23,024,420; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.S.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with 3706 San Pablo Avenue (3706 San Pablo) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of $565,548 and a total contract amount of approximately $11,310,960.

Date: February 28, 2022

Purpose: This action will ratify and approve a five year extension to the initial 15-year term for a maximum initial term of 20 years, based on the maximum term allowed under regulatory changes authorized by the Housing Opportunity Through Modernization Act of 2016 (HOTMA);

Funding: Approval for the approximately $565,548 of operating subsidy for each year of the contract, including the funding for the five-year extension, will be proposed in the Authority's corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense. The annual amount may change in accordance with Fair Market Rents and Annual Adjustment Factor published by the United States Department of Housing and Urban Development.

Background:

On June 1, 2015, the Board of Commissioners adopted Resolution Number 4627 authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 10 Project-Based Voucher (PBV) units for 3706 San Pablo.

On May 23, 2016, the Board of Commissioners adopted Resolution Number 4684 authorizing the Executive Director to execute a HAP contract for five PBV units for 3706 San Pablo.

On May 8, 2017, the Board of Commissioners adopted Resolution Number 4745 authorizing the Executive Director to execute a HAP contract for five PBV units for 3706 San Pablo.

At the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and any optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937.

On October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by HOTMA. HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years.

On February 25, 2020, the Executive Director, based on changes in HOTMA, executed a HAP Contract for 20 Section 8 PBVs for 3706 San Pablo, for an initial 20-year term. However, Resolution Numbers 4627, 4684, and 4745 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution to ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years for the awarded 20 PBV units to 3706 San Pablo for annual HAP in the approximate amount of $565,548 and a total contract amount of approximately $11,310,960.

Attachments: Resolutions 4627, 4684, and 4745
Resolution

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

On Motion of Commissioner: Lynette Jung-Lee

Seconded by Commissioner: Tanya Pitts

And approved by the following vote:

AYES: Commissioners Jung-Lee, Pitts, Montgomery, Hurd, Castillo

NAYS: 0

ABSTAIN: 0

EXCUSED: 2 (G. Hartwig, D. Murphy-Griggs)

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4627**

RESOLUTION AUTHORIZING THE CONDTIONAL AWARD OF TEN (10) SECTION 8 PROJECT-BASED VOUCHERS TO 3706 SAN PABLO AVENUE, A PROJECT THAT HAS RECEIVED AFFORDABLE HOUSING DEVELOPMENT FUNDING FROM THE CITY OF OAKLAND

WHEREAS, the Board of Commissioners approved provisions in the Moving to Work Plan relating to project-based voucher assistance on June 27, 2005 which allow the Authority to utilize other affordable housing competitions for selecting projects to be awarded Project-based Voucher assistance; and

WHEREAS, those changes include the ability to award Project-based Vouchers (PBV) to projects that are selected via a City of Oakland competitive process and awarded affordable housing funding; and

WHEREAS, 3706 San Pablo Avenue is a new construction, 87-unit mixed-use affordable housing project that is being developed by EAH Housing Inc.; and

WHEREAS, the 3706 San Pablo Avenue project site straddles the border between the City of Emeryville and the City of Oakland and 37 of the 87 total units are City of Oakland units; and

WHEREAS, 3706 San Pablo Avenue was selected for affordable housing development funding by the City of Oakland in 2015, via its competitive selection process; and

WHEREAS, Project-based Voucher operating subsidy is essential to the financial feasibility of the project and provides the leveraging necessary for the 3706 San Pablo Avenue project to be able to secure adequate financing; and

WHEREAS, the Project-based Vouchers awarded to 3706 San Pablo Avenue are conditioned upon the project securing all necessary financing and receiving HUD approval of a Subsidy Layering Review and an Environmental Review by July 1, 2017; and

WHEREAS, upon project completion, OHA will enter into a PBV Housing Assistance Payments (HAP) contract with 3706 San Pablo Avenue for a 15-year initial term to provide rental assistance for Section 8 eligible families that will reside in ten (10) of the 37 Oakland units at the development; and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners adopts the resolution authorizing the Executive Director to conditionally award of ten (10) Section 8 Project-Based Vouchers to EAH Housing Inc. or its successors in interest, for the proposed 3706 San Pablo Avenue; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on June 1, 2015.

Eric Johnson, Secretary / Executive Director

ADOPTED: June 1, 2015 **RESOLUTION NO. 4627**

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

On Motion of Commissioner: Lynette Jung-Lee

Seconded by Commissioner: Barbara Montgomery

And approved by the following vote:

AYES: Commissioners Jung-Lee, Montgomery, Hartiwg, Hurd, Castillo, Griggs-Murphy

NAYS: 0

ABSTAIN: 0

EXCUSED: 0

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4684**

RESOLUTION AUTHORIZING THE CONDTIONAL AWARD OF FIVE (5) ADDITIONAL SECTION 8 PROJECT-BASED VOUCHERS TO 3706 SAN PABLO AVENUE, A PROJECT THAT WAS SELECTED TO RECEIVED AFFORDABLE HOUSING DEVELOPMENT FUNDING FROM THE CITY OF OAKLAND

WHEREAS, the Board of Commissioners approved provisions in the Moving to Work Plan relating to project-based voucher assistance on June 27, 2005 which allow the Authority to utilize other affordable housing competitions for selecting projects to be awarded Project-Based Voucher assistance; and

WHEREAS, those changes include the ability to award Project-based Vouchers (PBV) to projects that are selected via the City of Oakland competitive process to award affordable housing funding; and

WHEREAS, 3706 San Pablo Avenue, a new construction, 87-unit mixed-use affordable housing project being developed by EAH Housing Inc. was selected for affordable housing development funding by the City of Oakland in the competition for 2016/17 funding; and

WHEREAS, the 3706 San Pablo Avenue project site straddles the border between the City of Emeryville and the City of Oakland and of the 87 total units being developed, 37 will be in City of Oakland; and

WHEREAS, five (5) additional Project-Based Vouchers will be added to the ten (10) Project-Based Vouchers previously awarded to 3706 San Pablo Avenue, bringing the total number of vouchers committed to the project to fifteen (15); and

WHEREAS, the 15 Project-Based Vouchers committed to 3706 San Pablo Avenue are conditioned upon the project securing all necessary financing and receiving HUD approval of a Subsidy Layering Review and an Environmental Review by June 1, 2018; and

WHEREAS, upon project completion, OHA will enter into a PBV Housing Assistance Payments (HAP) contract with 3706 San Pablo Avenue for a 15-year initial term to provide rental assistance for Section 8 eligible families that will reside in 15 of the 37 Oakland units at the project; and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners adopts the resolution authorizing the Executive Director to conditionally award of five (5) additional Section 8 Project-Based Vouchers to EAH Housing Inc. or its successors in interest, for the proposed 3706 San Pablo Avenue project; and

THAT, this award will bring the total number of vouchers committed to the project to fifteen (15), and all vouchers are contingent upon the projects securing adequate financing and all required HUD approvals by June 1, 2018; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on May 24, 2016.

Eric Johnson, Secretary / Executive Director

ADOPTED: My 23, 2016 **RESOLUTION NO. 4684**

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

On Motion of Commissioner: Donna Griggs-Murphy

Seconded by Commissioner: Janny Castillo

And approved by the following vote:

AYES: Commissioners Griggs-Murphy, Castillo, Hartwig, Jung-Lee, Griffith, Montgomery

NAYS: 0

ABSTAIN: 0

EXCUSED: Marlene Hurd

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4745**

RESOLUTION AUTHORIZING THE CONDTIONAL AWARD OF FIVE (5) ADDITIONAL SECTION 8 PROJECT-BASED VOUCHERS TO 3706 SAN PABLO AVENUE, A PROJECT THAT WAS SELECTED TO RECEIVE AFFORDABLE HOUSING DEVELOPMENT FUNDING FROM THE CITY OF OAKLAND

WHEREAS, the Board of Commissioners approved provisions in the Moving to Work Plan relating to project-based voucher assistance on June 27, 2005 which allow the Authority to utilize other affordable housing competitions for selecting projects to be awarded Project-Based Voucher assistance; and

WHEREAS, those changes include the ability to award Project-Based Vouchers (PBV) to projects that are selected via the City of Oakland competitive process to award affordable housing funding; and

WHEREAS, 3706 San Pablo Avenue, a new construction, 87-unit mixed-use affordable housing project being developed by EAH Housing Inc. was selected for affordable housing development funding by the City of Oakland in both the competition for 2015 funding and again for 2016 funding; and

WHEREAS, the 3706 San Pablo Avenue project site straddles the border between the City of Emeryville and the City of Oakland and of the 87 total units being developed, 26 are within the Oakland city limits and subject to City of Oakland oversight and regulations; and

WHEREAS, these five (5) additional Project-Based Vouchers will supplement fifteen (15) Project-Based Vouchers previously awarded to 3706 San Pablo Avenue, bringing the total number of vouchers committed to the project to twenty (20); and

WHEREAS, all 20 Project-Based Vouchers committed to 3706 San Pablo Avenue are conditioned upon the project securing all necessary financing and receiving HUD approval of a Subsidy Layering Review by June 1, 2018; and

WHEREAS, when unit construction has been completed, OHA will enter into a PBV Housing Assistance Payments (HAP) contract with 3706 San Pablo Avenue for an initial term of 15-years; and

WHEREAS, in addition to the initial 15-year term of the Housing Assistance Payments (HAP) contract, OHA will agree to a 15-year extension, subject to annual appropriations from Congress and OHA's determination that the owner is in compliance with the HAP contract and other applicable HUD requirements, for a cumulative term of 30 years; and

WHEREAS, this proposal is in accordance with the Authority's mission to "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of "increasing housing choice for low-income households".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA;

THAT, the Board of Commissioners adopts the resolution authorizing the Executive Director to conditionally award of five (5) additional Section 8 Project-Based Vouchers to EAH Housing Inc. or its successors in interest, for the proposed 3706 San Pablo Avenue project; and

THAT, this award will bring the total number of vouchers committed to the project to twenty (20), and all vouchers are contingent upon the projects securing adequate financing and all required HUD approvals by June 1, 2018; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on May 8, 2017.

Eric Johnson, Secretary / Executive Director

ADOPTED: May 8, 2017 **RESOLUTION NO. 4745**

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE INITIAL TERM OF THE PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT CONTRACT FOR AN ADDITONAL FIVE YEARS FOR A MAXIMUM 20 –YEAR INITIAL TERM FOR 3706 SAN PABLO AVENUE (3706 SAN PABLO) FOR ANNUAL HOUSING ASSISTANCE PAYMENTS IN THE AMOUNT OF $565,548 AND A TOTAL CONTRACT AMOUNT OF APPROXIMATELY $11,310,960.

WHEREAS, on June 1, 2015, the Board of Commissioners adopted Resolution Number 4627, authorizing the Executive Director to execute a Housing Assistance Payment (HAP) contract for 10 Project-Based Voucher (PBV) units for 3706 San Pablo; and

WHEREAS, on May 23, 2016, the Board of Commissioners adopted Resolution Number. 4684, authorizing the Executive Director to execute a HAP contract for five PBV units for 3706 San Pablo; and

WHEREAS, on May 8, 2017, the Board of Commissioners adopted Resolution Number 4745, authorizing the Executive Director to execute a HAP contract for five Section 8 PBV units for 3706 San Pablo; and

WHEREAS, at the time of the conditional award by the Board of Commissioners, the maximum initial term of 15 years and optional term of a PBV HAP contract was based on Section 8(0)(13)(F) & (G) of the Housing Act of 1937; and

WHEREAS, on October 30, 2017, the United States Department of Housing and Urban Development issued Notice PIH 2017-21, which provided guidance to public housing agencies regarding changes to the PBV program made by Housing Opportunity through Modernization Act (HOTMA); and

WHEREAS, HOTMA amended Section 8(0)(13)(F) & (G) of the 1937 Act to provide that both the initial PBV HAP contract and any extension of the contract may have a term of up to 20 years, increased from 15 years; and

WHEREAS, on February 25, 2020, the Executive Director, based on changes in HOTMA, executed a HAP contract for 20 PBV units for 3706 San Pablo, for an initial 20-year term; and

WHEREAS, Resolution Numbers 4627, 4684, and 4745 did not provide authorization for the full 20-year term. As such, the requested action seeks that approval to bring the HAP contract in alignment with Board and Authority policy as well as with HOTMA; and

WHEREAS, the annual housing assistance payment contract is approximately $565,548 and the total contract amount is approximately $11,310,960.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorize the Executive Director to ratify and approve a five-year extension to the initial 15 year term for a maximum initial term of 20 years for the awarded 20 PBV units to 3706 San Pablo for annual HAP in the amount of $565,548 and a total contract amount of approximately $11,310,960; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022

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Secretary

ADOPTED: **RESOLUTION NO.**

CONSENT AGENDA

ITEMS

ITEM: VII.T.1.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization of the Executive Director to purchase commercial automobile and excess liability insurance from the HAI Group (Housing Authority Insurance Group underwritten by Travelers Insurance), and to make payment of the annual premiums in the amount not to exceed $400,000.

Date: February 28, 2022

Purpose: This memorandum forwards for the Board's consideration of a resolution authorizing the Executive Director to purchase insurance policies for Commercial Automobile and Excess Liability with HAI Group (Housing Authority Insurance Group underwritten by Travelers Insurance) for the period of March 4, 2022 to March 4, 2023, and to make the payment of the annual premium in the amount not to exceed $400,000.

Funding: Authorizing $400,000 for the one-year term, which is included in the Authority's approved FY 2022 annual operation budget, budget line item 4560-00-000.

Background

The Authority's is soliciting quotes for Commercial Automobile insurance anticipating the insurance renewal on March 4, 2022. The base automobile policies carried in the past have contained a maximum of $1 million per occurrence in liability coverage. This year we are also soliciting quotes for excess liability coverage up to an additional $4,000,000 based on the recommendation of the risk management consulting firm we have engaged to advice on coverage limits. Quotes were requested with a $1,000 deductible per physical damage incident.

*The Authority is not required to solicit quotes from other brokers based on the HUD Waiver.

The projected premium for the base automobile policy is as follows:

Renewal Policy – Liability (HARRG Preferred Direct)

(Coverage for 174 vehicles)

- $1,000,000 owned automobile limits
- $300,000 non-owned and hired limits
- $1,000 medical payments per incident
- $1,000 comprehensive/collision deductible

Total Projected Premium: $348,349

This represents an increase in auto insurance premiums for the agency from $319,448 in the previous year to the projected amount of $348,349 or $28,901 (9%) for the current renewal. This is primarily driven by market forces in the automobile insurance sector. As noted above, staff is working to obtain quotes for additional liability coverage. Since this costs is not yet been finalized the request for funding not to exceed $400,000 is believed to be sufficient to obtain sufficient coverage limits for this renewal period.

Recommendation

It is recommended that the Board of Commissioners approve the Resolution authorizing the Executive Director to purchase Commercial Automobile and Excess Liability Insurance from the HAI Group and to make payment of the annual premium in the amounts not to exceed $400,000.

*U.S. Department of Housing and Urban Development dated: August 22, 2019 24 CFR 965.205(a)(b) Waiving bidding requirements of the Annual Contributions Contract are hereby waived…

Attachment: Resolution

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

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

AUTHORIZATION OF THE EXECUTIVE DIRECTOR TO PURCHASE COMMERCIAL AUTOMOBILE AND EXCESS LIABILITY INSURANCE FROM THE HAI GROUP (HOUSING AUTHORITY INSURANCE GROUP UNDERWRITTEN BY TRAVELERS INSURANCE), AND TO MAKE PAYMENT OF THE ANNUAL PREMIUMS IN THE AMOUNT NOT TO EXCEED $400,000

WHEREAS, the Oakland Housing Authority's ("Authority") Commercial Automobile Liability Insurance Policy is due for renewal for the period of March 4, 2022 to March 4, 2023; and

WHEREAS, the Authority is a member of the Housing Authority Insurance Group (HAI Group), a nonprofit, tax-exempt risk retention group owned by public housing authorities; and

WHEREAS, HAI Group is qualified under HUD regulations as being substantially equivalent to a "financially sound and responsible insurance company"; and

WHEREAS, HUD permits public housing authorities to select HAI Group for insurance coverage without following the normal bidding requirements; and

WHEREAS, the Authority received an initial indication that the base automobile insurance coverage premium will be $348,349; and

WHEREAS, quotes for additional excess liability coverage are being sought, but not yet received.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners authorizes the Executive Director to purchase the Commercial Automobile and Excess Liability Insurance from the HAI Group and to make the payment of the premiums in the amount not to exceed $400,000; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on February 28, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.T.2.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization to amend the Municipal Resource Group (MRG) contract for leadership consulting services by $86,000 for a total contract amount, not to exceed $250,000.

Date: February 28, 2022

Purpose: This action will approve a contract amendment with Municipal Resource Group (MRG) for one additional year and increase the current contract amount from $164,000 to $250,000 for Leadership Consulting Services.

Funding: Authorizing a not-to-exceed amount of $250,000 for Leadership Consulting Services with MRG utilizing funding from cost savings in line item 4182-00-000.

Background

On March 5, 2020, the State of California issued a State of Emergency due to the novel Coronavirus outbreak. The World Health Organization (WHO) on March 11, 2020 declared the novel Coronavirus Outbreak a pandemic. On March 12, 2020, the City of Oakland also declared an emergency.

The pandemic is an ongoing issue that the Oakland Housing Authority (OHA) continues to navigate. In order to continue to address the issue in the most effective and efficient ways possible, OHA is in immediate need of a consulting group that can provide services to OHA Leadership and assist in problem solving, analysis, staffing, and recruitment during the pandemic.

On December 9, 2020, the Board of Commissioners, through Resolution Number 4947 authorized the Executive Director to execute a contract with Municipal Resource Group (MRG) to provide the critical services mentioned above. MRG performed up to the standard expected, but the supervisory training, which has proved beneficial for the Authority leaders participating, includes additional sessions to complete the training curriculum. . In order to carry forward these work efforts and finalize projects, staff recommends a contract extension and increase in the contract amount. A contract extension will allow the coaches from MRG to continue to complete existing coaching, leadership development, recruitment, and process improvement projects that the team already initiated. This amendment will allow staff and MRG to build on existing work progress given the need for these services will continue as OHA faces challenges

caused by the COVID-19 pandemic as well as nationwide recruitment and retention struggles.

Recommendation

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract amendment extending the one-year Contract with MRG for Leadership Consulting Services during the pandemic for an additional year and increasing the contract amount from $164,000 to a not-to-exceed amount of $250,000.

Attachments: Resolution

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE MUNICIPAL RESOURCE GROUP CONTRACT FOR LEADERSHIP CONSULTING SERVICES DURING THE PANDEMIC FOR ONE ADDITONAL YEAR AND INCREASE THE CURRENT CONTRACT AMOUNT FROM A NOT TO EXCEED AMOUNT OF $164,000 TO $250,000

WHEREAS, on March 5, 2020, the State of California issued a State of Emergency due to the novel Coronavirus outbreak. The World Health Organization (WHO) on March 11, 2020 declared the novel Coronavirus outbreak a pandemic. On March 12, 2020, the City of Oakland also declared an emergency on their website; and

WHEREAS, in order to continue to address the issues caused by the pandemic in the most effective and efficient ways possible, the Oakland Housing Authority (OHA) is in immediate need of a consulting group that can provide services to OHA Leadership and assist in problem solving and analysis during the pandemic; and

WHEREAS, Municipal Resource Group (MRG) is able to provide immediate consulting and executive coaching services; and

WHEREAS, MRG coaches will provide immediate guidance to leadership, supporting and coaching them through an emergency that is unpresented and could substantially impact that services provided by the Oakland Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to amend execute the Municipal Resource Group (MRG) contract for Leadership Consulting Services for one additional year and increase the current contract amount from a not to exceed amount of $164,000 to $250,000; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on February 28, 2022

_____

Secretary

ADOPTED: **RESOLUTION NO.**

WRITTEN

COMMUNICATIONS

(MONTHLY REPORT)

Oakland Housing Authority
Monthly Status Report
January 2022

Family and Community Partnerships Department (FCP)

Section 3 Construction and Non-Construction

- Twenty-four (24) participants are enrolled in the Section 3 program; Eighteen (18) are currently working on construction projects, and six (6) are seeking employment.

Section 3 List

Number*	Trade	Level	Union Affiliation	Work Status
Currently Working				
1-7	Carpentry	Apprentice (1st) - Journeyman	Carpenters, Carpenters 713, Millwright	Fruitvale Transit Project, Green St. Station, W.A. Rose Construction, Oliver Company, BBI BGB, James E. Roberts Obayashi, Country Builders
8	Electrical	Apprentice	Electrical Union	Design Electric
9-12	Laborer	Apprentice (1st) – Journeyman	Laborers, Laborers Local 304	Brooklyn Basin, James E. Roberts Obayashi, Branagh Inc., Plant Construction, Baines Group, Chevron, BBI
13	Flooring	Apprentice	DC 16	Self-employed
14	Cement Mason	Apprentice (1st)	Local 300	Luminart Concrete
15	Laborer	Journey level	Laborers	Ranger Pipelines
16	Cypress Mandela Graduate	Pre-Apprentice	N/A	Non Union – Cement
17	Welder	Journeyman	Boilermakers	Non-Union – Welding
18	Painter	Journey Level	Painters	Cal Trans
Currently Seeking Employment				
19	Crane Operators	Apprentice (1st)	Laborer/Flagging	Not Working
20	Carpenters Union	Apprentice (Rising Sun Graduate)	Carpenters	Not working
21	Operating Engineers	Journey Level	Operating Engineers – Local 3	Not working
22	Laborers	Journey Level	Laborers	Not Working
23	Carpenters	Journey Level	Carpenters	Not working
24	Iron Workers	Apprentice (1st)	Iron Worker –Local 378	Not Working

Section 3 New Hires (Construction & Non-Construction)

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
FSS	**X**		**X**	**OHA**	**Office Specialist I**
Total	**1**	**0**	**1**	**YTD Total**	**1**

- One (1) FSS participant was hired as a full-time Office Specialist I with OHA.

Section 3 Compliance

FCP received eight (8) trade request from seven (7) contractors for forty-two (42) Section 3 employment opportunities. Seven (7) contractors received a compliance reports for FCP was unable to refer residents to these employment opportunities due to the current list of unionized workers are currently employed and the others don't possess the necessary qualifications.

- One (1) FSS/Section 3 participant was referred to JH Fitzmaurice Inc. & Largo Concrete, Inc. for a Journey level Carpentry position at the Fruitvale Transit Village IIB work site.

Section 3 Compliance

Employer(s)	Trade	Requests	OHA Referrals	OHA Hires	Compliance Reports Issued
Nibbi Contractors & Bay City Mechanical	Sheet Metal	**8**	**0**	**0**	**1**
Nibbi Brothers Assoc. & Country Builders, JH Fitzmaurice Inc. & Largo Concrete	Carpentry	**4**	**1**	**0**	**0**
Nibbi Brothers & Anderson Flooring	Floor Layer	**20**	**0**	**0**	**1**
Nibbi & CBR Services Inc.	Polished Concrete/Bricklayer	**2**	**0**	**0**	**1**
JH Fitzmaurice Inc. & Largo Concrete Inc.	Laborer	**2**	**0**	**0**	**1**
Nibbi Brothers & Premium Waterproofing	Roofer	**1**	**0**	**0**	**1**
Nibbi Brothers & Premium Waterproofing	Waterproofing	**1**	**0**	**0`**	**1**
Nibbi & Westates Mechanical Corporation	Sprinkler Fitter	**4**	**0**	**0**	**1**
Total	-	**42**	**1**	**0**	**7**

Employment and Economic Development

FCP Program	Job Retention	Job Referrals	Job Readiness	Budget	Total
FSS	2	2	6	0	10
General Support	10	10	4	0	24
ROSS	1	1	1	0	3
Section 3	1	1	1	0	3
Total	14	14	12	0	40

Winning Wednesday Hiring Events

OHA hosted two (2) virtual hiring/career events in partnership with Laney College on January 12th and 26th. The recruitment was followed by employability workshops on Interview Skills and Resume Development.

Winning Wednesday Hiring Events

Date	Company	OHA Participants	Community Participants	Employment Workshop Participants
1/12/22	Laney College & Rising Sun Center for Opportunity	6	4	4
1/26/22	Allied Universal	5	6	7
Total		**11**	**10**	**11**

General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
ROSS	X		X	Allied Security	Security Guard
General Support	X		X	Allied Security	Security Guard
Total	**2**	**0**	**2**	**YTD Total**	**2**

Youth Employment Development

To date, one-hundred and fifty-one (151) youths have enrolled in the program, one-hundred and twenty-three (123) have completed their job readiness training, and eighty (80) have begun working at their job placement. FCP continues to accept applications for the youth employment program.

Youth Employment Program

Provider	Enrolled	Enrolled in Training	Completed Training	Completed Resume	Job Placements
LAO Family	**137**	**133**	**114**	**83**	**71**
YEP	**14**	**0**	**9**	**6**	**9**
Total	**151**	**133**	**123**	**89**	**80**

Education

Schools	New Enrollment	Continued Enrollment	Graduates
Adult Education (GED/ HS Diploma)	1	38	0
Community Colleges	0	55	0
California State Colleges (CSU)	0	23	0
University of California Colleges (UC)	0	10	0
Private Colleges	0	15	0
Vocational Training	0	15	0
Professional Development	0	0	0
Entrepreneurship Program	0	1	0
Total	**0**	**157**	**0**

- One (1) Promise Plus participant is enrolled in a dual immersion GED and AA degree program at Berkeley City College.

Financial Literacy

Programs	New Enrollment	Cont. Enrollment	Completed
Financial Literacy Workshop	1	0	1
Total	**1**	**0**	**1**

- One (1) FSS participant completed an eleven (11) series workshop in financial literacy through FDIC – Money Smart online program.

Financial Literacy

Free Tax Services-Volunteer Income Tax Assistance (VITA)

FCP kicked off the 2022 tax season in partnership with United Way's Earn It, Keep It, Save It campaign, East Bay Asian Local Development Corporation (EBALDC) and ACORN Housing to support OHA families to get their taxes prepared for free.

Two (2) FCP coordinators have completed the IRS certification training to conduct Intake Interviews to review tax documents and to perform Basic and Advance Tax Preparation for OHA residents. The team will have office hours one (1) day per week at the VITA site located in Lion Creek Crossing and ACORN housing development to assist OHA families to with getting their taxes prepared at no cost.

Family Self-Sufficiency Program (FSS)

- One (1) Section 8 participant graduated the FSS program with $35,434 in escrow. She obtained a Bachelor's and Master's degree in Accounting and works full time as an Accountant while enrolled in the program. She also completed five (5) self-sufficiency workshops and hopes to become a first-time homeowner.
- Ten (10) OHA residents enrolled in the FSS program with a contract start date of January 1, 2022.
- Eight (8) FSS participants received a quarterly contact to review and update their Individual Training Service Plans (ITSP) for program graduation. Sixteen (16) FSS participants are within six (6) months of graduation and have met with their Coordinator to prepare for their graduation.

Family Self-Sufficiency (FSS)

Program	Total	New Enrollees	Escrow Accounts	Graduates	Escrow Disbursed	Termination or Exits	Escrow Forfeited	Escrow Transferred (RHA)
Section 8	162	9	100	1	$35,434	1	$0	$0
PH	13	0	0	0	$0	0	$0	$0
FUP-Youth	11	1	4	0	$0	0	$0	$0
Total	186	10	104	0	$35,434	1	$0	$0

Family Unification Program (FUP) Youth

- The FUP Youth participants received informational resources and referrals to employment opportunities, parenting training, and financial education.

Family Unification Program (FUP) Youth

Applicants	Current Participants	New Enrollments (Current Month)	Transitioned to FSS	Program Exits To Date	Program Enrollments To Date
2	12	0	**11**	**7**	**28**

Parents and Children Together (PACT) Program

- Ten (10) PACT families attended the weekly small group therapy sessions facilitated by the PACT program.
- Six (6) PACT participants are receiving drug rehabilitation services.
- All the PACT families received informational resources and referrals to employment opportunities, parenting training, and financial education.

Parents and Children Together (PACT) Program

New Enrollments (Month)	Program Participants	Pending Terminations	Enrollments (YTD)	Exits (YTD)
0	**11**	**2**	**0**	**0**

Resident Opportunities Self Sufficiency (ROSS)

- One (1) ROSS participant received assistance with getting his unit cleaned and decluttered to pass the OHA inspection.
- Five (5) ROSS participants attended nine (9) "Zoom on the Move" virtual workshops in financial literacy, entrepreneurship, healthy living, homeownership, and senior services.
- Twenty-four (24) ROSS participants completed their required eight (8) hours of digital literacy training through the AB1299 Digital Literacy grant program.
- Twenty-seven (27) ROSS participants received a COVID-19 PPE bag and completed their annual needs assessment.

Resident Opportunities Self Sufficiency (ROSS) Program

Program	ROSS Participants	New Enrollees (Month)	YTD (Exits)
Public Housing	**154**	**0**	**1**

Civic Engagement and Leadership Development Program

OHA Resident Advisory Board (RAB)

The Resident Advisory Board held a virtual meeting on January 12th with eleven (11) RAB members in attendance. Omar Ronquillo presented on OHA's community work during the holiday season and gave an overview of the Resident Advisory Board's mission. During an open discussion, several RAB members shared how their personal goals aligned with the mission of the RAB. Six (6) RAB members also attended the RAB debrief & agenda planning committee meeting.

OHA Volunteer Program

FCP had no volunteers for January.

	RAB Committee Meetings	RAB Meetings	Volunteers	Total
OHA Residents	6	11	0	**17**
Non OHA Residents	0	0	0	**0**
Total	**6**	**11**	**0**	**17**

Youth and Education

Promise Plus Program

One-hundred and thirty-one (131) OHA youth remains in the Promise Plus program. Sixty-five (65) students attend a partner school and sixty-six (66) attends a non-partner school.

School	Current Enrollment	Program Enrollment to Date
Lockwood Steam Academy	22	80
Markham	3	21
MLK Jr.	13	54
Parker	8	35
Prescott	0	21
WOMS	19	30
Non-Partner School	66	107
Total	**131**	**348**

- The Education Team outreached to six-hundred and ninety-seven (697) OHA households with children between the ages 4-5 year olds to attend the Oakland Unified School District (OUSD) Pre-K and Kindergarten Enrollment Assistance Fair. The team assisted five (5) OHA residents with completing their Pre-K/Kindergarten enrollment applications.
- The Education Team submitted two (2) applications to Public Housing Authority Director's Association (PHADA) scholarship for two OHA high school seniors looking to attend college in the fall of 2022. In addition, the team provided assistance to the youth and their families with gathering the required documents to complete the application process.
- The Education Coordinator contacted all the 5th and 8th grades Promise Plus families to inform them of the deadline to select a school for their child for the upcoming school year.
- One (1) Promise Plus participant received assistance with enrolling in the dual immersion GED and AA degree program at Berkeley City College and support with enrolling her 4 year-old in Kindergarten for the next school year.

Tutoring & Academic Support

One (1) referral for tutoring services was submitted in January.

Tutoring Referrals

Referrals	In-Progress	Assigned Tutor	Total Assigned Tutor (YTD)
1	**5**	**30**	**0**

Kindergarten Readiness Enrollment Fair

Oakland Unified School District (OUSD) Kindergarten Readiness Department held their Kindergarten Readiness Enrollment Fairs on January 20th and 22th and the Education Team outreached to all households with 4-5 year-olds which was (697) youth.

The affairs were held at Prescott Elementary School; with ten (10) families in attendance and the other was at the Oakland Public Library in East Oakland; with forty (40) families in attendance.

COST Team Meeting

The Education Coordinator attended the COST team meetings at Prescott and Lockwood. Both schools attendance are impacted due to COVID-19 protocols for students and staff being out. The COST team is working to assist families with resources to supports with independent studies for families to complete assignments at home.

Senior Services

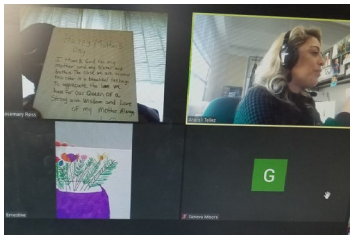
OBAR Grant - "*Seniors Connect* "Newsletter and Art & Craft kits

One hundred and fifty (150) senior residents from Peralta Village, Lockwood Gardens, Palo Vista, and Campbell Village received a "*Seniors Connect*" newsletter. Seniors received the following arts and crafts items: Canvas 8x10, Acrylic Paint set, Paint Brush set, Easel Stand, and a Paint Wheel tray.

The Seniors Connect Newsletter, January "New Year" edition, included eligibility for CV-19 vaccine boosters and vaccination sites. It also had a 2022 Resources Guide booklet, CalFresh calendar, and outreach material on FCP senior resources/programs. It also contained the January *Zoom on the Move* schedule. New this month was a "Meet and Greet" Senior's Zoom session to connect with other seniors and showcase their artwork. The *Seniors Connect Newsletter* is a platform where seniors can share their artwork with their senior community at Lockwood Gardens, Palo Vista, Campbell Village, and Peralta Village.

This program allows senior residents to expand their creative growth, promote stress relief, bolster memory, and stimulate an optimistic attitude. Seniors have expressed their gratitude for the Art & Craft kit and the *Seniors Connect Newsletter.*

Seniors Connect - "Meet and Greet" on Zoom



On January 13th, three (3) seniors of the Arts and Craft program participated in the “Meet and Greet” zoom session where they got the opportunity to and share their creative artwork with their peers. The senior participants were from Peralta Village and Palo Vista.

Senior Lunch "Grab and Go" Hot Meal Distribution - Peralta Village

Two hundred and thirty-nine (239) hot meals were issued twenty-two (22) Peralta Village senior residents through the Spectrum meal program. Spectrum has partnered with *Sparkle Reusable* to provide the seniors with reusable food containers to reduce trash and they have been doing a great job returning their containers.

The program also serves as a wellness check Tuesday through Thursday; seniors also receive weekly educational materials and resources provided by Spectrum.

Senior Lunch Delivery Program

	Monthly Total	*YTD*
Seniors (Unduplicated)	22	22
Lunches 'Grab &Go"	239	239

Food Programs - Peralta Village & Lockwood Gardens

While OHA facilities remain closed to the public due to COVID-19, FCP collaborated with the Alameda County Community Food Bank to provide food to OHA families at our large Public Housing developments, Peralta Village and Lockwood Gardens. In January, we conducted one (1) food pantry at Peralta Village and two (2) food pantries at Lockwood Gardens. FCP used a Grab-and-Go style pantry, where residents picked up a food bag at the office. FCP resources are provided in each bag, including the Zoom on the Move calendar, job fair notices, COVID-19 vaccination updates, healthcare resources, exercises, and free legal and financial services.

Food Pantry Assistance

Support Items	Lockwood Gardens	Peralta Village	Total
Food Bank (Food bags)	108	63	171
Semi Freddi's bread donation	75	75	150
Households Served	108	63	171
People Served	212	148	360

Health and Wellness

Zoom on the Move Virtual Workshops

FCP continued their virtual workshop series called "Zoom on the Move." However, due to staff capacity, the number of sessions for January was reduced to six (6) sessions. Nineteen (19) unduplicated residents attended.

Zoom on the Move Attendance Table

Organizations	Number of Sessions (Month)	Number of Participants (Month)
FCP Homeownership	1	9
A New America Entrepreneur	1	3
St Mary's Senior Exercise	8	18
ACPHD-Cooking 4 Health	1	2
West Oakland Health Council	1	1
Seniors Arts & Crafts Special	1	3
Total	**13**	**36***

*Contains Duplicate Participants

Wellness Checks

FCP continues to conduct wellness checks to ensure residents are okay throughout this pandemic. In addition, residents learn about what services and resources are available. FCP had contacted one hundred and ninety-three (193) residents.

FCP Program	Monthly Total	YTD
FSS	11	11
General Support	15	15
OHA Seniors	150	150
ROSS	14	14
Section 3	3	3
Total	**193**	**193**

COVID-19 Relief Closet

- In response to COVID-19, FCP set up a relief closet to provide emergency supplies for OHA residents. The COVID-19 Relief closet filled twenty-nine (29) orders for residents in need.

COVID-19 Relief Closet

	Individual Resident Orders	ROSS Bulk Order	Education Initiative Bulk Order	Total
Residents served	29	0	0	**29**

Technology Assistance

T-Mobile Tablet & Chromebook Distribution distribution

No T-Mobile tablets or Chromebooks were distributed this month.

T-Mobile Tablet Distribution

FCP Program	Chromebooks/Tablets Distributed (Month)	YTD Total
Total	**0**	0

Homeownership

- **Two (2)** homeownership program participants continue to search for a home. However, both reported that the process is moving slowly due to the costs of homes in Oakland.
- **Nine (9)** OHA residents participated in the "Zoom on the Move" Homeownership Q&A session facilitated by the homeownership coordinator on January 18th.

- **Thirty-nine (39)** residents have completed the Homeownership Readiness Assessments and **three (3)** have been deemed to have met the minimum program requirements and invited to submit document verification to confirm their eligibility to enroll in the program. The residents who did not meet the minimum program requirements were provided with resources to either work on building credit, increase income or to increase their savings.
- Currently, **twenty (20)** residents have met the homeownership program's minimum income, savings and credit requirements and **fifteen (15)** are going through the Section 8 Eligibility process; **three (3)** are working on obtaining a loan approval, and **two (2)** are waiting for additional down payment assistance funding from AC Boost.
- The Homeownership Coordinator responded to **twenty-seven (27)** program inquiries by phone and email.
- The Homeownership Coordinator assisted **one (1)** current homeowner with an ongoing mortgage payment issue with her lender.

Residents Pre-qualified for Homeownership

Voucher Size	# Families Searching	Average Household Income	Average Loan Amount
1 Bedroom	0	N/A	N/A
2 Bedrooms	2	$44,600	$377,500
3 Bedrooms	0	N/A	N/A
4 Bedrooms	0	N/A	N/A

Homeownership Applicants

Homeownership Requirements Met	Approved for Mortgage	Executed Purchase Contract/In Escrow	Closings	Homes Purchased (YTD)	Homes Purchased Outside of Oakland (YTD)
20	**2**	**0**	**0**	**0**	**0**

Homeownership Program

Current Homeowners	Total Homes Purchased (Since 2004)	Program Terminations (YTD)	Program Graduates (YTD)	Pending Refinance	Total Homes Refinanced (YTD)
80	**120**	**0**	**0**	**2**	**0**

Site Intervention and Service Referrals

FCP staff closed twenty-eight (28) resident referrals and provided counseling, supportive services, or resources.

Site Intervention & Services Referrals

Development	Rent	HQS	Lease Comp.	DV	Supportive Services	Housing Search	Continued	Completed	Completed YTD
Lockwood	5	0	0	0	0	0	0	5	5
Peralta	0	1	0	0	2	0	0	3	3
Deep East (9)	0	0	0	0	1	0	0	1	1
East (10)	0	0	0	0	0	0	0	0	0
Fruitvale (11)	1	0	0	0	0	0	0	1	1
San Antonio (12)	0	0	0	0	1	0	0	1	1
West (13)	0	0	0	0	1	0	0	1	1
North (14)	1	0	0	0	1	0	0	2	2
Asset Management	0	0	0	0	0	0	0	0	0
Leased Housing	0	0	0	0	0	7	7	14	14
OHAPD	0	0	0	0	0	0	0	0	0
Total	**7**	**1**	**0**	**0**	**6**	**7**	**7**	**28**	**28**

Site Meetings

No site meetings were held in January.

Site Meetings

Site Meetings	Resident Attendance	Site Meetings (YTD)	Resident Attendance (YTD)
0	0	0	0

Resident Owned Businesses

Business	Business
Raw Christal – Cosmetology	Brown Sisters Speak – Mental Health
Dress Your Mess	Ashby Market
Services by MSWELLS, LLC	H. Butlers Bar BQ.
Coco Breeze	Designs by Charmeng
Total	**8**

Leased Housing Department- January 2022 Report

2011 Housing Choice Voucher Wait List

There are a total of **1,917** applicants on the waitlist.

Virtual briefings FY22

IE Virtual Briefing Dates	# of families invited	# of families attended
July 2021	120	106
August 2021	86	81
September 2021	58	53
October 2021	61	49
November 2021	37	34
December 2021	64	62
January 2022	44	39

Mainstream Section 8

Intake Date	# of Families invited	# of Families attended
September 21, 2021	87	30
January 13, 2022	111	35

OAHPI Intake

Intake date	# of families invited	# of families attended	# of families removed from waitlist	# Referred pending
August 26, 2021	24	14	0	1
October 14, 2021	95	59	7	3
November 18, 2021	30	10	1	7
December 16, 2021	138	77	2	11
January 27, 2022	164	82	39	29

PBV to HCV Activity

- Thirty-Five families remain on the Request List.

2014 Public Housing Wait List

Intake date	# of families invited	# of families attended	# of families removed from waitlist	# Referred pending
July 2021	0	0	0	2
August 2021	0	0	0	1
October 2021	151	38	25	0
Dec 2, 2021	89	7	82*	13
February 10, 2022	100			

*no show 2nd intake appointment

Waitlist Openings:

Leased Housing is preparing to open the OAHPI PBV waitlist for 2bdrm and 3bdrm units during the period February 1-18, 2022. Additionally, we expect to open the Public Housing waitlists for Lockwood and Peralta in April 2022.

Summary Report

	December 2021	January 2022

Eligibility

Waitlist Activities and Port-in

• Intake appointments scheduled 2011 waitlist	0	0
• Intake appointments attended 2011 waitlist	0	0
• Briefing and voucher issued for applicants from 2011 wait list and Mainstream	0	1
• Intake, Briefing and voucher issued for Port-In and Survivor vouchers/FUP	0	0

Project Based Voucher and Tenant Protection

Summary Report

	December 2021	January 2022
Vouchers		
• New Move-in Intake and briefing PBV/TPV	9	6
• Relocation vouchers issued for OAHPI Households	0	1
Special Programs (including non-MTW)		
Intake, briefing and voucher issued:		
• HUD VASH	1	0
• Mod Rehab/S+C to Section 8	0	0
• Intake, briefing: Local Programs/ PACT	0	0
Public Housing and OAHPI Eligibility:		
• Intake 82		
• Processing for Eligibility 172		
• Referred Households 26		
Total new vouchers issued (tenant & unit based)	73	8
Denial of Admission/Withdrawals	49	39

Owner Services

Initial Inspections		
• Move-in inspections	202	175
• Passed Inspections	110	62
• New contracts (new, transfer, port-ins)	122	71
Rent Increases		
• Rent increases requested	683	702
• Rent increases approved	521	541
• Rent increases denied/declined	49	110
• Rent increases pending review/HQS	113	51
Annual Inspections		
• Total number of Annual Inspections performed	829	752
• Number of annual inspections passed	345	166
• Failed with owner and tenant items	301	247
• Inspections rescheduled, vacant, or cancelled	88	399
• No Shows	95	62

Summary Report	December 2021	January 2022
Reasonable Accommodations		
• Total number of requests received	26	26
• Total number approved	14	20
• Total number pending	5	3
• Total number denied	7	3
Occupancy		
• Total annual recertification scheduled	326	257
• Total annual recertifications completed	229	288
• Total interim recertifications completed	203	177
• Transfer voucher within Oakland	41	62
• Portability vouchers issued	25	17
• Total no. of transfer vouchers issued	66	79
• Total no. of Decisions to Terminate Assistance	19	9
• Total Meet & Discuss appointments	0	0
• Resolution cases	157	136
Special Programs		
• Interims completed	113	89
• Recertifications completed	108	131
• Field recertifications	0	0
• Transfer port vouchers issued	9	10
• Resolution cases	63	58
Program Terminations		
• Informal Hearings held	1	0
• Termination upheld	1	0
• Termination reversed	0	0
• Pending outcome	0	0
• Requests for Executive Review	1	0
• ER Termination upheld	0	0
• ER Termination reversed	0	0
• ER Outcome pending	3	3
Customer Service		
• Walk in visitors	0	0
• 1540 Leased Housing main phone line	3,780	4,036
• Avg. calls/day to Customer Service	252	192

LEP Calls

Summary Report	December 2021	January 2022
• Cantonese/Mandarin	74	68
• Spanish	4	21
• Vietnamese	10	20

Leased Housing Department Special Programs and Initiatives:

VASH

OHA has a total allocation of 526 VASH vouchers and 291 leased. OHA received a new allocation of 130 new vouchers effective January 1, 2021. OHA issued 1 vouchers, and OHA received 2 referrals from the Veterans Administration Medical Center (VAMC). OHA approved a conditional award of 14 vouchers to the Lake Park affordable housing project. OHA is working with Operation Dignity, a non-profit, and the Veterans Administration to lease 22 SRO units at the Temescal Inn to VASH eligible veterans. All units passed HQS. The Temescal Inn, a former motel, was purchased by the City of Oakland as part of the Home Key program administered by the State. The property is located at 3720 Telegraph Avenue. Currently 16 units are leased to VASH voucher holders.

Mainstream

OHA has a total allocation of 212 Mainstream vouchers (MS5/MS28), 179 utilized and 18 searchers and 19 files in process.

Confidential Client Request (CCR) Policy

The purpose of this policy is to ensure OHA and OAHPI are in compliance with the provisions of the Violence Against Women's Act (VAWA) and to describe the procedures for processing VAWA and the Threat of Physical Harm requests, timely, effectively, fairly, and to maintain confidentiality. OAHPI PBV is amending its transfer policy to allow a 5 to 1 ratio. For every five applicants housed, one transfer will be approved. If determined an imminent threat exists, OHA will offer transfer to vacant and available 3rd party PBV unit or if available a Housing Choice Voucher. The goal is to fill vacant available units with applicants in need of affordable housing on the existing OAHPI waitlist and not simply transfer internal housed residents.

The Leased Housing Department received 22 CCR's for review and processing.

Portability

A total of 7 participant households ported in from other PHA's. OHA is absorbing all port in households except VASH and EHV.

There are 43 unabsorbed OHA participant families living in the jurisdiction of another housing authority. The majority are living in the following jurisdictions: Contra Costa County, Alameda County, City of Alameda, Berkeley, and Richmond.

The Housing Authority of Alameda County and Contra Costa Housing Authority are absorbing all port in program participants. OHA has a MTW activity that restricts portability to neighboring PHA's within 30 miles of OHA unless the receiving PHA is absorbing the voucher or family has one of 11 exceptions. Exceptions include emergency VAWA cases, employment, reasonable accommodations and educational needs.

Emergency Housing Vouchers

The Department of Housing and Urban Development (HUD) allocated $5 billion in American Rescue Plan (ARP) funds for emergency housing vouchers that will assist individuals and families who are experiencing or at risk of experiencing homelessness. The $5 billion funding gives communities the resources needed to help eligible households find and remain in housing. HUD estimates that these Emergency Housing Vouchers (EHVs), alongside resources provided by the CARES Act, could help house 130,000 households nationwide.

In May 2021, HUD awarded the Oakland Housing Authority 515 EHVs. OHA will work in partnership with its local Continuum of Care, the Coordinated Entry System and other local Public Housing Authorities to advance and improve the housing outcomes of individuals most impacted in Alameda County.

In order to be eligible for an EHV, an individual or family must meet one of four eligibility categories:
- Homeless
- At risk of homelessness
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The EHV program is a direct referral program. Alameda County Coordinated Entry will send direct applicant referrals for Emergency Housing Vouchers to OHA. OHA will conduct eligibility screening and inspect all units. OHA also received Administrative fees for activities related to assisting EHV applicants with leasing units. OHA is working closely with Alameda County PHAs and the Continuum of Care to finalize a joint Memorandum of Understanding. OHA has convened an EHV work team who are collaborating with other local PHAs, County staff and a community partner to prepare a standardized application, workflow and SOP's. HUD has also provided administrative fee funding for a number of activities to assist with leasing such as landlord incentives, security deposits, "speed" leasing bonus and care packages for new residents. The program launched late July 2021.

Owner Incentives

Per OHA's MTW plan, Leased Housing has launched four owner incentives: Vacancy Loss (Re-Rent Bonus), Pre-Qualifying inspections, Signing Bonus, and Owner Recognition and Unit Repair.
Vacancy Loss (Re-Rent Bonus)- Payment for up to two months HAP is offered to existing HCV owners if they re-rent a unit previously occupied by an HCV tenant to another HCV participant within two months of contract cancellation.

OHA paid $43,428 in vacancy loss to 12 owners. Units had an average vacancy period of 106 days.

Pre-Qualifying Unit Inspections- A pre-qualifying unit inspection is offered to all HCV program owners to expedite the lease up process, and minimize delays or losses due to inspections. Inspections are not be linked to a participant. Once a unit has passed, the owners will have up to 60 days to find a tenant for the unit..

OHA conducted 0 initial pre-inspections. OHA has conducted 81 pre-qualifying inspections for HCV units.

Signing Bonus - For new landlords who sign a contract with OHA allowing a Section 8 family to move into one of their available units; OHA will pay the owner a $1,000 signing bonus. This is for all owners who sign a contract with OHA.

OHA paid 61 new owners a $500 bonus/$61,000.

Apartment Repair Loan –OHA will reimburse owners up to $2,250 for repairs made to fix Housing Quality Standard fail items on units that have never received HUD subsidy. The repairs must be verified by OHA. Once the Housing Assistance Payment (HAP) contract is signed and repairs are verified, OHA will reimburse the owner requests received within 30 days of HAP contract execution. This incentive launched November 2021.

New Contracts Entered for Owner Payment January 2022

PBV	17
Section 8	50
HUD VASH	3
TRA/Shelter Plus	1
Mod Rehab	0
Other	0
Contracts Entered for Payment	71

Project Based Vouchers

Projects in the pipeline/leasing

- **Foon Lok West (Brooklyn Basin)- May 2022**

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Fruitvale Studios	12	10	6	3	1
2	Coliseum Place	37	27	3	18	7

Program Compliance Team

Program Compliance team is focused on the analysis, prevention or remedial action, if necessary, to prevent or correct program noncompliance by participants and owners. Program Compliance staff works with all the Leased Housing teams as well as the Oakland Housing Authority Police Department and the Executive Office. The team conducted 44 client interactive/warning meetings, processed 20 owner notification letters, resolved 1 late rent notices, resolved 70 resolution cases and processed 12 proposed termination notices. Additionally, the team assigned 0 police reports and calculated $18,025 in subsidy overpayments. The team is developing an owner notice explaining the federal eviction moratorium end and in place City of Oakland moratorium and State resources for non-payment of rent to limit potential evictions.

Rent Increases

Leased Housing received 702 rent increase requests. There were 349 Housing Choice Vouchers completed. A total of 353 were Project Based Vouchers and Mod Rehab. The average rate of increase was 6% and average amount approved was $97.

Existing Units PBV 16-008 project update

The Oakland Housing Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units.

There are a total of 636 project based vouchers in 21 projects which received an award through the Existing Project Based Voucher program. OHA has executed Housing Assistance Payment contracts for twenty (20) projects.

Projects in process :

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Kenneth Henry Court	15	13	0	12	1
2	Sylvester Rutledge	64	14	1	41	7

Special Needs Housing

The Harrison Hotel is part of the County's Shelter Plus Care program subsidizing 59 units, reported 100% lease up for formerly homeless disabled residents. The County refers applicants to OHA for intake and unit inspections.

Local Programs

Sponsor Based Housing Assistance Program (SBHAP)

On June 22, 2020, the Board of Commissioners passed resolution 4915 approving funding in the amount of $3,081,093 for FY21 to serve an additional 40 homeless families with children.

The program can serve up to 140 households in FY22.

Services/ Funder	HH Served Min - Max.	Target Population	Supportive Services Provider	Housing Services Provider
PATH: Community Housing Services	27-30	Encampments/ Shelter	Lifelong Medical St. Mary's Center Building Futures w/ Women & Children	Abode Services

Behavioral Health Care Services	18 - 20	Encampments/ Shelter: Homeless. Serious Mental Illness	Lifelong Medical	Abode Services
Oakland Unite: Dept. of Human Services	25-30	Re-entry: Adult Probation & Parole	Abode Services	Abode Services
PATH: ESG & THP+ Funding	17-20	Homeless Youth Ages 18-24 who are homeless or at-risk of homelessness and exiting the foster care or juvenile justice system	First Place for Youth	First Place for Youth
City of Oakland – HSD - CHS	20-40	Families experiencing homelessness, at risk of homelessness or victims of domestic violence	Building Futures for Women & Children	Building Futures for Women & Children

Building Bridges

The Building Bridges Program is a result of recommendations from the Board of Commissioners Ad Hoc Special Needs committee whose purpose was to identify special needs populations who will benefit in securing stable short term local housing assistance. Two pilot programs were implemented: the first serving Emancipated Foster Youth participating in the THP+ program, and the second serving CalWORKs

participants participating in County short term housing assistance program. Through systems alignment, Alameda County Social Services Agency and, First Place for Youth in partnership with OHA will ultimately improve the effectiveness of the delivery of assistance programs and services to low-income households by allocating scarce resources more effectively, leveraging other public and private resources, and institutionalizing best practices.

CalWORKs

CalWORKs Building Bridges program, provides a stable shallow housing subsidy (1-2 years) for Social Services Agency clients who are actively engaged in a plan to achieve self-sufficiency, specifically employable, formerly homeless CalWORKs clients.
An average of 50 families per month will receive an average of $1,500 per month local rental assistance from OHA. Contract term is 5 years. Costs to not exceed $5,000,000 over the five year term; with $1,000,000 budgeted annually. Reasons for denial: Incomplete information, client exited from Housing Support Program by County, client request, non-compliance with CalWORKs program, or no inspection requested or passed.

Available	Referrals received	Households admitted	Households in eligibility process/inspection
50	38	26	3

First Place for Youth (FPFY)

FPFY Building Bridges program is a short-term five-year program for up to 50 participants. The short-term assistance payment will phase down funding in year four and year five. Roommate living arrangements are allowed. The service provider will be responsible for ensuring that participants and units meet program eligibility requirements and submitting required reports and periodic invoices. OHA Board of Commissioners on April 9, 2018 approved funding for the project up to $5,000,000 over a five year term. Reasons for denial: unit not located in Oakland, no inspection passed or requested, incomplete or missing documentation

Available	Referrals received	Households Admitted	Households in eligibility process and inspection
50	57	25	20

Local Housing Assistance Program/Single Room Occupancy – LHAP/SRO

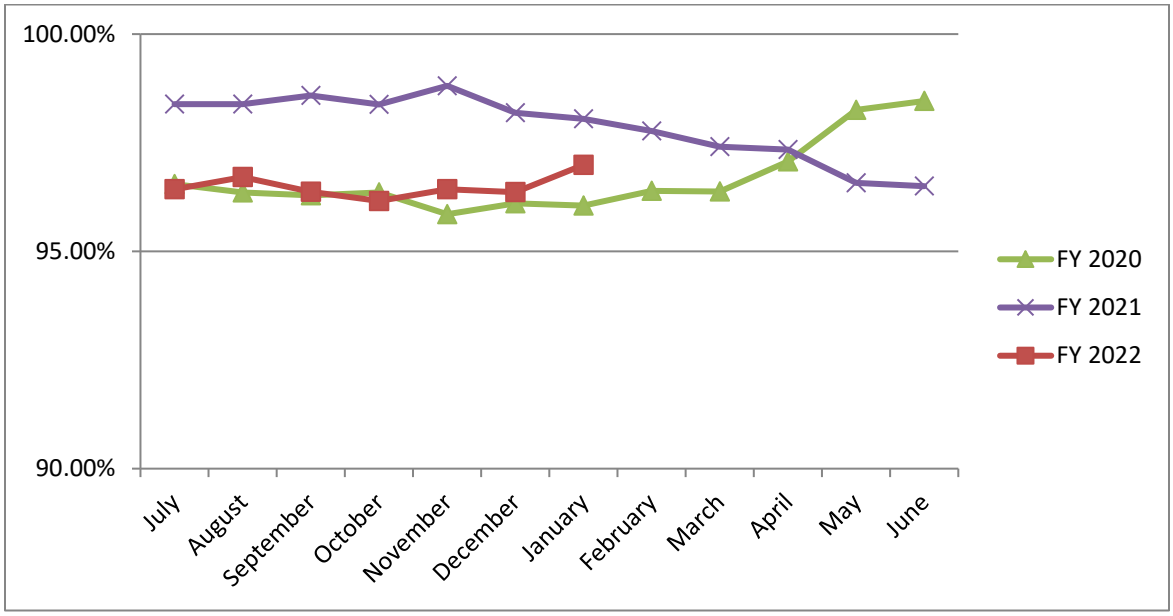
As of December 2021 TOTALS	Total Units	Vacant or Non-Eligible Units	Eligible Units	Subsidy Per Unit
	311	**124**	**187**	**$897**

- All properties received subsidy increase with FY21 HUD Fair Market Rent.

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 96.99%



All Authority Public Housing Units

Month	Occupancy Rate
February 2021	97.77%
March 2021	97.41%
April 2021	97.34%
May 2021	96.58%
June 2021	96.50%
July 2021	96.43%
August 2021	96.71%
September 2021	96.37%
October 2021	96.16%
November 2021	96.43%
December 2021	96.36%
January 2022	96.99%

Authority Managed Public Housing Units

Development	Total Units	Non-dwelling Units/ Exempt	Available Units	Occupied Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Lockwood Gardens	372	2	370	361	5	2	2	97.03%	97.57%
Peralta Villa	390	2	388	375	5	4	4	95.36%	96.65%
Total	**762**	**4**	**758**	**736**	**10**	**6**	**6**	**96.17%**	**97.10%**

OAHPI Project Based Section 8 Units

Portfolio	Total Units	Excluded Units (HCEB)	Available Units	Occupied Units	Down Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Deep East	278	10	268	221	21	5	4	17	80.97%	82.46%
East	258	0	258	222	26	1	3	6	86.05%	86.05%
Fruitvale	270	3	267	249	12	1	3	2	92.88%	93.26%
San Antonio	244	4	240	230	5	1	2	2	96.25%	95.83%
West	231	0	231	218	8	5	0	0	94.35%	94.37%
North	239	0	239	215	8	4	7	5	89.96%	89.96%
Total	**1,520**	**17**	**1,503**	**1,355**	**80**	**17**	**19**	**32**	**89.88%**	**90.15%**

OAHPI – PACT Program

Portfolio	Total Units	Office Units for Admin Purposes	Program Units	Program Occupied Units	Employee Occupied Units	Down Units/CID	Units in Turnover	Application in process from ACSO	Reserved/ Preleased Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
East	20	1	19	13	1	2	0	0	0	3	73.70%	73.70%

Recertification Report

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/ Outstanding	Recertifications/ Legal	Current Month Backlog
Lockwood Gardens	2	188	7	181
Peralta Villa	8	52	5	47
Total	**10**	**240**	**12**	**228**

Work Order Report

Work Order Report - Authority Managed Public Housing Units

Development	Total Units	Beginning of Month Open WOs	Opened Within Date Range	Closed Within Date Range	Current Month Remaining Open WOs
Lockwood Gardens	372	608	210	273	545
Peralta Villa	390	87	186	199	74
Total	**762**	**695**	**396**	**472**	**619**

Work Order Report – OAHPI Project Based Section 8 Units

Portfolio	Total Units	Beginning of Month Open WOs	Opened Within Date Range	Closed Within Date Range	Current Month Remaining Open WOs
Deep East	278	388	205	155	438
East	278	561	180	118	623
Fruitvale	270	150	174	198	126
San Antonio	244	119	162	179	102
West	271	260	197	141	316
North	239	263	197	157	303
Total	**1,539**	**1,741**	**1,115**	**948**	**1,908**

Legal Report

Legal Report – Authority Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
Feb-21	0	0	0	$ -
Mar-21	0	0	0	$ -
Apr 21	0	0	0	$ -
May-21	0	0	0	$ -
Jun-21	0	0	0	$ -
Jul-21	0	0	0	$ -
Aug-21	0	0	0	$ -
Sep-21	0	0	0	$ -
Oct-20	0	1	1	$ 600.00
Nov-21	0	0	0	$ -
Dec-21	0	0	0	$ -
Jan-22	0	0	0	$ -

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
Feb-21	0	0	0	$ -
Mar-21	0	0	0	$ -
Apr-21	0	0	0	$ -
May-21	1	0	1	$ 21,564.00
Jun-21	0	0	0	$ -
Jul-21	4	0	4	$ 64,805.41
Aug-21	2	0	2	$ 251.00
Sep-21	0	0	0	$ -
Oct-21	0	0	0	$ -
Nov-21	0	0	0	$ -
Dec-21	0	0	0	$ -
Jan-22	0	0	0	$ -

Resource Conservation Community Engagement and Outreach

Authority Managed Public Housing Units

Development	Site Assessments	Resident Contact	Flyer Outreach	In-Person Site Meetings	Virtual Meetings	# of Virtual Meeting Participants
Lockwood Gardens	4	0	361	0	0	0
Peralta Villa	4	0	375	0	0	0
Total	**8**	**0**	**736**	**0**	**0**	**0**

OAHPI Project Based Section 8 Units

Portfolio	# of Sites Visited	Site Assessments (includes multiple visits)	Resident In-Person Contact	Resident Phone Outreach	Flyer Outreach	In-Person Site Meetings
Deep East	39	85	1	0	221	0
East	42	67	0	0	222	0
Fruitvale	29	49	9	0	249	1
San Antonio	31	58	0	0	230	0
West	24	34	0	0	218	0
North	25	41	1	0	215	0
Total	**190**	**334**	**11**	**0**	**1,355**	**1**

Capital Improvement Department

Rehabilitation Team:

Unit Renovations

	OHA	OAHPI
Units Completed and Returned to OPO in January	1	11
Units Received From OPO in January	1	0
Units Completed in Fiscal Year 2021-22 To Date	13	57

These unit renovations are complete turns, typically stripped down to the sheetrock. They include:

- Asbestos abatement in walls and flooring if present
- Re-textured and painted
- Kitchen and bathroom cabinet replacements including granite countertops
- New bathtubs and new plumbing fixtures
- All the mill work gets replaced i.e. doors, frames, floor molding, closet doors etc.
- Electrical panels are moved to new, code approved locations
- All smoke and carbon monoxide detectors are rewired to the main panel
- Installation of new, always on, bath fans to improve indoor air quality
- Replacement of all flooring and carpeting
- Added light fixtures on the ceilings of living and bedroom areas

OHA/OAHPI Recently Completed:

- 2325 86th Ave. #C
- 565 29th St. #5
- 2468 Coolidge #C
- 554 37th St. #101
- 1737 E. 15th St. # 2
- 933 46th St. #1
- 920 62nd St. #4
- 843 Kirkham Way
- 2056 35th Ave. #7
- 2349 83rd Ave. #4
- 2349 83rd Ave. #5
- 2349 83rd Ave. #6
- 1733 92nd main sewer line replacements
- 1500 38th Ave. sewer repairs
- 368 62nd St. sewer repairs
- 1120 Bella Vista sewer repairs
- Palo Vista ADA entry doors

In the Preconstruction/Construction Process:

- 541 29th Street soft story seismic retrofit
- 1248 34th Avenue soft story seismic retrofit
- 676 Fairmount Avenue soft story seismic retrofit
- 368 62nd Street soft story seismic retrofit
- 6645 Brann Street window replacement and reside
- 2126 High Street, #9 deck repairs
- 1716 E. 20th St. dry rot repairs

Administrative Buildings

- Service Center Driveway asphalt R&R, reseal, and stripe
- Additional card reader locations and infrastructure for future kiosks

Oak Groves Rehab - OHA/RAMP Development

Oak Groves is an acquisition/ rehabilitation low-income housing tax credit, tax exempt bond project for 151 units of formerly public housing for low-income seniors in two buildings in downtown Oakland.

Project Description:

Project Address:	620 17th St. & 570 16th St.	*Affordability Targeting:*	30-60% of AMI
Project Type:	Acquisition/Rehabilitation	*Architect:*	Okamoto-Saijo Arch.
Number of Units:	151	*General Contractor:*	BBI Construction Inc.
PBVs:	149	*Property Management:*	John Stewart Co.
Target Population:	Low-Income Seniors	*Total Development Cost:*	$126.2M

Permanent Funding Sources:

- Tax Exempt Perm Loan: $23,600,000
- Seller Carryback Loan: $34,400,000
  - Accrued/Deferred Interest: $1,729,173
- OHA Sponsor Loan $15,000,000
- OHA Ground Lease Loan $599,901
- Release of Forward Commit. Fee: $472,000
- Deferred Developer Fee: $5,449,437
- GP Equity $100
- Tax Credit (LP) Equity $44,967,088

OHA Board Authorizing Resolutions:

- No. 4696, 07/25/16: Okamoto-Saijo Architecture Contract
- No. 4728, 07/27/17: BBI General Contractor Contract
- No. 4743, 04/03/17: Overland Pacific & Cutler Relocation Contract
- No. 4767, 08/28/17: HUD Section 18 Disposition and PBV Award
- No. 4801, 04/09/18: Okamoto-Saijo Architecture Budget Increase
- No. 4803, 06/04/18: BBI General Contractor Contract Amendment
- No. 4837, 09/24/18: OHA as Development Partner and Option to Lease Land & Improvements
- No. 4838, 09/24/18: Creation of New OAHPI Development Corporation
- No. 4848, 02/11/19: Section 18 Disposition and Financing and Withdrawal of OHA Development LLC from Partnership
- No. 4869, 05/13/19: Substitute RAMP for OAHPI in RHI Oak Groves LLC and Execute County Environmental Land Use Covenants
- No. 4880, 07/22/19: Amend Resolution 4848 to Update Financing
- No. 4890, 10/14/19: OHA as Co-Guarantor with RAMP and Unit Count Confirmation
- No. 4898, 12/09/19: Add California Bank & Trust as Co-lender
- No. 4899, 12/19/19: Amend Resolution 4898 to Remove California Bank and Trust as Co-lender and Reapprove US Bank as Sole Lender

Affiliate Board Authorizing Resolutions:

- No. 19-001, 07/09/19: Secure Financing
- No. 19-002, 07/09/19: Secure Financing, Implement Rehabilitation, and Act as Guarantor-Developer
- No. 19-003, 10/22/19: Amendment to Resolution No. 19-001 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson, and to Confirm the Unit Count
- No. 19-004, 10/22/19: Amendment to Resolution No. 19-002 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson
- No. 19-005, 10/22/19: Enter into Assignment & Assumption Agreement with OHA for Relocation Contract and Amend Contract to Add Moving Services
- No. 19-006, 10/09/19: Partnership Co-lender Bifurcation
- No. 19-007, 10/09/19: Add California Bank & Trust as Co-Lender and Bifurcate Construction/Permanent Loan Using Two Promissory Notes - one Recourse to RAMP and the Partnership and one Non-recourse
- No. 19-008, 12/09/19: Amend No. 19-005: Amend Relocation Contract, Secure Temporary Housing with Extended Stay America, and Contract with Chipman Movers
- No. 19-009, 12/19/19: Amend No. 19-006: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender
- No. 19-010, 12/19/19: Amend No. 19-007: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
RAMP: $100 GP Equity	$100 GP Equity

Current Project Status: Work is completed on Oak Grove North and almost complete at Oak Grove South.

Construction Progress:		**New Hires:**	
% Complete on 1/31/22:	98.78%	Number of New Hires:	158
% Complete last Month:	98.16%	Number of Section 3 Hires:	47
Scheduled Completion Date:	3/2022	% Section 3:	29.75%

Construction Contract Status:			
Original Contract Amount	$44,117,725.00	Pending Change Orders (PCOs)	$335,009.79
Approved Change Orders	$ 4,349,056.17	Potential Future Changes	
Current Contract Amount	**$48,466,781.17**	**Potential Contract Amount**	**$48,801,790.96**

Milestones Completed Past Month:

Oak Grove North

- The building is fully occupied and residents are utilizing the courtyard
- City sidewalk work, including street trees, has been completed

Oak Grove South

- All temporarily relocated residents have been moved back
- Ground floor residents will move in upon approval of ACDEH
- 99% of courtyard concrete has been poured
- East side yard concrete pour is underway
- Sidewalk installation is underway

Harrison Tower – OHA/RAMP Development

Harrison Tower, a 101-unit senior public housing development, was approved for a Section 18 Disposition by HUD in July 2018. This approval will allow the property to be refinanced utilizing tax-exempt bonds, conventional debt, and low income housing tax credits to modernize all building systems and renovate the 100 senior apartments and one (1) manager's unit.

In addition to substantially rehabilitating all residential units, the 3rd floor residential amenities and property management/ services offices will be reconfigured and updated, and seismic upgrades will be performed throughout the building which will include the garage and 1st and 2nd floor Authority offices.

Project Description:

Project Address:	1621 Harrison Street	*Affordability Targeting:*	50% AMI
Project Type:	Rehabilitation	*Other Uses:*	OHA Headquarters
Number of Units:	101	*Architect:*	Saida +Sullivan Architects
PBVs:	100	*General Contractor:*	To be determined
Target Population:	Seniors	*Property Management:*	To be determined
		Total Development Cost:	$86.4M (includes $30.1M Seller Carryback Loan)

Targeted Permanent Funding Sources:

- Permanent Hard Loan
- Tax Credit (LP) Equity
- GP Equity
- OHA Loan
- OAHPI Seller Carryback Loan
- Deferred Developer Fee

OHA Board Authorizing Resolutions – None to date

Affiliate Board Authorizing Resolutions:

- OAHPI No. 19-006, 5/31/19: Arch. and Engineering Contract with Saida + Sullivan Design Partners
- OAHPI No. 20-001, 5/5/20; Construction Manager contract with Buis Construction Services, Inc.
- OAHPI No. 20-009, 10/19/20; First Amendment to Saida + Sullivan Design Partners Contract
- OAHPI No. 21-002, 2/9/21; Relocation Consultant Contract with Overland Pacific & Cutler

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
$4,840,000 for Predev. in FY21 OAHPI Budget	$668,079

Current Project Status:

Predevelopment: Four residents have transferred from Harrison Tower to Oak Grove South in January. Two additional residents are prepared to move once the Oak Grove South units are available. Staff continue to work through rehab phasing and related financing options in response to significant program changes to the CA tax-exempt bond program.

Milestones Completed Past Month:

Predevelopment activities are ongoing.

Partnerships with Nonprofit Developers

Brooklyn Basin Master Plan

The Authority, in partnership with the City of Oakland and MidPen Housing, is engaged in developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community.

The Brooklyn Basin project (formerly known as "Oak to Ninth") is a large scale, master planned community on a formerly-industrial site along Oakland's waterfront. The site is approximately 64 acres of waterfront property off Embarcadero Road and 10th Ave.

When complete, the project will include up to 3,100 residential units (including the 465 affordable rental units), 200,000 square feet of commercial space, approximately 32 acres of parks and public open space, two renovated marinas (170 boat slips), and an existing wetlands restoration area. The master developer is Zarsion-OHP I, LLC (ZOHP) whose principal local partner is the Signature Development Group.

The City of Oakland acquired Parcels A and F from ZOHP for the purpose of developing the 465 affordable units of affordable housing. The Authority acquired a 50% share of Parcels A and F on October 19, 2017 for $10 million. Four distinct projects are planned for these properties. Projects 1, 2 and 3 are described in detail below. Project 4 is expected to break ground in the second quarter of 2022.

BROOKLYN BASIN ILLUSTRATIVE PLAN

Brooklyn Basin Projects 1 and 2 – Partnership with MidPen

*Brooklyn Basin Projects 1 (**Paseo Estero**) and 2 (**Vista Estero**) include a total of 211 units on Parcel F. Both projects were completed in January 2021.*

***Paseo Estero** includes 101 units for very low-income families and **Vista Estero** includes 110 units for very low-income seniors.*

Photo: Front view of Vista Estero.

Photo credit: David Wakely

Project Description:

Project Address:	255-285 8th Avenue	*Affordability Targeting:*	30-60%
Project Type:	New Construction	*Other Uses:*	None
Number of Units:	211	*Architect:*	HKIT Architects
PBVs:	132	*General Contractor:*	Nibbi Brothers
Target Population:	Paseo Estero - families Vista Estero - seniors	*Property Management:* *Total Development Cost:*	MidPen $137.2M

Permanent Funding Sources:

• OHA Land Loan	$5,000,000	• City of Oakland	$12,670,000
• Federal Home Loan Bank AHP	$1,690,000	• Tax Credits – Wells Fargo	$70,076,353
• Deferred Dev. Fee	$9,623,545	• General Partner Equity	$580,507
• Parcel T Reimb.	$455,798	• Permanent Mortgage – CCRC	$37,111,000

OHA Board Authorizing Resolutions:

- No. 4765, 8/28/17: CEQA
- No. 4766, 8/28/17: Purchase and Sale Agreement; Joint Ownership Agmt.; Master Housing Agmt.
- No. 4792, 2/26/18: Lease Disposition and Development Agreement for Projects 1 and 2; 258 PBVs
- No. 4868, 5/13/19: Lease Disposition and Development Agreement for Projects 3 and 4

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
MTW: $5,000,000 Land Acquisition	$5,000,000

Current Project Status:

Construction is 100% complete and achieved 100% occupied in July 2021. All construction period financing was converted to permanent financing on January 14, 2022.

Construction Progress:		**New Hires:**	
% Complete on 1/31/21:	100%	Number of New Hires:	767
% Complete last Month:	100%	Number of Section 3 Hires:	65
Completion Date	1/31/21	% Section 3:	8.47%
		% Local Residents:	31.55%
		% Local Apprentices:	27.12%

Milestones Completed Past Month: All construction period financing was converted to permanent financing on 1/14/22.

Brooklyn Basin, Project 3
Partnership with MidPen Housing Corp.

*Project 3 (named **Foon Lok West**) on Parcel A will include 130 units for very low-income families and formerly homeless individuals and couples.*

Photo: Foon Lok West and remainder of Parcel A where Foon Lok East (Project 4) will be built. Vista Estero is on the top left of the photo; the880 freeway runs along the top right and The Orion, the market rate property is to the left. . Photo is dated January 27, 2022.

Project Description:

Project Address:	311 9th Avenue	*Affordability Targeting:*	20-60%
Project Type:	New Construction	*Other Uses:*	None
Number of Units:	130	*Architect:*	HKIT Architects
PBVs:	65	*General Contractor:*	Nibbi Brothers
Target Population:	Very low-income families and formerly homeless individuals and couples	*Property Management:*	MidPen
		Total Development Cost:	$108.7M

Permanent Funding Sources:

- OHA Land Loan (included in City loan)
- SF Federal Home Loan Bank AHP $1,290,000
- CA HCD – No Place Like Home $5,500,000
- City of Oakland $12,442,000
- Alameda County A1 Funds $9,698,000
- Tax Credits – Wells Fargo $50,907,000
- General Partner Equity $110,000
- Permanent Mortgage – CA Community Reinvestment Corporation $19,970,000

OHA Board Authorizing Resolutions:

- No. 4765, 8/28/17: CEQA
- No. 4766, 8/28/17: Purchase and Sale Agreement; Joint Ownership Agmt.; Master Housing Agmt.
- No. 4792, 2/26/18: Lease Disposition and Development Agreement for Projects 1 and 2; 258 PBVs
- No. 4868, 5/13/19: Lease Disposition and Development Agreement for Projects 3 and 4

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
MTW: $5,000,000 Land Acquisition	$5,000,000

Current Project Status:

The offsite utilities are complete; all roofs and the solar panel system installations are 95% complete; all house meters have been energized and 90% of the meters will be set on 2/5 – 2/7; the four (4) custom bike racks designed by artists at The Crucible in collaboration with Civic Design Studio are in fabrication; the three (3) public art murals in the lobby area will be installed once construction is complete. The developer and contractor are still projecting an early completion in late April contingent upon final inspections by the City and State.

Construction Progress:		**New Hires:**	
% Complete:	88.06%	Number of New Hires:	260
% Complete last Month:	85.23%	Number of Section 3 Hires:	35
Scheduled Completion Date	May 2022	% Section 3:	13.46%
		% Local Residents:	44.62%
		% Local Apprentices:	51.16%

Milestones Completed Past Month: Construction is ongoing.

Brooklyn Basin, Project 4
Partnership with MidPen Housing Corp.

*Project 4 (named **Foon Lok East**) on Parcel A will include 124 units for very low-income families and formerly homeless individuals and couples.*

Project Description:

Project Address:	389 9th Avenue	*Affordability Targeting:*	20-60%
Project Type:	New Construction	*Other Uses:*	None
Number of Units:	124	*Architect:*	HKIT Architects
PBVs:	61	*General Contractor:*	Nibbi Brothers
Target Population:	Very low-income families, formerly homeless individuals and couples	*Property Management:*	MidPen
		Total Development Cost:	$104.5M

Targeted Permanent Funding Sources:

- OHA Land Loan
- CA HCD – No Place Like Home (homeless funding)
- City of Oakland
- Tax Credit Equity – Wells Fargo Bank
- General Partner Equity
- Permanent Mortgage – CA Community Reinvestment Corporation

OHA Board Authorizing Resolutions:

- No. 4765, 8/28/17: CEQA
- No. 4766, 8/28/17: Purchase and Sale Agreement; Joint Ownership Agmt.; Master Housing Agmt.
- No. 4792, 2/26/18: Lease Disposition and Development Agreement for Projects 1 and 2; 258 PBVs
- No. 4868, 5/13/19: Lease Disposition and Development Agreement for Projects 3 and 4

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
MTW: $5,000,000 Land Acquisition	$5,000,000

Current Project Status:

Foon Lok East is fully entitled and the Oakland Building Department plan check review is 100% complete. MidPen received notification on 2/3/22 that the project has been awarded CA Housing Accelerator Program funds sufficient to replace the bonds and 4% tax credits. The developer is aggressively targeting to close all construction financing in early to mid-May 2022.

Construction Progress:		**New Hires:**	
% Complete:	0%	Number of New Hires:	
% Complete last Month:	0%	Number of Section 3 Hires:	
Scheduled Completion Date		% Section 3:	%
		% Local Residents:	%
		% Local Apprentices:	%
Milestones Completed Past Month: Secured the final financing commitment necessary to start construction from CA HCD for California Housing Accelerator Program on 2/3/22			

285 12th Street – Partnership with EBALDC

Construction of a new 65-unit affordable housing building on a former parking lot at 12th and Harrison Street Downtown Oakland.

Project Description:

Project Address:	285 12th Street	*Affordability Targeting:*	20%-70% AMI
Project Type:	New Construction	*Other Uses:*	3,500 sq. ft. commercial
Number of Units:	65	*Architect:*	David Baker Architects
PBVs:	16	*General Contractor:*	Roberts-Obayashi Corp.
Target Population:	Low-income families, 7 special needs units	*Property Management:*	EBALDC
		Total Development Cost:	$53.6M

Targeted Permanent Funding Sources:

- Tax Credit Investor Equity
- Permanent Hard Loan
- OHA Land Purchase
- General Partner Equity
- Deferred Developer Fee

Soft Loans & Grants

- OHA Loan
- Multifamily Housing Program
- Infill Infrastructure Grant

OHA Board Authorizing Resolutions:

- Reso. No. 4881, 9/22/19: Land purchase and soft loan in combined amount not to exceed $12,000,000. Conditionally awarded 16 Project-Based Section 8 Vouchers.
- Reso. No. 4992, 8/23/21: Acquisition bridge loan not to exceed $7,265,880.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
MTW: $12,000,000 for land purchase and loan	$6,843,286.11

Current Project Status:

Predevelopment – EBALDC is continuing architecture and engineering design, refining construction cost estimates, and applying for funding.

EBALDC is partnering with the Alameda County Food Bank to distribute fresh produce bags to residents of other EBALDC buildings in Chinatown from 285 12th Street until construction starts on the property. Distribution of the produce bags began on February 9, 2022.

500 Lake Park – Partnership with EAH

OHA is partnering with EAH on the development of a 53-unit affordable housing building on the former site of the Kwik-Way Drive-In, in the Grand Lake Neighborhood of Oakland.

Project Description:

Project Address:	500 Lake Park	*Affordability Targeting:*	20%-60% AMI
Project Type:	New Construction	*Other Uses:*	2,900 sq. ft. commercial
Number of Units:	53	*Architect:*	Lowney Architecture
PBVs:	14 VASH Vouchers	*General Contractor:*	JH Fitzmaurice
Target Population:	Low-income families; 20 units for homeless or at-risk veterans	*Property Management:*	EAH
		Total Development Cost:	$57.2 M

Targeted Permanent Funding Sources:

- Tax Credit Investor Equity
- Permanent Hard Loan
- OHA Land Purchase
- General Partner Equity
- Deferred Developer Fee

Soft Loans & Grants

- OHA Loan
- Calif. HCD Veterans Housing & Homelessness Prevention Program (VHHP)
- Calif. HCD Multifamily Housing Program (MHP)
- Calif. HCD Infill Infrastructure Grant (IIG)

OHA Board Authorizing Resolutions:

- Reso. No. 4900, 2/3/20: Land purchase and soft loan in combined amount not to exceed $7,500,000. Conditionally awarded 14 Project-Based VASH Vouchers.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
MTW: $7,500,000 for land purchase and loan	$6,321,157

Current Project Status: Predevelopment – EAH is continuing architecture and engineering design, refining construction cost estimates, and applying for funding.

Milestones Completed Past Month:

Continued predevelopment work.

Asset Management Department

Occupancy Report - Contract Managed Public Housing Units

Development	Total Units	Non-dwelling units/ Exempt	Offline	Units Occupied by Employee	Available Units	Units In Rehab	Vacant and Available	Reserved Units	Occupied Units	Previous Month Occupancy Rate	Current Month Occupancy Rate
Harrison Towers	101	0	17	1	83	0	0	0	83	**100.00%**	**100.00%**
Adel Court	30	0	0	0	30	0	1	1	29	**93.33%**	**96.67%**
Campbell Village	154	2	0	1	151	0	8	8	143	**94.70%**	**94.70%**
Palo Vista	100	0	0	1	99	0	2	2	97	**97.98%**	**97.98%**
Linden Court	38	0	0	0	38	0	4	4	34	**89.47%**	**89.47%**
Mandela Gateway	46	0	0	0	46	0	0	0	46	**97.83%**	**100%**
Chestnut Court	45	0	0	0	45	0	4	4	41	**91.11%**	**91.11%**
Foothill Family	21	0	0	0	21	0	0	0	21	**100.00%**	**100.00%**
Lion Creek I & II	99	0	0	0	99	0	2	2	97	**97.98%**	**97.98%**
Lion Creek III	37	0	0	0	37	0	0	0	37	**100.00%**	**100.00%**
Lion Creek IV	21	0	0	0	21	0	0	0	21	**100.00%**	**100.00%**
Total	**692**	**2**	**17**	**3**	**670**	**0**	**21**	**21**	**649**	**96.57%**	**96.87%**

Recertification Report - Contract Managed Public Housing Units

Development	Completed Annual Re-certifications	Re-certifications/ Outstanding	Re-certifications/ Legal	Total Backlog
Harrison Towers	5	0	0	0
Adel Court	0	0	0	0
Campbell Village	8	0	0	0
Palo Vista Gardens	0	0	0	0
Linden Court	1	0	0	0
Mandela Gateway	0	3	0	3
Chestnut Court	1	1	0	1
Lion Creek Crossings	1	10	0	10
Foothill Family	0	0	0	0
Total	**16**	**14**	**0**	**14**

TARs - Contract Managed Public Housing Units

Development	Charged	Collected	Current Month Uncollected	TARs	1- 30 Days	31- 60 Days	61 and Over	Total Balance
Harrison Towers	$31,027	$30,811	$1,212	3.91%	-$125	$0	$0	$1,087
Adel Court	$11,173	$9,364	$1,809	16.19%	$2,896	$0	$10,489	$15,194
Campbell Village	$51,259	$40,091	$11,169	21.79%	$2,614	$0	$32,652	$46,436
Palo Vista Gardens	$31,451	$28,057	$3,394	11%	$5,469	$45	$14,837	$23,745

Work Order Report - Contract Managed Public Housing Units

Development Name	Total Units	Beginning of Month Open WOs	Opened Within Date Range	Closed Within Date Range	Remaining Open WO's
Harrison Towers	101	0	0	0	0
Adel Court	30	0	0	0	0
Campbell Village	154	7	37	42	2
Palo Vista	100	1	25	26	0
Chestnut Court	38	15	0	15	0
Linden Court	45	20	0	20	0
Mandela Gateway	46	2	10	9	3
Lion Creek Crossings	157	177	87	39	225
Foothill Family	21	0	9	9	0
Total	**692**	**222**	**176**	**168**	**230**

Legal Report – Contract Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
July 2021	0	0	0	$0
August 2021	0	0	0	$0
September 2021	0	0	0	$0
October 2021	0	0	0	$0
November 2021	0	0	0	$0
December 2021	0	0	0	$0
January 2022	0	0	0	$0
Total	**0**	**0**	**0**	**$0**

Senior Site Activities*

Outreach Efforts/Activities	Harrison Towers	Adel Court	Palo Vista Gardens	Total
Wellness Phone Calls	156	10	15	**181**
Mercy Brown Bags	130	20	30	**180**
Home Visits	4	N/A	N/A	**4**
Spectrum Senior Lunches Served	N/A	N/A	672	**672**
Case Management	4	N/A	N/A	**4**
Home Management	4	N/A	N/A	**4**
Supplementary Support Services	24	N/A	N/A	**24**
Birthday Cards	10	4	6	**20**
ESL Classes	5	N/A	N/A	**5**
Tai Chi	N/A	N/A	N/A	**N/A**
USOAC Walk Club	N/A	N/A	N/A	**N/A**
Meditation Classes	N/A	N/A	N/A	**N/A**
Coffee Hour	N/A	N/A	N/A	**N/A**
Bingo	N/A	N/A	N/A	**N/A**
Mahjong/Game Hour	N/A	N/A	N/A	**N/A**
Fun Friday	N/A	N/A	N/A	**N/A**
Arts & Crafts	N/A	N/A	N/A	**N/A**

*As noted below, many of the sites cancelled in-person social and physical activities in January due to the surging COVID numbers; thus, "N/A" is noted for several of these activities.

Food Resources

- **Mercy Brown Bags:** In January, the Mercy Brown Bag program provided one hundred thirty (130) bags to Harrison Towers residents, twenty (20) to Adel Court residents, and thirty (30) bags to Palo Vista Gardens residents. The property management staff help to package the food bags, which include a variety of fresh and canned items such as ground beef, eggs, tilapia, lentils, as well as pancake mix, milk, rice, oranges, apples, celery, and mustard greens. For those residents with mobility constraints, staff also helped in bagging their groceries and delivering the bags directly to the resident's unit.

- **Senior Lunch Program:** Each month, from Monday to Friday, Spectrum Foods provides hot meals to residents of Palo Vista Gardens. During the month of January, six hundred and seventy-two (672) hot lunches were served. Residents were able to pick up their hot lunches from the community room and similar to the

Mercy Brown Bags, the property management staff provided lunch delivery to the residents with mobility issues.

Health & Wellness

- **Wellness Checks:** Property management staff continues to conduct outreach to each household and check in on their needs. At Harrison Towers, the staff walks the floors every Tuesday of the week to ensure that the notices left at residents' doors have been received. If management observes that notices have been left out for a few days and/or residents do not answer their doors, the team calls the resident and their emergency contacts. In January, the management staff was able to directly get in touch with each household. Staff made a total of one hundred fifty-six (156) wellness calls to Harrison Towers residents, ten (10) calls to Adel Court residents and fifteen (15) calls to Palo Vista residents. Management staff called each household to conduct a check-up and assessed residents' wellness with a series of questions that were designed to determine whether the residents required additional support and/or assistance.

- **Birthday Celebrations:** In the month of January, ten (10) Harrison Towers residents, four (4) Adel Court residents and six (6) Palo Vista residents had their birthdays. Property management staff continued the tradition of delivering birthday cards and gift bags to each celebrant, all of whom expressed much gratitude for their birthday gift bags.

- **Social Events and Activities:** Unfortunately, with the surging numbers of COVID cases that happened in January, the property management staff prudently cancelled and postposed all social events and activities until further notice. This included Bingo and mahjong, Fun Fridays, tai chi, and the walk club. Staff are looking to organize on-line Zoom social activities, and will continue to monitor COVID numbers. Once it is deemed safe, they will consider reconvening in-person activities once more for the residents. Any required services were arranged by appointment only.

- **Supplementary Services:** This month at Harrison Towers, through phone appointment only meetings, the management staff was able to provide twenty-four (24) residents with additional services. These services included language translation, such as assistance reading social security letters, food stamp benefits increase letters, bank statement letters, filling out applications for food stamp renewal, calling social security for income verification letters, ordering free COVID self-testing kits, and scheduling appointments for booster shots.

Campbell Village Community Center

Outreach Efforts/Activities	Total
Contactless Food & Supply Delivery (Seniors only)	3
Phone Calls	32
Auto-dialer Resident Phone Calls	32
Resident Text Messages	N/A
Food Pantry	N/A
Hope 4 the Heart	N/A
Garden Club	2
Birthday Cards	22
Computer Lab	2
Coffee Hour	N/A
Senior Bingo	N/A
Rent Assistance	1

Food Resources

- **Food Pantry:** Due to the surging COVID cases during the month of January, the community center at Campbell was closed down for two weeks, which consequently meant the food pantry distribution was cancelled for this month.

- **Senior Meal & Supply Delivery:** The property management team delivered a supply box to three (3) senior households through contactless delivery. The boxes contained food, water, toilet paper, and hand sanitizer which was brought to the household's door.

Health & Wellness

- **Social Activities:** Due to rising COVID numbers and out of concern for the safety of residents and staff, all social activities such as coffee hour and Bingo, were cancelled this month.

- **Wellness Checks:** The resident service coordinator reached out to thirty-two (32) households via phone during the month of January. During the phone calls, the resident services coordinator assessed the needs of the household and provided the residents with information about the programs currently running at Campbell Village. The wellness calls provide residents an opportunity to give their feedback about existing programs and the programs they want to be implemented at Campbell Village. In addition to these regular calls, thirty-two (32) auto-dialer calls were made to residents to inform them about site updates and social events.

- **Garden club:** In January, two (2) residents participated in the Garden Club and helped to clean out the weeds in the garden. Additionally, they harvested produce and then made it available to residents at the Community Produce Stand.

- **Computer Lab:** In January, two (2) residents used the computer lab to print documents and apply for unemployment benefits. Each time, the computer lab was utilized by only one person through an appointment and was thoroughly cleaned in between uses.

- **Rent Assistance:** One (1) resident indicated they were having difficulty paying their rent; therefore, the resident service coordinator connected the resident with resources that could assist them in meeting their rent obligations.

- **Birthday Celebrations:** In the month of January, twenty-two (22) residents celebrated their birthdays and the property management acknowledged each one of them with a birthday card.

Key to Home Activities

Outreach Efforts/Activities	1242 95th	1733 92nd	1900 E. 24th	2353 E. 24th	2349 83rd	Key to Home Total
Wellness Phone Calls	10	12	6	6	6	**40**
Socially Distanced Wellness Checks	4	4	2	3	2	**15**
Conflict Resolution	0	2	0	0	0	**2**
Harbor House Ministries Food Bag	1	0	0	0	0	**1**
Services Matching	3	2	0	1	0	**6**
Toilet Paper Subsidy	4	2	2	2	2	**12**

Food Resources

- **Harbor House Ministries Food Supply:** Each Tuesday and Thursday of the month, households are able to receive a three-day supply of food from the Harbor House Ministries. In January, one (1) household elected to receive the bag of three-day food supplies. The food options provided by the Harbor House Ministries program included a variety of healthy food options including fresh fruit, vegetables, grains, eggs and dairy.

Health & Wellness

- **Services Matching:** In January, the resident service coordinator worked with six (6) residents to help match them with additional service resources depending on

their respective needs. Resources-matching included connecting residents with services that could assist them in meeting their rental obligations or providing additional support to residents to help them in their employment searches. In one (1) case, the resident service coordinator referred a resident for mental health services, to help alleviate some of the stress that had manifested out of her employment search.

WRITTEN

COMMUNICATIONS

(Executive Director’s Report)

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Introduction of Deputy Chief Alan Love

Date: February 24, 2022

Alan Love was hired as a Deputy Chief of Police by the Oakland Housing Authority on January 31, 2022, as the eventual successor to Carel Duplessis who has serve as Chief of Police for the past 19 years.

Alan Love began his law enforcement career as a Police Explorer with the San Ramon Police Department in 1990. He is a veteran of the United States Army and a graduate of the 109th Alameda County Basic Police Academy in 2000. During his career, Alan has worked as a Crime Scene Investigator, Recruit Training Officer, took a leadership role in Diversity, Equity and Inclusion and procedural justice training for law enforcement, Field Training Officer, SWAT Operator and Team Leader, Defensive Tactics Instructor, and a member of the Alameda County Sexual Assault Felony Enforcement Task Force. He is a graduate of the Sherman Block Supervisory Leadership Academy class 308.

Alan has an Associate's Degree from Diablo Valley College, a Bachelor's Degree from California State University, Long Beach, and a Master's Degree in Organizational Leadership from Columbia Southern University. He has leadership experience in many areas including Law Enforcement Operations, Budget, Administration, Communications, Fleet, Personnel and Training, Professional Standards, and Property and Evidence. Alan is a graduate of the FBI National Academy Session 278.

Deputy Chief Love brings to the Authority not only his training, experience and wisdom earned through length of service, but as importantly his commitment to community and his desire to enhance the lives of the families we serve.

Over the past month, Deputy Chief Love has engaged with communities by attending site meetings, as well as engaging with the Resident Advisory Board in a robust dialogue that included a dynamic question and answering session. He has been involved in all aspects of Police Department operations, and will begin managing OHAPD's Field Operations and Investigations units effective Monday, February 28, 2022. Deputy Chief Love's current and future training will occur under a succession plan designed to integrate him into every aspect of the Authority's operation and leadership.

Please join me in welcoming Deputy Chief Love to the OHA family.

Emergency Housing Vouchers

REFRESH SCHEDUL.. Julie Christiansen Email for questions:ehv@oakha.org]

February 24, 2022

Emergency Housing Vouchers

A dashboard to show information related to OHA's leasing efforts to utilize 515 Emergency Housing Vouchers awarded through the American Recovery Plan in 2021...

Number of Vouchers Allocated to OHA	Voucher Holders Searching for an Apartment	Percentage of Vouchers Leased or Issued	Voucher Turnover	Applications Sent to OHA	Applications Processed by OHA
515	224	58%	2	389	374
Vouchers Leased 71				Number of Households Identified for Referral 492	

Port Info

Immediate Portouts: 2

Portouts after leasing in Oakland: 0

Data reflects ports leased at destination

Search Info

Average Search Time(days) 69

Number Searching 224

Owner Incentives

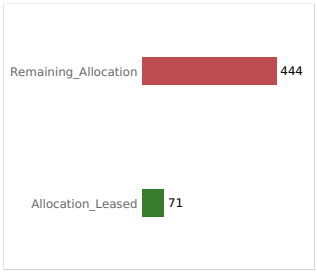
Landlord Incentive - HQS Fail Fixes	13,150
Landlord Incentive - Landlord Bonus	49,000
Landlord Incentive - Lease By Oct31	0
Landlord Incentive - Lease Renewal	0
Landlord Incentive - Speed Lease Bonus	0

Tenant Incentives

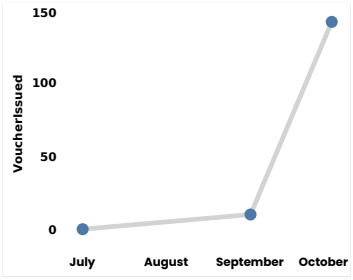
Tenant Incentive - Lease by 10/31/2021	400
Tenant Incentive - Lease by 12/31/2021	750
Tenant Incentive - Lease Renewal	0
Tenant Incentive - Pay 1st 3 months	0
Tenant Incentive - Welcome Kits	14,137

Remaining Balance of Service Fee Funds 1,752,300

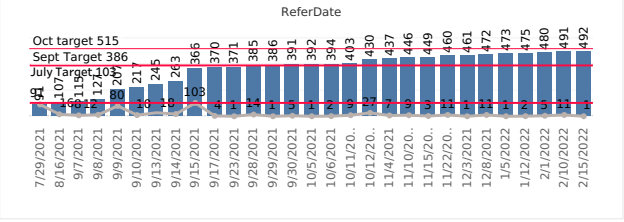
Leasing Status



Vouchers Issued Over Time



Weekly Referrals



Targets: 8/15/21 – 101, 9/1/2021 – 386, 10/15/2021 – 515 (applications submitted)

Leased in Place vs Ne..

Lease in Place 39

Lease New Unit 25

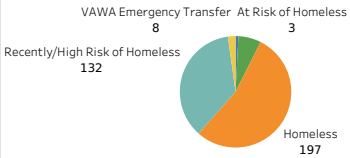
City or County Program So..

Domestic Violence Program	25
Housing Navigation-HHIS/HTSS	195
Other	21
Project Roomkey/Safer Ground Staff	123

Average Household..

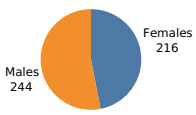
Average Household Size 1.6

Eligibility Criteria

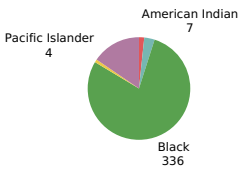


- -Recently/High Risk of Homeless
- -At Risk of Homeless
- -Homeless
- -Domestic Violence/Transition Age Youth
- -Violence Against Women Act (VAWA) transfers

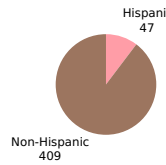
Gender



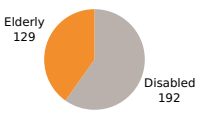
Race



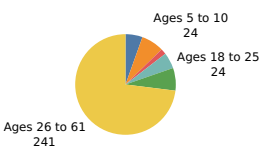
Hispanic/Non Hispanic



Elderly/Disabled



Age Ranges



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OFFICE OF PUBLIC & INDIAN HOUSING

Emergency Housing Vouchers

EHVNews Listserv

February 4, 2022

Clarification when HUD will revoke and reallocate EHVs

HUD has received several inquiries regarding HUD's authority to revoke and reallocate EHVs for PHAs failing to use vouchers promptly. All initial EHV awards have an effective period of 18 months, which expires on December 31, 2022. Therefore, the process of HUD revoking and relocating EHV awards for PHAs that have a substandard leasing performance will take place in 2023. In the summer of 2022, HUD will issue a notice that provides additional details on the criteria that will be applied for revocation and reallocation of EHVs.

Prioritizing EHVs

PHAs and CoCs have faced genuine challenges in implementing their communities' Emergency Housing Vouchers – but are also finding strategies for addressing those challenges, including for example, strengthening partnerships and prioritizing persons with the highest needs and greatest barriers. HUD understands that if a community targets EHVs to serve very vulnerable populations, such as persons who are literally homeless or survivors, it will take time to lease people in a housing crisis, and this may result in low utilization while ramping up the program.

HUD is partnering with the Urban Institute, the National Alliance to End Homelessness (NAEH), and the Center on Budget and Policy Priorities (CBPP) in an upcoming EHV Office Hours to discuss the challenges, but also to highlight how PHAs and CoCs are responding effectively. To participate, please access the Zoom link provided on the EHV website.

February 15, 2022 3-4PM (EST)	**Strategic Collaborations for Successful EHV Implementation**. This Office Hours session will delve into results of an Urban Institute survey of PHAs and CoCs that will help us all understand and assess challenges that partners are facing – including challenges involving partnerships, engagement with coordinated entry processes, alignment of services resources, and reaching and serving people facing the most significant barriers. National and local partners will offer guidance and examples of how such challenges can and are being addressed in local communities.

PHAs can also view past webinars by The Framework for an Equitable COVID-19 Homelessness Response team. The webinar series focuses on the strategic uses of federal funding and on housing navigation, available here: https://housingequityframework.org/webinars.

REMINDER: PHAs and CoCs May Request On-Call or Direct Technical Assistance through the HUDExchange

HUD's On-Call and Direct Technical Assistance (TA) is designed to support PHAs and CoCs that need "hands-on" assistance in their operations of the EHV program. On-Call or Direct TA may include:

- Working with CoCs and/or other Victim Services Providers to establish and update the Memorandum of Understanding
- Increasing voucher utilization
- Optimizing the use of the Service Fee and other EHV fees
- Referral or landlord issues/recruitment

- Reporting issues (IMS/PIC, VMS and FDS)

Please keep in mind that requesting technical assistance **does not** increase the chances that your agency will receive additional monitoring. The focus of EHV technical assistance is to help PHAs and CoCs overcome potential leasing hurdles and aid in housing EHV-eligible families.

To start the process for in-depth one-on-one program assistance and capacity building, please click **here**.

To submit an EHV program or policy question via the HUDExchange Ask-A-Question (AAQ), please click here.

Thank you,
EHV Team

The EHVNews Listserv was established to provide the latest EHV related news, tips, trainings, and other items of information for PHAs and stakeholders. If you are interested in subscribing to the EHVNews Listserv, please click here.
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