Commission Members

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

Executive Director

Patricia Wells

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

HOUSING AUTHORITY
OF THE CITY OF OAKLAND, CALIFORNIA

SPECIAL MEETING

Monday, March 21, 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/96212585864?pwd=U2o5N3NGanhicTVHNE4zdnVTM0h1UT09
Meeting ID (access code): 962 1258 5864 **Meeting Password:** 994632
Closed Caption – provided through the link

To participate by Telephone: **1 (669) 219-2599**
Meeting ID (access code): 962 1258 5864 **Meeting Password:** 994632#

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
Special Meeting
March 21, 2022, 6:00 pm

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

A. Approval of Minutes of the Regular Meeting of February 28, 2021

IV. Recognition of people wishing to address the Commission

V. Old or Unfinished Business

A. Staff Review of the Operations Departmental Updates and Vacancy and Leasing Progress.

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:

B. In Honor of Women's History Month 2022, the Oakland Housing Authority Honors and Celebrates the Life of Ms. Bettye Lou-Wright.

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

D. Authorization to submit the FY 2023 Making Transitions Work Annual Plan and Certifications of Compliance to the US Department of Housing and Urban Development.

E. Authorization to execute a three-year contract with two one-year option terms with Nova Commercial Co., Inc. for Janitorial and Day Porter Services in an amount not-to-exceed $3,630,000.

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, February 28, 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 – Hartwig, Griffith, Castillo, Jung-Lee, Montgomery, and Tortorich
Excused 1 - Wright

III. Approval of Minutes:

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

On approval of Item III.A. moved by Commissioner Tortorich, seconded by Commissioner Jung-Lee, the motion passed by the following vote:

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

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

On approval of Item III.B. moved by Commissioner Montgomery, seconded by Commissioner Tortorich, the motion passed by the following vote:

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

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

On approval of Item III.C. moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

IV. Recognition of people wishing to address the Commission

There were no persons wishing to address the Board of Commissioners.

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.

There were no modifications to the agenda.

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.

Secretary Wells introduced the item noting that Assembly Bill Number 361 is a re-occurring item during the pandemic based on the State of Emergency, and provides that the Commission make findings for continued teleconference meetings. Secretary Wells noted that Legal Counsel, Jhaila Brown, with Goldfarb & Lipman, is available to answer questions by the Commission. Having no further questions, the board made findings to continue remote teleconference meetings pursuant to Brown Act Provisions and took the following action.

On approval of Item VII.A. moved by Commissioner Tortorich, seconded by Commissioner Montgomery, the motion passed by the following vote:

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

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

Chief Carel Duplessis introduced Sergeant Casey Mooningham, who also presented in his role as President of the Oakland Housing Authority Foundation (OHAF), along with Police Communications Manager, Jackie Mesterhazy. Ms. Mesterhazy acknowledged the partnership between the Oakland Housing Authority Police Department (OHAPD) and OHAF with the California wide Pink Patch Project, a voluntary collaborative effort to raise awareness of breast cancer and funds to fight the disease. Sergeant Mooningham and Ms. Mesterhazy further noted that the OHAPD Dispatchers and Officers proudly wore the Pink Patch on their respective uniforms and facilitated fund raising efforts by exchanging an OHAPD Pink Patch for commemorative collector patches to a host of donors. In addition, OHAPD Dispatchers sold pink patch tee shirts, socks, sandals, bags, and

decorative pins. The OHAPD team successfully raised a total of $6,100 in donations for the Project.

The Commissioners thanked OHAPD for raising awareness on breast cancer and commended them for the impressive level of funds raised to fight the disease.

Secretary Wells stated on behalf of Commissioner Wright, who sends her love to all, a recommendation that everyone at the Oakland Housing Authority and within the community treat health care and health screening as the most important and take care of ourselves. Police Chief Carel Duplessis took the opportunity to initiate the first donation of 2022 by pledging $1,000 to the Pink Patch Project in honor of Commissioner Wright.

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

Director of Planning Implementation and Compliance and Special Assistant to the Executive Director, Dominica Henderson, presented the Fiscal Year (FY) 2023 Making Transition Work (MTW) Annual Plan to the Commission. Ms. Henderson provided background information, noting that the Oakland Housing Authority (Authority) is required by its Amended and Restated MTW agreement with the US Department of Housing and Urban Development to submit and adopt the MTW plan and certifications after the public has had an opportunity to comment on the year's proposed activities. Additionally, Ms. Henderson outlined the anticipated activities for the 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.

Having no further questions or comments, a motion was made by Commissioner Griffith to open public hearing for the draft FY 2023 MTW Annual Plan and moved by Commissioner Castillo. The motion carried by the following vote:

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

There were no public comments to the FY 2023 MTW Annual Plan during the public hearing, so a motion was made by Commissioner Tortorich to close the public hearing for the FY 2023 MTW Annual Plan, which was seconded by Commissioner Montgomery. The motion carried by the following vote:

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

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

Chief Officer of Program and Finance Administration, Duane Hopkins,

introduced the team from MGO Certified Public Accountants, Senior Manager, Russel Robertson and his partner Kevin Starkey. Mr. Starkey and Mr. Robertson presented the findings of the audited financial statements for the June 30, 2021 ACFR. Mr. Starkey and Mr. Robertson noted the scope of the audit, MGO deliverables, new accounting standards, and a summary of financial information pertaining to the Authority's ACFR.

There were no further questions from the Board of Commissioners.

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

Chief Officer of Program and Finance Administration, Duane Hopkins, presented the second quarter financials with an overview of the statement of activities for the Fiscal Year 2022 Actuals vs. Budget. Mr. Hopkins and the Leadership Team provided details pertaining to the operating revenue, operating expenses and non-operating revenue.

There were no further questions from the Board of Commissioners.

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.

Director of Planning Implementation and Compliance and Special Assistant to the Executive Director, Dominica Henderson, provided background information on the item stating that 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. Ms. Henderson also detailed the goals of the initiative. The Executive Director executed the MOU at the time of the grant application to fulfill the application requirements and deadline. Following the Authority's notification by HUD of the successful application and award of 49 FYI vouchers, ratification of the MOU is necessary to initiate the partnership to implement the program and provide housing subsidy and services to 49 Foster Youth.

Having no further questions from the board, a motion for approval of Item VII.F. was moved by Commissioner Jung-Lee, seconded by Commissioner Tortorich, the motion passed by the following vote:

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

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.

Chair Hartwig introduced Items VII.G – S and noted that these items are all identical in purpose, and represent an extension of the initial terms of project-based, which were originally approved for fifteen years and the request is to extend the terms for an additional five years to establish a total term of up to twenty years. Chair Hartwig invited any Commissioner to make a motion to approve Items VII.G – S for ratification and adoption if there were no further questions.

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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.

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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.

Having no further questions from the board, a motion for approval of Items VII.G - S was moved by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

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.

Having no questions from the board, a motion for approval of Items VII.T.1 - 2 was moved by Commissioner Griffith, seconded by Commissioner Montgomery, the motion passed by the following vote:

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

VIII. Written Communications Departments' Monthly Report.

Secretary Wells briefed the Commission on the Departmental Monthly Report for the month of January 2022.

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

Secretary Wells provided summary information on the following:

- Introduction of Deputy Chief Alan Love
- Emergency Housing Vouchers Dashboard
- Public & Indian Housing Emergency Housing Vouchers Notice

X. Reports of Commission Committees.

There were no reports of Commission Committees.

XI. Announcements by Commissioners.

There were no announcements by Commissioners.

XII. Adjournment of Public Session.

A motion to adjourn was made by Commissioner Tortorich, seconded by Commissioner Griffith. The motion carried by the following vote:

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

The meeting adjourned at 7:58 P.M.

Gregory D. Hartwig, Chair of the Commission

By _____
Patricia Wells, Secretary

OLD OR UNFINISHED BUSINESS

ITEM: V.A.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Staff Review of the Operations Departmental Updates and Vacancy and Leasing Progress.

Date: March 21, 2022

Purpose: The Operations Department will provide a quarterly update to the Oakland Housing Authority Board of Commissioners on departmental updates and vacancy and leasing progress.

Funding: No funding is required

Background:

The Authority's Capital Improvements, Family & Community Partnerships, Property Operations and Leased Housing departments continue to work together in the day-to-day operations with a focus on supporting housing stability in the OHA-owned and managed portfolio to provide and maintain healthy communities at the Authority.

OHA will provide a review of the efforts related to vacancy and leasing as well as priorities within each department.

Operations Reporting

Oakland Authority Board of Commissioners Meeting

March 21, 2022

Oakland Affordable Housing Preservation Initiatives

Oakland Housing Authority

Discussion Topics

Updates

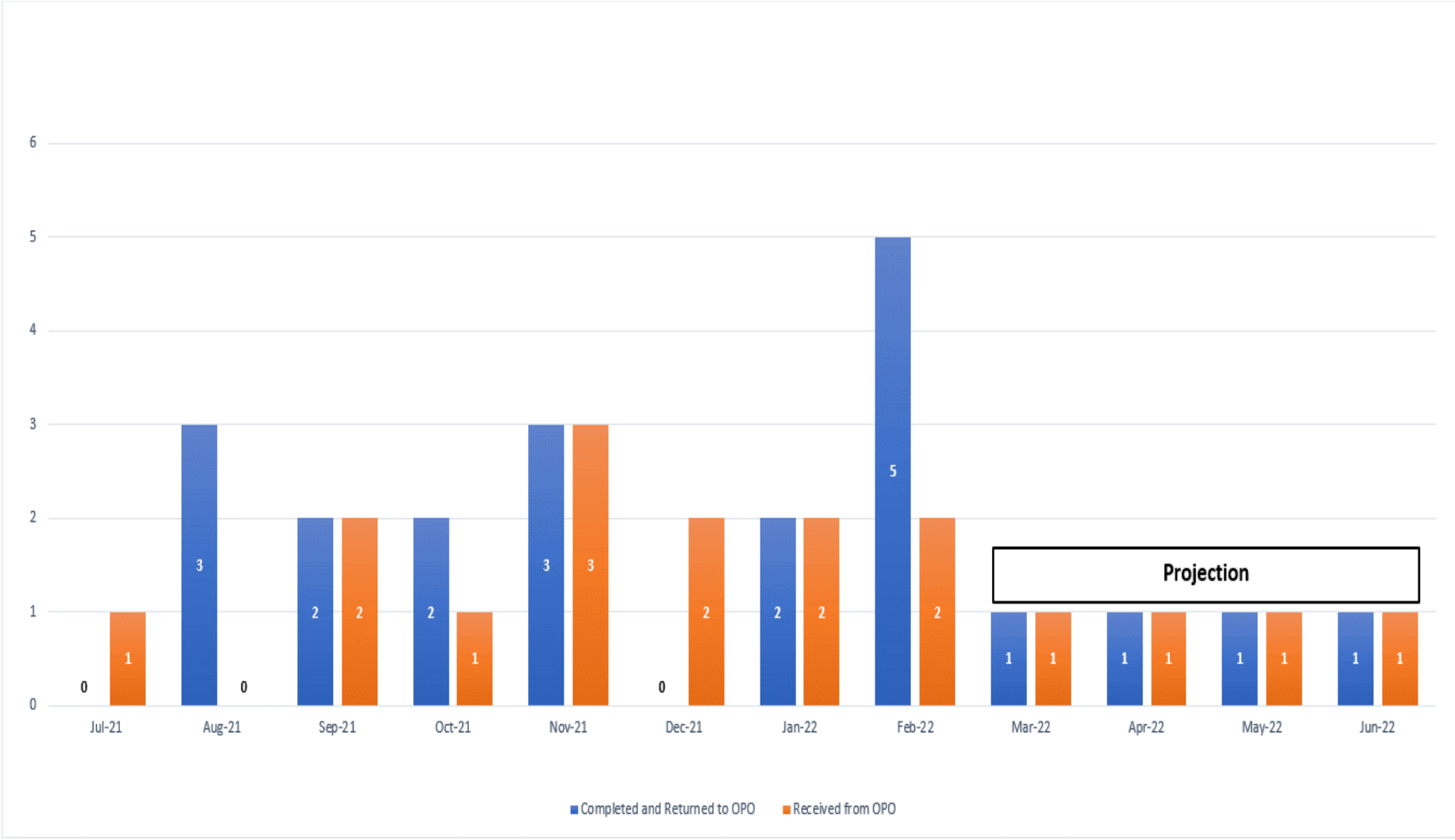
- Vacancy and Leasing
  - Office of Property Operations (OPO)
  - Capital Improvements Department (CID)
  - Leased Housing
- Leased Housing Department
    - Waitlist Opening(s)
    - Priorities
- Family & Community Partnerships Department (FCP)
    - Restructuring
    - Services/RFPs
- Capital Initiatives Department (CID)
    - Recent Capital Projects

Vacancy and Leasing

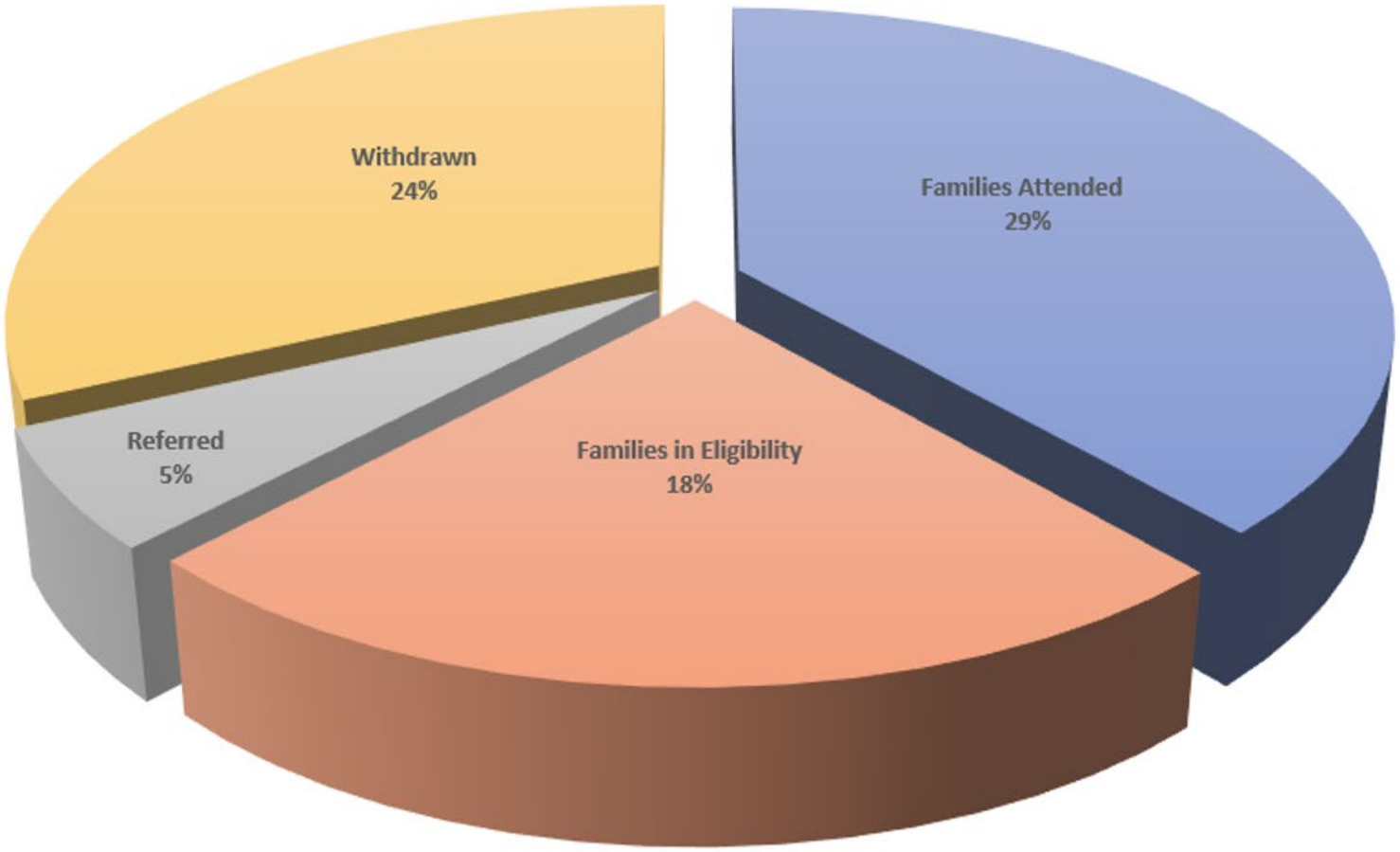
Office of Property Operations
Capital Improvements Department
Leased Housing

Public Housing Vacancy Reduction Progress and Projections

Public Housing Unit Preparation Capital Improvements Dept.

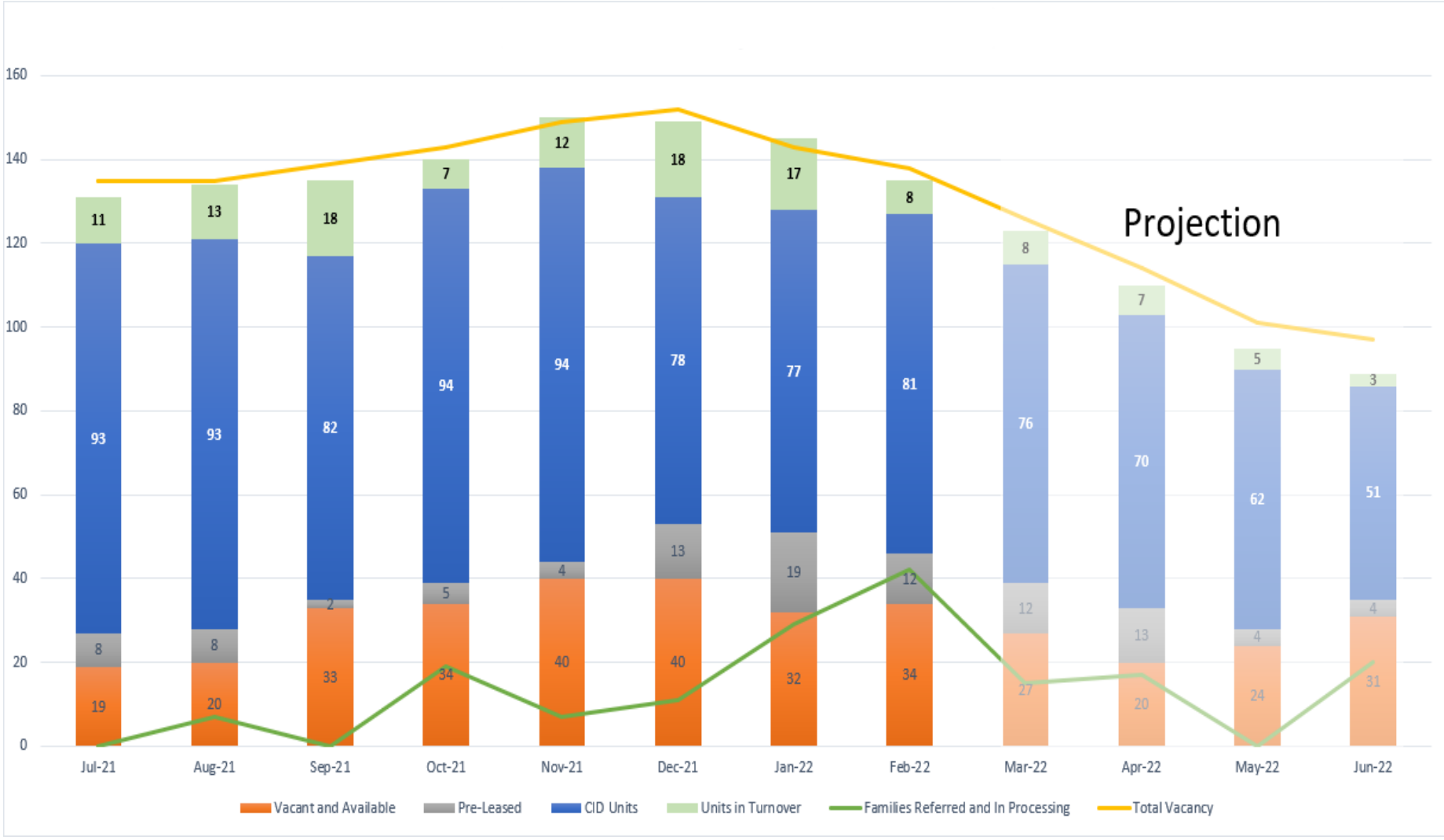


Public Housing Applicant Processing



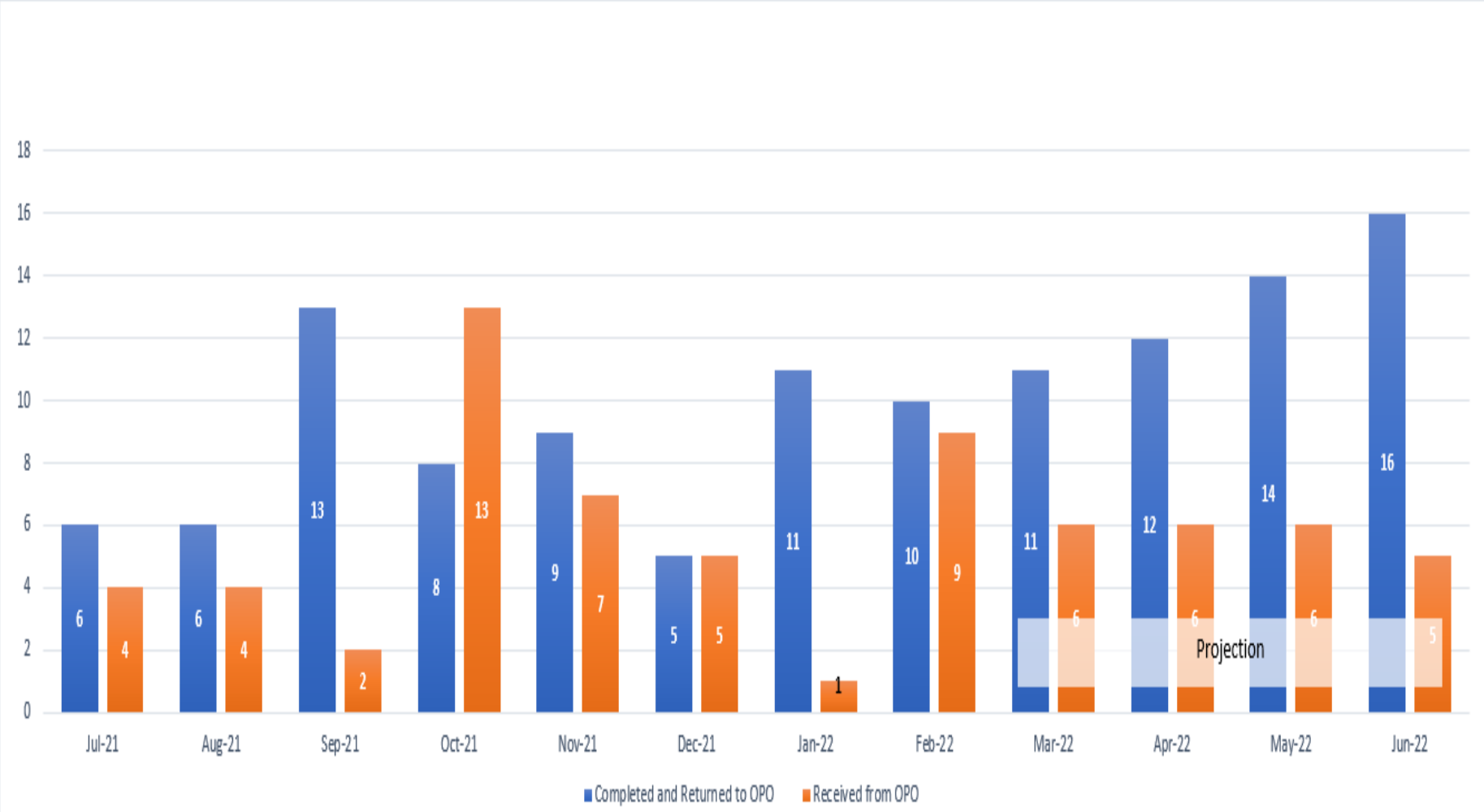
OAHPI Vacancy Reduction

Property Operations/Capital Improvements/Leased Housing

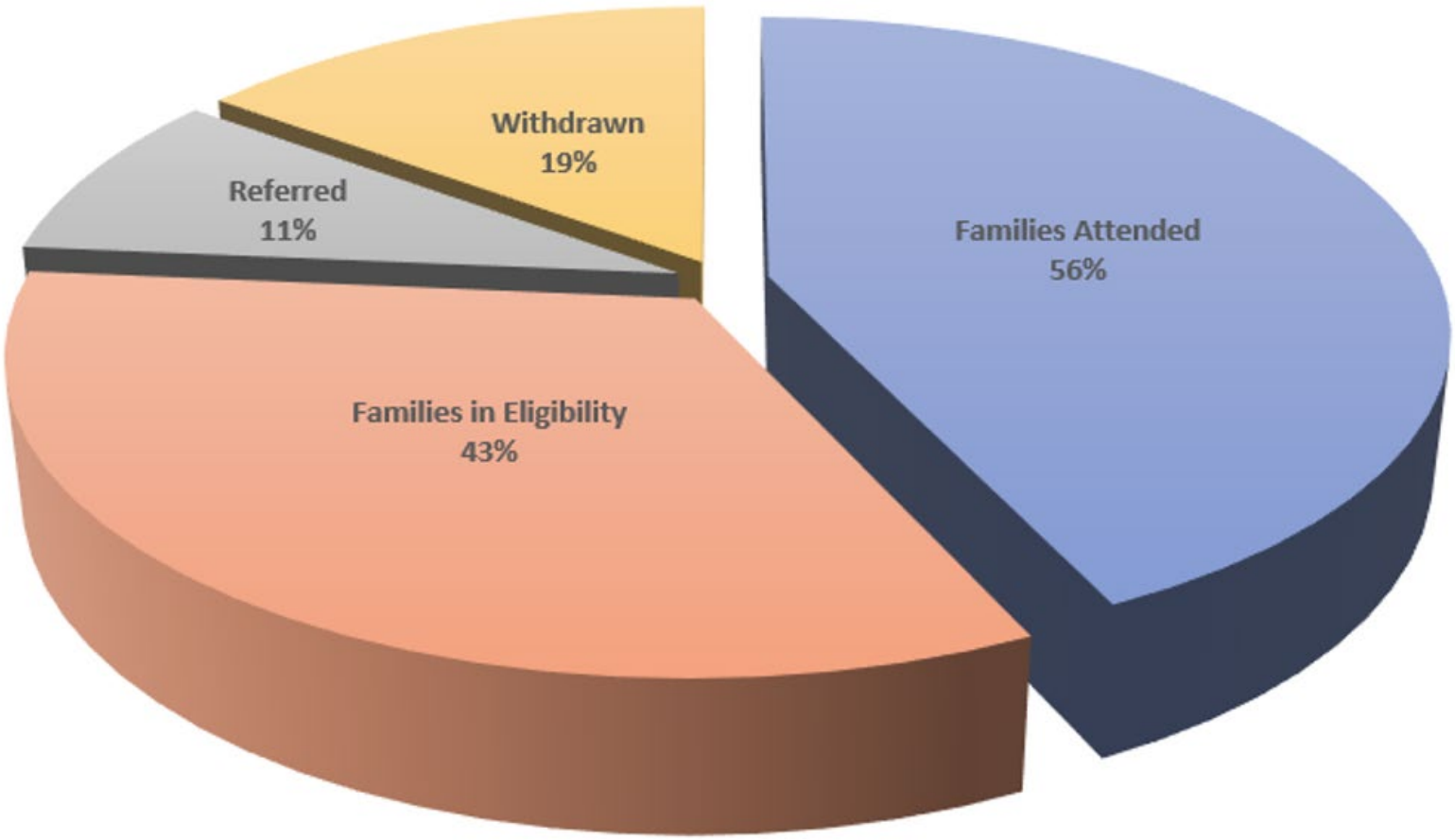


OAHPI Units Preparation

Capital Improvements Dept.



OAHPI
Applicant Processing



Leased Housing Department

Wait List Openings

OAHPI

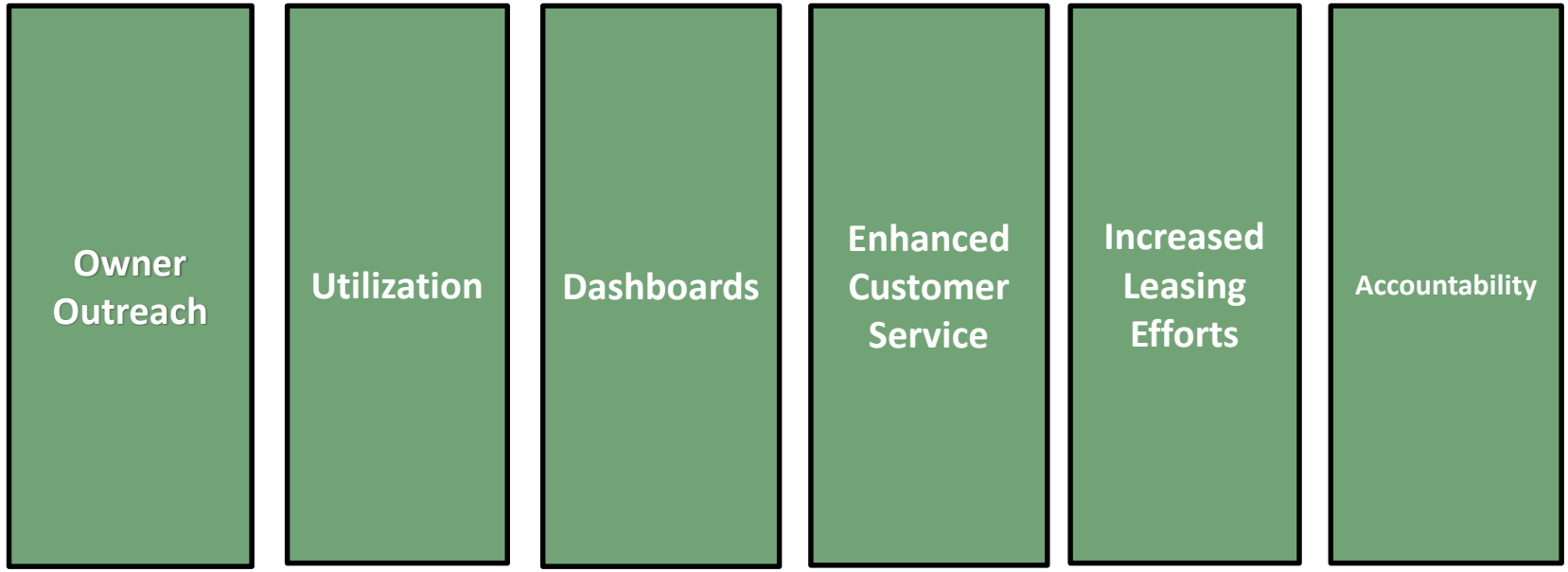
- Opened February 1st-18th
- 5,733 pre-applications
- Cross-agency effort- LH,FCP,OPO,EO
- Two public housing sites opened for application assistance- 86 served
- Anticipate active waitlist late March

Public Housing

- Opening planned for Lockwood Gardens and Peralta Village
- Anticipated dates –mid-April
- 100- Remaining Applicants

Leased Housing Department

Priorities



Leased Housing Department

Family & Community Partnerships

Family & Community Partnerships

Expansion of Services/ Department Realignment

- **Site Services**
  - Seven (**7**) coordinators and one (**1**) resident intern assigned to OHAPI Portfolios and the Housing Choice Voucher program
- **Self Sufficiency**
  - Six (**6**) coordinators, one (**1**) resident intern and one (**1**) CalWORKs Trainee assigned to provide self sufficiency activities and programs
- **Senior and Youth Services**
  - Four (**4**) coordinators, one (**1**) Education Analyst with four (**4**) Education Ambassadors to support youth and seniors

Family & Community Partnerships

Program Highlights

- FSS Coordinator position is open- actively recruiting to hire an OHA resident
- FCP serves as a worksite for CalWORKs Trainee – OHA Resident
- OHA homeowner graduates off the homeownership program
- Family Self Sufficiency program disbursed over $77,000 since January 2022
- Public Housing Authority Director Association (PHADA) scholarship applications submitted

New Partnerships

- Alameda County Social Services Agency (ACSSA) CalWORKs Trainee
- Volunteer Income Tax Assistance (VITA)

Upcoming Request for Proposal Releases

- Youth Educational Services, Health and Wellness and Economic Development Training

Capital Improvements Department

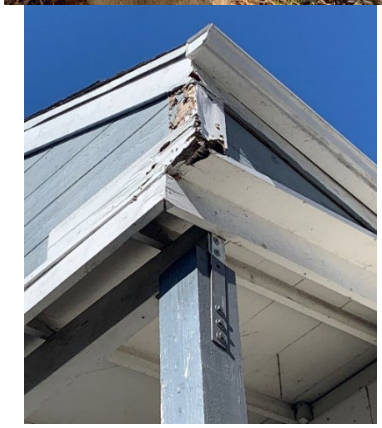
Recent Capital Projects

- 3532 Pierson St
  - Replaced the Mansard Roof and Painted the building
- 59 Pearl Avenue
  - Decks, stairs, dryrot and siding
- 9506 & 9514 Birch Street
  - Decks, stairs and posts
- 1900 Commerce Decks
  - Decks
- 541 29th Street
  - Dryrot, windows and stucco
- Ney Avenue Properties
  - Gates, hardscape, exterior paint, landscape and rails
- Sewer Repairs Throughout the Portfolio
- Four Seismic Retrofits
- Fire Loss Restorations
- Union Street Administration Building paint

3532 Pierson

Roof replacement and exterior paint

9506 & 9514 Birch Street

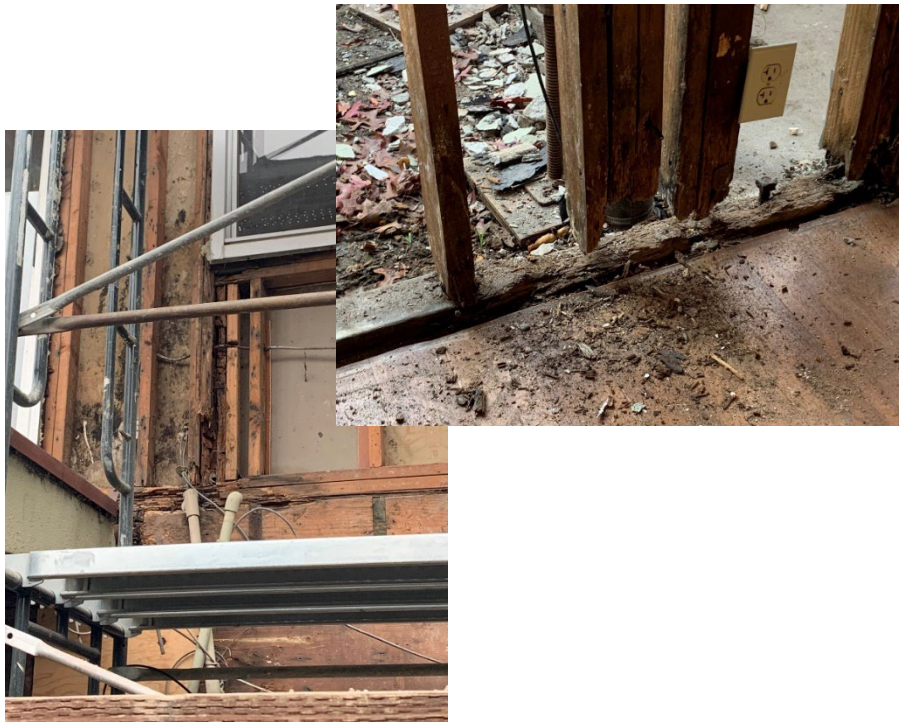


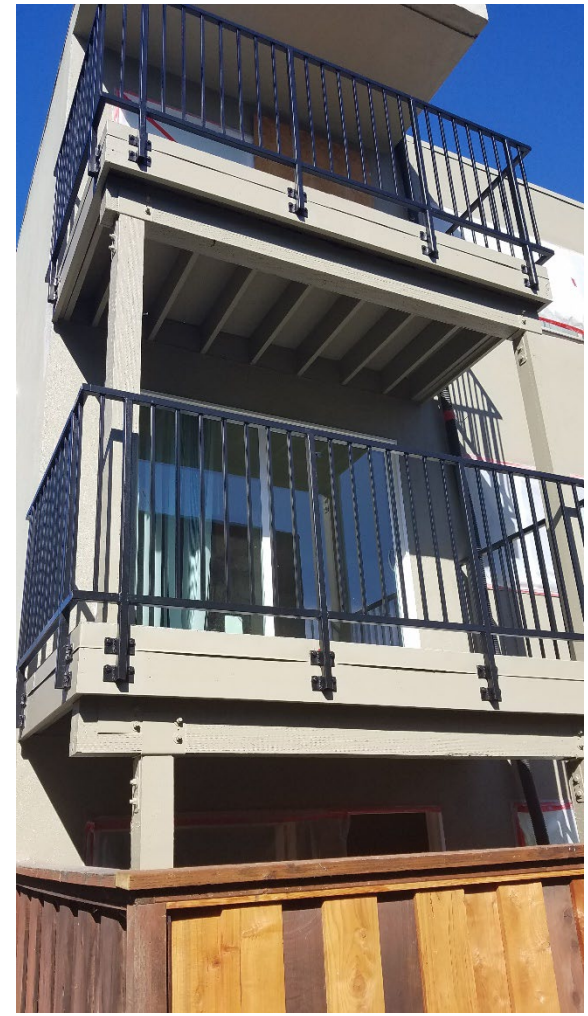
- Structural dry rot repairs
- Deck and rail replacements
- Exterior paint

1900 Commerce/ 2311 98th Ave.

- Structural dry rot repairs
- Deck and rail replacements
- Exterior paint

541 29th Street





- Structural dry rot repairs
- Deck and rail replacements

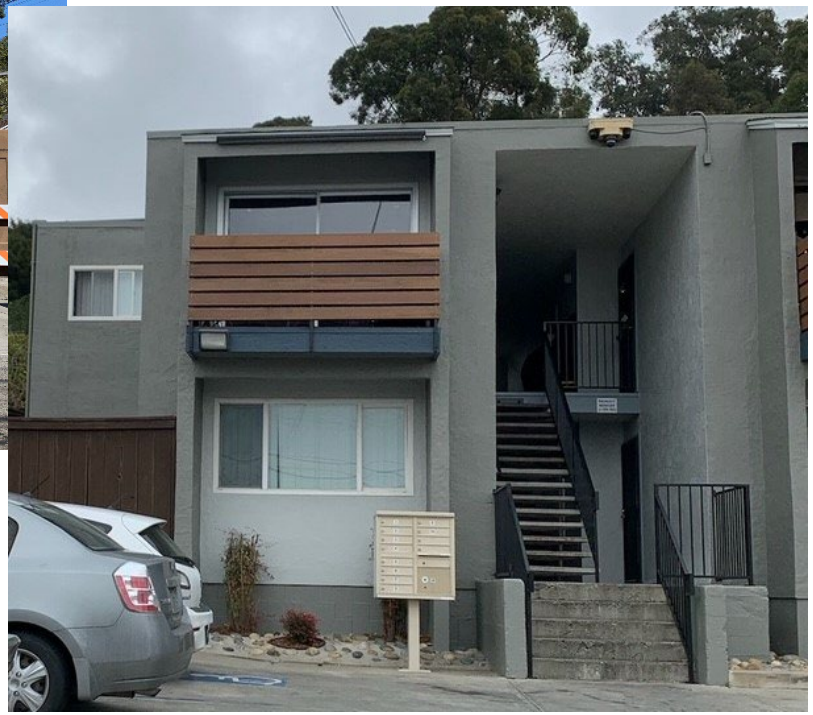
59 Pearl

- Complete renovation of 900’ of decks and rails
- 1200 square feet of stucco and siding replacement
- Reconstruction of 3 stairwells
- Significant structural dry rot repairs

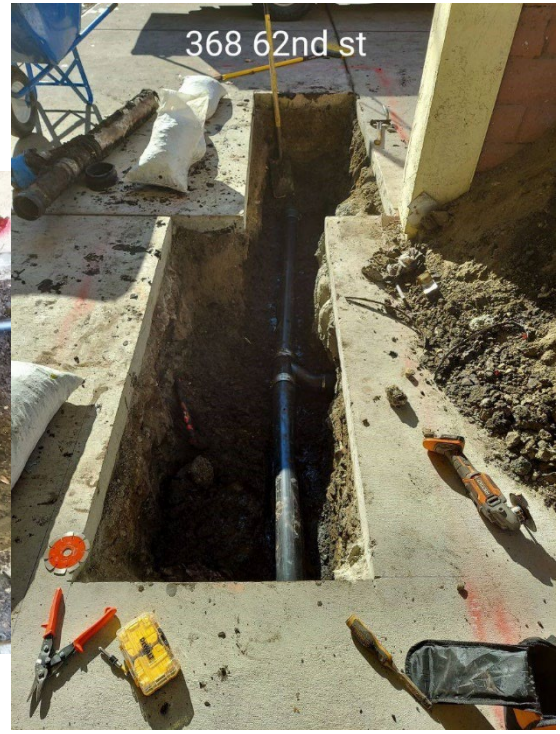
Ney Street Properties

Improvements to 4 properties on Ney Avenue

- Driveway gates
- Hardscape and landscaping
- Exterior paint and new rails

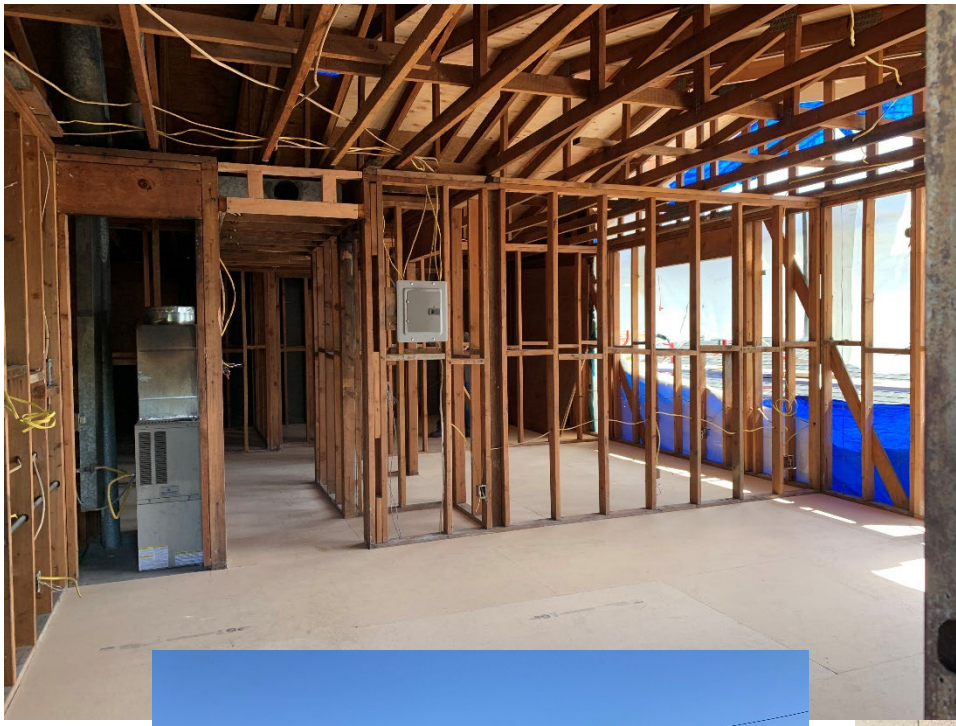


Sewer Repairs



14 replacements this fiscal year

Fire Loss Restoration



Fire restoration projects of
10 units at 6 properties

Union Street Administration Building Paint

Unit Turns

- Units completed through February
  - 18 in OHA
  - 65 in OAHPI

Building Retrofit Projects

- OAHPI assessed properties and determined 4 properties need strengthening
- Contractors have already been engaged
- Work started in January 2022
- Estimated completion date in early March 2022

Comments/Questions

NEW BUSINESS

ITEM: VII.A.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: In Honor of Women's History Month 2022, the Oakland Housing Authority Honors and Celebrates the Life of Ms. Bettye Lou-Wright.

Date: March 21, 2022

Purpose: To honor Ms. Bettye Lou-Wright during Women's History Month for her dedication to the Oakland Housing Authority and contribution to the Oakland Community, and formally dedicated March 2022 as Women's History Month in memory of Commissioner Bettye Lou Wright

Funding: No funding is requested in this action.

BACKGROUND:

Women's History Month is a dedicated month to reflect on the often-overlooked contributions of women to United States history. From Abigail Adams to Susan B. Anthony, Sojourner Truth to Rosa Parks, the timeline of women's history milestones stretches back to the founding of the United States.

The actual celebration of Women's History Month grew out of a weeklong celebration of women's contributions to culture, history and society organized by the school district of Sonoma, California, in 1978. Presentations were given at dozens of schools, hundreds of students participated in a "Real Woman" essay contest and a parade was held in downtown Santa Rosa.

It is in this spirit we lift up Commissioner Bettye Lou Wright. Commissioner Wright joined the OHA Board of Commissioners in July 2019, bringing with her decades of dedicated community service. Appointed by Mayor Libby Schaaf, Ms. Wright served as a resident member of the Board, representing the perspective of nearly 16,500 OHA client households.

Ms. Wright was a true example of a community advocate. She was a leader by supporting events and workshops at her local church, her neighborhood association, the OHA community or the City of Oakland at large. She is one of the founders of the OHA Crafting Guild and was one of the lead organizers of the Palo Vista Tea Party. She has been an OHA Resident Advisory Board member since 2012 and actively advanced the many

initiatives put forth by that advocacy group. Ms. Wright's level of passion and sense of community is uncommon among individuals. She was a great asset and we were fortunate to have her as such a vibrant part of the OHA community.

In addition to her many volunteer civic activities, Wright volunteered part-time as a receptionist at OHA's West Oakland district office performing clerical duties, assisting visitors and aiding staff during special events. Commissioner Wright spent countless hours cooking delicious home cooked meals which she shared with Oakland's unhoused neighbors, and to bake and share incredible home baked treats with her OHA family, most notable her famous pound cake and iced cinnamon buns.

Commissioner Wright has been an invaluable member and contributor to the OHA Resident Leadership Program, and was a recurrent member of the annual OHA Holiday Splendor Committee and she attended EBHO's Leadership Institute. She was also a graduate of the Neighborhood Leadership Institute and its corresponding NOW program. In 2015, Ms. Wright was named OHA's Volunteer of the Year.

Recommendation:

It is recommended that the Board of Commissioner's formally dedicate the month of March 2022 as Women's History Month in memory of Commissioner Bettye Lou Wright.

Attachments: Picture Collage of Ms. Bettye Lou Wright
Bettye Lou Wright Letter

Bettye Lou Wright

Thank you for being a friend!

February 17, 2022

To My OHA Family,

My life's journey has taken me to some great places, some really scary places, and some very beautiful places. One of my favorite places has been here, at OHA.

My years working alongside so many of you through my volunteer work at West District greeting our residents at OHA; calling our seniors and the sick and shut in; my role as resident ambassador with the RAB; and in my Governance Leadership role with my Commissioner family have been some of my happiest and most fulfilling. I love my OHA family, and so I am sending this letter expressing my love for you all and my concern about your health and well-being.

During these past few years, I have also been on a journey with my battle with cancer. I have had highs and lows with this battle, but I have tried to fight a strong fight. I want to use my experience to share with others the importance of taking care of yourself, especially with regular health screenings.

My dear OHA family, this past week, I asked Pat (only I get to call Executive Director, Patricia Wells that), to help me write you a love letter. This letter of love is to make sure each and every one of you takes advantage of all the good health care benefits at OHA, especially the ability to have all routine health screenings, health care workshops, and health care apps. But those only work if you use them. I encourage everyone to love yourself and your family and show it with good, regular health care. Don't wait to get your checkups or visit a doctor when something doesn't feel quite right!

I love working with each of you, serving our residents, serving each other as an OHA family, and making our communities wonderful places for everyone to live and work.

With love,

[Your dedicated Commissioner, RAB member and OHA Volunteer]

Bettye Lou Wright

PS... *Don't forget, I want you to love yourselves by taking care of your health.*

ITEM: VII.B.

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: March 21, 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, 2022, 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.

On February 28, 2022, The Board of Commissioners adopted Resolution Number 5034, 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, 2022, Resolution 5033 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on February 28, 2022, Resolution 5034 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 March 21, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.C.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization to submit the FY 2023 Making Transitions Work Annual Plan and Certifications of Compliance to the US Department of Housing and Urban Development

Date: March 21, 2022

Purpose: This action will authorize the Executive Director to submit the Fiscal Year (FY) 2023 Moving to Work/Making Transitions Work (MTW) Annual Plan and the Certifications of Compliance with the MTW Demonstration.

Funding: No funding is required for this item.

Background:

As a participant in the MTW program, the Oakland Housing Authority (Authority) must adopt an Annual Plan prior to the start of each fiscal year. The MTW Annual Plan is intended to provide residents, stakeholders, the general public, and the US Department of Housing and Urban Development (Department) with information on the programs and policies of the Authority including approved and proposed MTW activities, operating budgets, and capital investment plans. Of particular focus in the MTW Annual Plan are approved activities which are designed to achieve the statutory objectives of reducing costs and achieving greater cost effectiveness, providing incentives for families with children to become economically self-sufficient, and increasing housing choices for low-income families in Oakland.

The Authority must submit its MTW Annual Plan for FY 2023 to the Department by April 15, 2022. Federal requirements mandate that the Authority's Board of Commissioners adopt the MTW Annual Plan prior to submission and certify that the Plan will be carried out in compliance with all applicable regulations.

Since the public hearing at the Board of Commissioners meeting on February 28, 2022, a few updates were made to reflect more current information and feedback in several areas:

- MTW Activity #11-03 and #10-06 were modified include a statement that additional Homekey projects may be considered for approval through the submission date of May 2022.
- The Single Fund Flexibiluty section also includes proposed funding for supportive services and clinical co-responders to supplement law enforcement activities and implement harm reduction alternatives for interactions with people experiencing

behavioral health crises. This addition was carried over from the approved FY 2022 Plan.

- The Department requires the Authority to use standardized forms or receive approval to use modified forms. Appendix J was added to include standard HUD forms that were updated to accommodate MTW activities and OHA policies:
    - HUD-52641 – Housing Assistance Payment (HAP) Contract – in accordance with Activity #10-02, the form includes a revision to section 4(b)(4) (Term of HAP Contract) to state that the HAP contract terminates automatically after 12 months after the last HAP payment to owner. The conflict of interest section also was updated.
    - HUD-52578-B – PBV Statement of Family Responsibility – in line with Activity #10-09, includes revision to section 5 (A) and (B) regarding "Family Right to Move" to state that a family may request tenant-based voucher assistance after two years of tenancy or an amount determined by OHA.
    - HUD-52530-C – PBV Tenancy Addendum – includes revision to section 11 (Family Right to Move) to state that a family may request tenant-based voucher assistance after two years of tenancy or an amount determined by OHA. This modification comes as a result of Activity #10-09.
- The final change made updated Section VI to include the Department required form SF-LLL.

Public Outreach:

The public comment period for the FY 2023 MTW Annual Plan began on February 8, 2022. A public notice was published on the Authority's website and in the Oakland Tribune on February 11, 2022 informing the public that the draft was available for review and the date of the public hearing, which was held on February 28, 2022. The draft Plan was presented to the RAB on February 9, 2022 and March 9, 2022 and copies of the draft Plan were provided to the RAB for the members to review and provide feedback. Any comments received are summarized in Appendix E of the Plan.

Requested Action:

It is requested that the Board of Commissioners authorize the Executive Director to submit the FY 2023 Making Transitions Work Annual Plan and Certifications of Compliance to the US Department of Housing and Urban Development by the April 15, 2022 deadline.

Attachments: FY 2023 MTW Annual Plan
Annual MTW Plan Certifications of Compliance
Resolution

Oakland Housing Authority

Presentation of FY 2023 MTW Annual Plan

Board of Commissioners Meeting
March 21, 2022
Presented by: Dominica Henderson, Director of PI&C

What's Been Updated?

- Standard HUD forms modified for MTW in Appendix J
- Minutes from Feb. RAB meeting
- No public comments received
- Update Homekey activities (#10-06 and #11-03) to allow new projects to be added

Housing Assistance Payments Contract
(HAP Contract)
Section 8 Tenant-Based Assistance
Housing Choice Voucher Program - Moving to Work

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 7/31/2022
Modified

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Instructions for use of HAP Contract

This form of Housing Assistance Payments Contract (HAP contract) is used to provide Section 8 tenant-based assistance under the housing choice voucher program (voucher program) of the U.S. Department of Housing and Urban Development (HUD). The main regulation for this program is 24 Code of Federal Regulations Part 982.

The local voucher program is administered by a public housing agency (PHA). The HAP contract is an agreement between the PHA and the owner of a unit occupied by an assisted family. The HAP contract has three parts:

Part A Contract information (fill-ins).
See section by section instructions.
Part B Body of contract
Part C Tenancy addendum

Use of this form

Use of this HAP contract is required by HUD. Modification of the HAP contract is not permitted. The HAP contract must be word-for-word in the form prescribed by HUD.
However, the PHA may choose to add the following:

Language that prohibits the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Such a prohibition must be added to Part A of the HAP contract.

Language that defines when the housing assistance payment by the PHA is deemed received by the owner (e.g., upon mailing by the PHA or actual receipt by the owner). Such language must be added to Part A of the HAP contract.

To prepare the HAP contract, fill in all contract information in Part A of the contract. Part A must then be executed by the owner and the PHA.

Use for special housing types

In addition to use for the basic Section 8 voucher program, this form must also be used for the following "special housing types" which are voucher program variants for special needs (see 24 CFR Part 982, Subpart M): (1) single room occupancy (SRO) housing; (2) congregate housing; (3) group home; (4) shared housing; and (5) manufactured home rental by a family that leases the manufactured home and space. When this form is used for a special housing type, the special housing type shall be specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: (Insert Name of Special Housing type)."

However, this form may not be used for the following special housing types: (1) manufactured home space rental by a family that owns the manufactured home and leases only the space; (2) cooperative housing; and (3) the homeownership option under Section 8(y) of the United States Housing Act of 1937 (42 U.S.C. 1437f(y)).

How to fill in Part A

Section by Section Instructions

Section 2. **Tenant**
Enter full name of tenant.

Section 3. **Contract Unit**
Enter address of unit, including apartment number, if any.

Section 4. **Household Members**
Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities

Section 5. **Initial Lease Term**

Enter first date and last date of initial lease term.

The initial lease term must be for at least one year. However, the PHA may approve a shorter initial lease term if the PHA determines that:

- Such shorter term would improve housing opportunities for the tenant, **and**
- Such shorter term is the prevailing local market practice.

Section 6. **Initial Rent to Owner**

Enter the amount of the monthly rent to owner during the initial lease term. The PHA must determine that the rent to owner is reasonable in comparison to rent for other comparable unassisted units. During the initial lease term, the owner may not raise the rent to owner.

Section 7. **Housing Assistance Payment**

Enter the initial amount of the monthly housing assistance payment.

Section 8. **Utilities and Appliances.**
The lease and the HAP contract must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 8 to show who is responsible to provide or pay for utilities and appliances.

Previous editions are obsolete

form **HUD-52641** (7/2019)

MTW Plan Timeline

Oakland Housing Authority

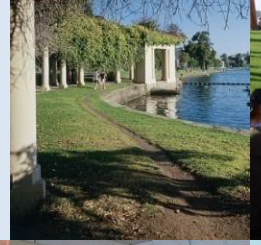
The FY 2023 MTW Plan and this presentation was prepared by staff from:

PLANNING IMPLEMENTATION & COMPLIANCE

Dominica Henderson, Director	Julie Christiansen, Assistant Director	Erika McLitus Policy Analyst

Please send comments to:
MTW@oakha.org

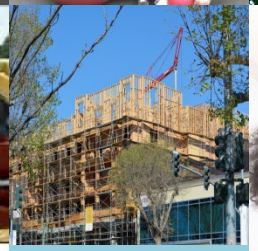
Planning

Childcare


Jobs

Affordable Housing

Healthy Food

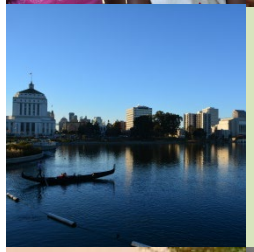
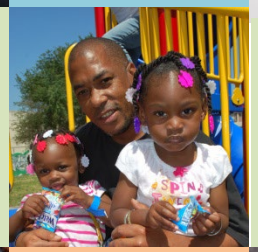
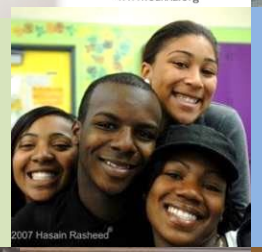


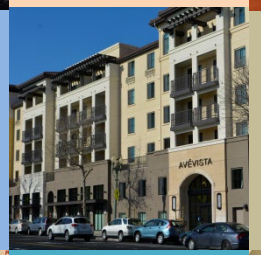
Opening the Door to Opportunity
Oakland Housing Authority
www.oakha.org

Clean Air

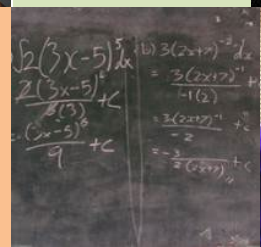
Parks and Activities

Policy Makers


Education

Health


Health and Human Services


Public Safety

Residents


Transit

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

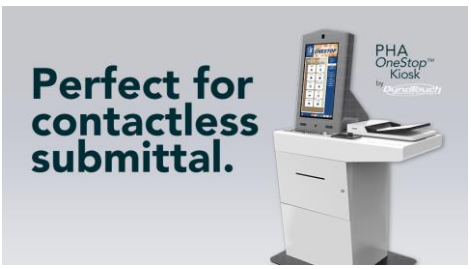
potential projects using new underwriting tools and strategies developed by staff and subject matter experts during the last fiscal year. By developing a strategic approach and policies in line with agency short- and long-term development goals, OHA will be well-positioned to seize new opportunities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

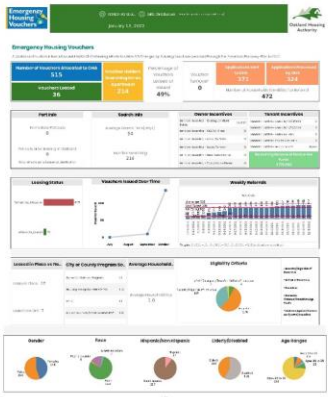
Fostering healthy and safe communities to residents through our award-winning resident services team and police department prove to be critical in addressing the range of challenges that impact communities throughout the city. Staff and officers work to build trust and relationships through community 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.

In line with increased transparency and program integrity, OHA has modified the form HUD-52641 Housing Assistance Payment (HAP) Contract to clarify the conflict of interest policy language stating all employees of OHA and any contractor or subcontractor or agent of OHA, who formulates or who influences decisions with respect to the programs may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract under the time period specified.

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 Recertification 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.

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 Non-Significant Changes: OHA has no planned non-significant changes.

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).	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

Triennial Public Housing *Reexam* Calculation		implementation of the activity (in hours) = 840 hours (50% reduction)
Total time to complete the task in staff hours (decrease). Biennial HCV *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 3,500 hours	Expected amount of total staff time dedicated to the task after 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	OHA's business system does not allow information to be tracked relative to these metrics.	

4. Enrolled in Job Training Program 5. Unemployed 6. Other-Drug Rehab Counseling	
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 reach a specific type of household, give that type in this box.	Number of PBV units awarded above 25% of the total units in a project = Zero (0) units Number of PBV units awarded above 20% of total units in voucher program = Zero (0) units	Expected housing units of this type after implementation of the activity = 100 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.

OHA may add additional projects under Homekey as new proposals are submitted and funding awards are made through May 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. 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 = 3 households will graduate from program

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 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 = 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 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) 0 households 4) 0 households 5) 8 households 6) 0 households	1) 0 households 2) 1 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	Number of households transitioned to self-sufficiency prior to	Number of households transitioned to self-sufficiency after implementation

(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.	implementation of this activity = Zero (0)	of this activity = 20 households will graduate from program

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.

OHA has included in Appendix J a revised form HUD-52641 – Housing Assistance Payment (HAP) Contract which includes a revision to section 4(b)(4) (Term of HAP Contract) to state that the HAP contract terminates automatically after 12 months after the last HAP payment to owner.

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.

OHA may add additional projects under Homekey as new proposals are submitted and funding awards are made through May 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 result of the activity (increase). **SBHAP**	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
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). **BB-CalWORKs**	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-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.

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). $26,317 for 188 households	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = $27,632.85 (5% increase)
SS #2: Increase in Household Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Average escrow of households affected by this policy in dollars (increase).	Average escrow of households affected by this policy prior to implementation of the activity (in dollars). $5,089 for 184 households	Expected average escrow of households affected by this policy prior to implementation of the activity (in dollars) = $5,343.45 (5% 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	1) 67 Participants 2) 30 Participants 3) 16 Participants	1) 10 Participants 2) 20 Participants 3) 10 Participants

3) Enrolled in an Educational Program 4) Enrolled in Job Training Program 5) Unemployed 6) Other-Drug Rehab Counseling	4) 1 Participant 5) 92 Participants 6) 0 Participants	4) 5 Participants 5) 10 Participants 6) 0 Participants
Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Unknown	

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.

OHA has included in Appendix J revised HUD forms:

HUD-52578-B – PBV Statement of Family Responsibility which includes revision to section 5 (A) and (B) regarding “Family Right to Move” to state that a family may request tenant-based voucher assistance after two years of tenancy or an amount determined by OHA.

HUD-52530-C – PBV Tenancy Addendum which includes revision to section 11 (Family Right to Move) to state that a family may request tenant-based voucher assistance after two years of tenancy or an amount determined by OHA.

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

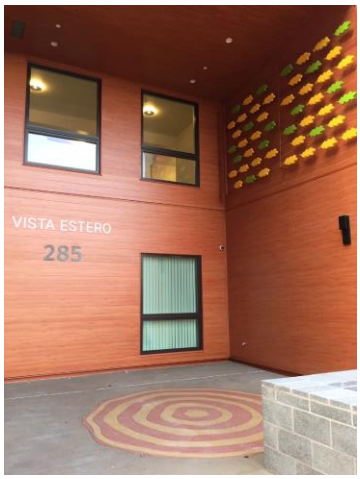
Plan Year Approved: 2008

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 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
17-02	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	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

			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		
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 more economically self-sufficient Increase housing choices	Attachment D, Use of Funds
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:

<u>HCV Program Participants</u>

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.

<u>Public Housing Participants</u>

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.
- OHA plans to contribute funding to assist with additional incentives not eligible for Emergency Housing Voucher (EHV) services fees to assist with the leasing of the EHVs

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.

- OHA plans to fund supportive services and clinical co-responders to supplement law enforcement activities and implement harm reduction alternatives for interactions with people experiencing behavioral health crises.

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.

OHA plans to contribute funding to assist with additional incentives not eligible for Emergency Housing Voucher (EHV) services fees to assist with the leasing of the EHVs.

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.

OHA plans to fund supportive services and clinical co-responders to supplement law enforcement activities and implement harm reduction alternatives for interactions with people experiencing behavioral health crises.

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 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

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	$10,027,667
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 (to be inserted)

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

DocuSign Envelope ID: A8170590-21A4-4DA5-AC24-F2A981077147

DISCLOSURE OF LOBBYING ACTIVITIES

OMB Control Number: 4040-0013
Expiration Date: 2/28/2022

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

1. * Type of Federal Action:
- [ ] a. contract
- [x] b. grant
- [ ] c. cooperative agreement
- [ ] d. loan
- [ ] e. loan guarantee
- [ ] f. loan insurance

2. * Status of Federal Action:
- [ ] a. bid/offer/application
- [x] b. initial award
- [ ] c. post-award

3. * Report Type:
- [x] a. initial filing
- [ ] b. material change

4. Name and Address of Reporting Entity:

[x] Prime [ ] SubAwardee

*Name: Oakland Housing Authority

*Street 1: 1619 Harrison Street Street 2:

*City: Oakland State: CA: California Zip: 94612

Congressional District, if known: CA 13

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency:
US Dept.of Housing and Urban Development

7. * Federal Program Name/Description:
Moving To Work Demonstration

CFDA Number, if applicable: 14.881

8. Federal Action Number, if known:
N/A

9. Award Amount, if known:
$

10. a. Name and Address of Lobbying Registrant:

Prefix *First Name: N/A Middle Name

*Last Name Suffix

*Street 1 Street 2

*City State Zip

b. Individual Performing Services (including address if different from No. 10a)

Prefix *First Name Middle Name

*Last Name Suffix

*Street 1 Street 2

*City State Zip

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

*Signature: Patricia Wells

*Name: Prefix: Ms. *First Name: Patricia Middle Name

*Last Name: Wells Suffix

Title: Executive Director Telephone No.: 510-874-1517 Date: 02/24/2022

Federal Use Only:

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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**	**Conducted via Zoom**
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 J: Standard HUD Forms Modified for MTW activities

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.

EHV – Emergency Housing Vouchers

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.

FYI – Foster Youth to Independence vouchers

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

Oakland Tribune
600 Grand Ave., #308
Oakland, CA 94610
510-723-2850

3461119

OAKLAND HOUSING AUTHORITY
1619 HARRISON STREET
OAKLAND, CA 94612
OAKLAND, CA 94612

PROOF OF PUBLICATION

FILE NO. Courtney Sharif/J Christiansen

In the matter of

Oakland Tribune

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.

I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 6, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237798. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.], of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/11/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Rio Vista, California.
On this 11th day of February, 2022.

Public Notice Advertising Clerk

Legal No. **0006641729**

Oakland Housing Authority

Announcement and Notice of Public Hearing

The Oakland Housing Authority (OHA) has published the draft Fiscal Year (FY) 2023 Moving to Work (MTW) Annual Plan. OHA will hold a public hearing on **February 28, 2022 at 6:00 PM** to hear public comments on the draft MTW Annual Plan. The public is invited to attend and provide comments.

Public Hearing Date: Monday, February 28, 2022
Time: 6:00 PM
Location: Meeting is conducted as a Teleconference using Zoom. To find the link, go to www.oakha.org
Telephone: (510) 874-1512 or (510) 874-1517

In addition, written comments will be accepted through 4:30 PM on Wednesday, March 10, 2022. Written comments should be mailed to Dominica Henderson, Executive Office, 1619 Harrison Street, Oakland, California, 94612, or may be submitted by email to MTW@oakha.org.

OHA's FY 2023 MTW Annual Plan is intended to provide information on OHA's programs and policies, including both approved and proposed MTW activities, operating budgets and capital investment plans.

Copies of the draft Plan can be accessed on the Reports & Policies section of the Oakland Housing Authority's website at www.oakha.org or by calling (510) 874-1512.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點都會免費提供151種的外語翻譯服務。

Los servicios de traducción en 151 idiomas están disponibles en todos las oficinas sin ningún costo.

Chuong trinh thông dịch đầy đủ cho tơí 151 tiếng nói miên phí cho qúy vị đang có tại nhiêu văn phòng gần đây.

To request interpretation services call (510) 874-1653.
TDD number (510) 832-0633.

OT 6641729; Feb. 11, 2022

r.BP316-07/17/17

1

Zoom Conference Call ● Oakland, CA

Oakland Housing Authority

Resident Advisory Board Monthly Meeting Agenda
Wednesday, February 9, 2022
5:00 p.m. – 7:00 p.m.

*Please note this meeting may be recorded for quality tracking purposes

Time	Agenda Item	Speaker
5:00 p.m.	1. Call to Order • Roll Call • Reading of Meeting Agreements • Approval of Previous Meeting Minutes	*Omar Ronquillo*
5:15 p.m.	2. Announcements • OHA Announcements • Commissioner Announcements • Community Announcements	*Omar Ronquillo*
5:30 p.m.	3. Q&A with the new OHAPD Deputy Chief of Police	*Alan Love, Deputy Chief of Police*
6:00 p.m.	4. OHA Annual Plan presentation	*Julie Christiansen, Assistant Director of PI&C*
6:30 p.m.	5. Property Management presentation	*Mark Schiferl, Director of Property Management*
7:00 p.m.	6. Adjourn	*All*

RAB Mission Statement: To ensure that Public Housing Residents and Section 8 Participants of the Oakland Housing Authority actively participate in the decision making process regarding OHA policies and procedures, are actively engaged in their community and are building leadership skills.

Resident Advisory Board (RAB) MEETING MINUTES – FEBRUARY 9, 2022

ROLL CALL:	***RAB Members:***	Bill Mayes	Luwana Evans	London Outlaw
		Marlene Hurd Carol Crooks	KaRinn Goodlow	Barbara Montgomery
	OHA Staff:	Patricia Wells Dominica Omar Ronquillo Chris Warren Jose Romero Diana Salazar	Nicole Thompson Lt. Malech Ellen Frieboes Merlenet Riley Deputy Chief Deputy Chief Love Anna Kaydanovskaya	Duane Hopkins Captain Dupree Julie Christiansen Mark Schiferl Erika McLitus
	Guest(s):	Nathalee Soares		

OHA ANNUAL PLAN PRESENTATION – *Julie Christiansen*

Julie Christiansen showed a presentation on FY 2023 MTW ANNUAL PLAN and highlighted what is new. The period for the plan is July 1, 2022 through June 30, 2023. One area of focus is to address the homelessness crisis in Oakland. We plan to re-house about 800 families, which is one half of the mayor's goal to rehouse 1,500 families by the end of the year. These families include 515 using emergency housing vouchers, 49 foster youth independence (FYI) vouchers, 40 SBHAP families, and 180 new families to be served through a new Homekey program partnership.

Some new and modified activities are in activity #17-01 – Owner Incentives. OHA plans to pay $1,000 per unit to any owner and up to $2,250 for approved repairs to assist owners with HQS fails. Also, we plan to pay up to $25,000 for approved expenses related to selling a house if an owner sells a home to a housing choice voucher participant that is currently renting the home. The money could be used for transfer taxes, inspections and sewer lateral work.

Other new activities involve new Homekey projects to house almost 180 families. Homekey currently is slated to be three projects called Coliseum Way, Piedmont Place, and The Phoenix. **Julie Christiansen** also discussed activities that support the long term goal of "Preservation and Development of Affordable Housing". Brooklyn Basin is a large project with 465 affordable units for families and seniors. Construction on Phase 3 will be completed in 2023. Harrison Towers sites are under development and rehab through disposition and projected to be complete in FY 2023.

Jose Romero gave an overview of the three major changes of the FSS Program through activity #10-08 – Redesign of the FSS Program which is planned to be implemented during FY 2023.

Julie Christiansen stated that new FYI vouchers for the foster youth enable participants to enroll in FSS. If they enroll, their vouchers are extended from 3 to 5 years. **Julie Christiansen** also commented that FCP has provided a lot of detail on the programs they plan to implement which is described in the Use of Single Fund Flexibility section. One program is the food pantry that will be expanded at both Union Street and Lockwood Gardens. Another program being developed is TIPS which provides mental health services for children, couples and adults. **Julie Christiansen** expressed that plans in FY 2023 encompass program enhancement, new partnership opportunities, and more innovations facilitated through MTW.

The PIC team plans to implement a new software called “Bill Track 50” which allows OHA to subscribe to information regarding legislation that happens at the State and national level. It can be customized to provide info on bills using OHA defined key words so OHA can monitor and keep abreast of current and future legislation that affect OHA and our residents.

Dominica Henderson added that she had heard from a new MTW agency that they had some negative feedback regarding connotations of the name “Moving to Work”, which implies residents would have a work requirement in order to keep their living situation under MTW. She explained OHA rebranded the program to “Making Transitions Work” which is more appropriate for our mission.

No comments or questions from RAB members.

THE MEETING ADJOURNED AT 6:44 PM

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

APPENDIX J

Standard HUD Forms Modified for MTW Activities

Housing Assistance Payments Contract
(HAP Contract)
Section 8 Tenant-Based Assistance
Housing Choice Voucher Program - Moving to Work

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 7/31/2022
Modified

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Instructions for use of HAP Contract

This form of Housing Assistance Payments Contract (HAP contract) is used to provide Section 8 tenant-based assistance under the housing choice voucher program (voucher program) of the U.S. Department of Housing and Urban Development (HUD). The main regulation for this program is 24 Code of Federal Regulations Part 982.

The local voucher program is administered by a public housing agency (PHA). The HAP contract is an agreement between the PHA and the owner of a unit occupied by an assisted family. The HAP contract has three parts:

Part A Contract information (fill-ins).
See section by section instructions.
Part B Body of contract
Part C Tenancy addendum

Use of this form

Use of this HAP contract is required by HUD. Modification of the HAP contract is not permitted. The HAP contract must be word-for-word in the form prescribed by HUD.
However, the PHA may choose to add the following:

Language that prohibits the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Such a prohibition must be added to Part A of the HAP contract.

Language that defines when the housing assistance payment by the PHA is deemed received by the owner (e.g., upon mailing by the PHA or actual receipt by the owner). Such language must be added to Part A of the HAP contract.

To prepare the HAP contract, fill in all contract information in Part A of the contract. Part A must then be executed by the owner and the PHA.

Use for special housing types

In addition to use for the basic Section 8 voucher program, this form must also be used for the following "special housing types" which are voucher program variants for special needs (see 24 CFR Part 982, Subpart M): (1) single room occupancy (SRO) housing; (2) congregate housing; (3) group home; (4) shared housing; and (5) manufactured home rental by a family that leases the manufactured home and space. When this form is used for a special housing type, the special housing type shall be specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: (Insert Name of Special Housing type)."

However, this form may not be used for the following special housing types: (1) manufactured home space rental by a family that owns the manufactured home and leases only the space; (2) cooperative housing; and (3) the homeownership option under Section 8(y) of the United States Housing Act of 1937 (42 U.S.C. 1437f(y)).

How to fill in Part A

Section by Section Instructions

Section 2: **Tenant**
Enter full name of tenant.

Section 3. **Contract Unit**
Enter address of unit, including apartment number, if any.

Section 4. **Household Members**
Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities

Section 5. **Initial Lease Term**

Enter first date and last date of initial lease term.

The initial lease term must be for at least one year. However, the PHA may approve a shorter initial lease term if the PHA determines that:

- Such shorter term would improve housing opportunities for the tenant, **and**
- Such shorter term is the prevailing local market practice.

Section 6. **Initial Rent to Owner**

Enter the amount of the monthly rent to owner during the initial lease term. The PHA must determine that the rent to owner is reasonable in comparison to rent for other comparable unassisted units. During the initial lease term, the owner may not raise the rent to owner.

Section 7. **Housing Assistance Payment**

Enter the initial amount of the monthly housing assistance payment.

Section 8. **Utilities and Appliances**.
The lease and the HAP contract must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 8 to show who is responsible to provide or pay for utilities and appliances.

Part A of the HAP Contract: Contract Information

(To prepare the contract, fill out all contract information in Part A.)

1. **Contents of Contract**
   This HAP contract has three parts:
   - Part A: Contract Information
   - Part B: Body of Contract
   - Part C: Tenancy Addendum

2. **Tenant**

3. **Contract Unit**

4. **Household**

   The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

5. **Initial Lease Term**

   The initial lease term begins on (mm/dd/yyyy): _____

   The initial lease term ends on (mm/dd/yyyy): _____

6. **Initial Rent to Owner**
   The initial rent to owner is: $ _____
   During the initial lease term, the owner may not raise the rent to owner.

7. **Initial Housing Assistance Payment**

The HAP contract term commences on the first day of the initial lease term. At the beginning of the HAP contract term, the amount of the housing assistance payment by the PHA to the owner is $ _____ per month.
The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

8. Utilities and Appliances

The owner shall provide or pay for the utilities/appliances indicated below by an "**O**". The tenant shall provide or pay for the utilities/appliances indicated below by a "**T**". Unless otherwise specified below, the owner shall pay for all utilities and provide the refrigerator and range/microwave.

Item	Specify fuel type	Paid by
Heating	☐ Natural gas ☐ Bottle gas ☐ Electric ☐ Heat Pump ☐ Oil ☐ Other	
Cooking	☐ Natural gas ☐ Bottle gas ☐ Electric ☐ Other	
Water Heating	☐ Natural gas ☐ Bottle gas ☐ Electric ☐ Oil ☐ Other	
Other Electric		
Water		
Sewer		
Trash Collection		
Air Conditioning		
Other (specify)		
		Provided by
Refrigerator		
Range/Microwave		

Signatures

Public Housing Agency

Print or Type Name of PHA

Signature

Print or Type Name and Title of Signatory

Date (mm/dd/yyyy)

Owner

Print or Type Name of Owner

Signature

Print or Type Name and Title of Signatory

Date (mm/dd/yyyy)

Mail payments to:

Name

Address (street, city, state, zip code)

Part B of HAP Contract: Body of Contract

1. Purpose

a. This is a HAP contract between the PHA and the owner. The HAP contract is entered to provide assistance for the family under the Section 8 voucher program (see HUD program regulations at 24 Code of Federal Regulations Part 982).

b. The HAP contract only applies to the household and contract unit specified in Part A of the HAP contract.

c. During the HAP contract term, the PHA will pay housing assistance payments to the owner in accordance with the HAP contract.

d. The family will reside in the contract unit with assistance under the Section 8 voucher program. The housing assistance payments by the PHA assist the tenant to lease the contract unit from the owner for occupancy by the family.

2. Lease of Contract Unit

a. The owner has leased the contract unit to the tenant for occupancy by the family with assistance under the Section 8 voucher program.

b. The PHA has approved leasing of the unit in accordance with requirements of the Section 8 voucher program.

c. The lease for the contract unit must include word-for-word all provisions of the tenancy addendum required by HUD (Part C of the HAP contract).

d. The owner certifies that:

(1) The owner and the tenant have entered into a lease of the contract unit that includes all provisions of the tenancy addendum.

(2) The lease is in a standard form that is used in the locality by the owner and that is generally used for other unassisted tenants in the premises.

(3) The lease is consistent with State and local law.

e. The owner is responsible for screening the family's behavior or suitability for tenancy. The PHA is not responsible for such screening. The PHA has no liability or responsibility to the owner or other persons for the family's behavior or the family's conduct in tenancy.

3. Maintenance, Utilities, and Other Services

a. The owner must maintain the contract unit and premises in accordance with the housing quality standards (HQS).

b. The owner must provide all utilities needed to comply with the HQS.

c. If the owner does not maintain the contract unit in accordance with the HQS, or fails to provide all utilities needed to comply with the HQS, the PHA may exercise any available remedies. PHA remedies for such breach include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the HAP contract. The PHA may not exercise such remedies against the owner because of an HQS breach for which the family is responsible, and that is not caused by the owner.

d. The PHA shall not make any housing assistance payments if the contract unit does not meet the HQS, unless the owner corrects the defect within the period specified by the PHA and the PHA verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within the period specified by the PHA.

e. The PHA may inspect the contract unit and premises at such times as the PHA determines necessary, to ensure that the unit is in accordance with the HQS.

f. The PHA must notify the owner of any HQS defects shown by the inspection.

g. The owner must provide all housing services as agreed to in the lease.

4. Term of HAP Contract - Moving to Work Requirements

a. Relation to lease term. The term of the HAP contract begins on the first day of the initial term of the lease, and terminates on the last day of the term of the lease (including the initial lease term and any extensions).

b. When HAP contract terminates.

(1) The HAP contract terminates automatically if the lease is terminated by the owner or the tenant.

(2) The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the HAP contract terminates automatically.

(3) If the family moves from the contract unit, the HAP contract terminates automatically.

(4) The HAP contract terminates automatically 365 calendar days after the last housing assistance payment to the owner.

(5) The PHA may terminate the HAP contract if the PHA determines, in accordance with HUD requirements, that available program funding is not sufficient to support continued assistance for families in the program.

(6) The HAP contract terminates automatically upon the death of a single member household, including single member households with a live-in aide.

(7) The PHA may terminate the HAP contract if the PHA determines that the contract unit does not provide adequate space in accordance with the HQS because of an increase in family size or a change in family composition.

(8) If the family breaks up, the PHA may terminate the HAP contract, or may continue housing

assistance payments on behalf of family members who remain in the contract unit.

(9) The PHA may terminate the HAP contract if the PHA determines that the unit does not meet all requirements of the HQS, or determines that the owner has otherwise breached the HAP contract.

5. Provision and Payment for Utilities and Appliances

a. The lease must specify what utilities are to be provided or paid by the owner or the tenant.

b. The lease must specify what appliances are to be provided or paid by the owner or the tenant.

c. Part A of the HAP contract specifies what utilities and appliances are to be provided or paid by the owner or the tenant. The lease shall be consistent with the HAP contract.

6. Rent to Owner: Reasonable Rent

a. During the HAP contract term, the rent to owner may at no time exceed the reasonable rent for the contract unit as most recently determined or redetermined by the PHA in accordance with HUD requirements.

b. The PHA must determine whether the rent to owner is reasonable in comparison to rent for other comparable unassisted units. To make this determination, the PHA must consider:

(1) The location, quality, size, unit type, and age of the contract unit; and

(2) Any amenities, housing services, maintenance and utilities provided and paid by the owner.

c. The PHA must redetermine the reasonable rent when required in accordance with HUD requirements. The PHA may redetermine the reasonable rent at any time.

d. During the HAP contract term, the rent to owner may not exceed rent charged by the owner for comparable unassisted units in the premises. The owner must give the PHA any information requested by the PHA on rents charged by the owner for other units in the premises or elsewhere.

7. PHA Payment to Owner - Moving to Work Requirements

a. When paid

(1) During the term of the HAP contract, the PHA must make monthly housing assistance payments to the owner on behalf of the family at the beginning of each month.

(2) The PHA must pay housing assistance payments promptly when due to the owner.

(3) If housing assistance payments are not paid promptly when due after the first two calendar months of the HAP contract term, the PHA shall pay the owner penalties if all of the following circumstances apply: (i) Such penalties are in accordance with generally accepted practices and law, as applicable in the local housing market, governing penalties for late payment of rent by a tenant; (ii) It is the owner's practice to charge such penalties for assisted and unassisted tenants; and (iii) The owner also charges such penalties against the tenant for late payment of family rent to owner. However, the PHA shall not be obligated to pay any late payment penalty if HUD determines that late payment by the PHA is due to factors beyond the PHA's control. Moreover, the PHA shall not be obligated to pay any late payment penalty if housing assistance payments by the PHA are delayed or denied as a remedy for owner breach of the HAP contract (including any of the following PHA remedies: recovery of overpayments, suspension of housing assistance payments, abatement or reduction of housing assistance payments, termination of housing assistance payments and termination of the contract).

(4) Housing assistance payments shall only be paid to the owner while the family is residing in the contract unit during the term of the HAP contract. The PHA may pay the owner for up to two months after the family moves out if the unit is re-rented to a HCV tenant within 120 days.

b. **Owner compliance with HAP contract** Unless the owner has complied with all provisions of the HAP contract, the owner does not have a right to receive housing assistance payments under the HAP contract.

c. **Amount of PHA payment to owner**

(1) The amount of the monthly PHA housing assistance payment to the owner shall be determined by the PHA in accordance with HUD requirements for a tenancy under the voucher program.

(2) The amount of the PHA housing assistance payment is subject to change during the HAP contract term in accordance with HUD requirements. The PHA must notify the family and the owner of any changes in the amount of the housing assistance payment.

(3) The housing assistance payment for the first month of the HAP contract term shall be prorated for a partial month.

d. **Application of payment** The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.

e. **Limit of PHA responsibility**

(1) The PHA is only responsible for making housing assistance payments to the owner in accordance with the HAP contract and HUD requirements for a tenancy under the voucher program.

(2) The PHA shall not pay any portion of the rent to owner in excess of the housing assistance payment. The PHA shall not pay any other claim by the owner against the family.

f. **Overpayment to owner** If the PHA determines that the owner is not entitled to the housing assistance payment or any part of it, the PHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner (including amounts due under any other Section 8 assistance contract).

g. If eligible, an owner may receive a one time sign on payment.

8. Owner Certification

During the term of this contract, the owner certifies that:

a. The owner is maintaining the contract unit and premises in accordance with the HQS.

b. The contract unit is leased to the tenant. The lease includes the tenancy addendum (Part C of the HAP

contract), and is in accordance with the HAP contract and program requirements. The owner has provided the lease to the PHA, including any revisions of the lease.

c. The rent to owner does not exceed rents charged by the owner for rental of comparable unassisted units in the premises.

d. Except for the rent to owner, the owner has not received and will not receive any payments or other consideration (from the family, the PHA, HUD, or any other public or private source) for rental of the contract unit during the HAP contract term.

e. The family does not own or have any interest in the contract unit.

f. To the best of the owner's knowledge, the members of the family reside in the contract unit, and the unit is the family's only residence.

g. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless the PHA has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

9. Prohibition of Discrimination. In accordance with applicable equal opportunity statutes, Executive Orders, and regulations:

a. The owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the HAP contract. Eligibility for HUD's programs must be made without regard to actual or perceived sexual orientation, gender identity, or marital status.

b. The owner must cooperate with the PHA and HUD in conducting equal opportunity compliance reviews and complaint investigations in connection with the HAP contract.

c. Violence Against Women Act. The owner must comply with the Violence Against Women Act, as amended, and HUD's implementing regulation at 24 CFR part 5, Subpart L, and program regulations.

10. Owner's Breach of HAP Contract

a. Any of the following actions by the owner (including a principal or other interested party) is a breach of the HAP contract by the owner:

(1) If the owner has violated any obligation under the HAP contract, including the owner's obligation to maintain the unit in accordance with the HQS.

(2) If the owner has violated any obligation under any other housing assistance payments contract under Section 8.

(3) If the owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.

(4) For projects with mortgages insured by HUD or loans made by HUD, if the owner has failed to comply with the regulations for the applicable mortgage insurance or loan program, with the mortgage or mortgage note, or with the regulatory agreement; or if the owner has committed fraud, bribery or any other corrupt or criminal act in connection with the mortgage or loan.

(5) If the owner has engaged in any drug-related criminal activity or any violent criminal activity.

b. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights and remedies under the HAP contract, or any other available rights and remedies for such breach. The PHA shall notify the owner of such determination, including a brief statement of the reasons for the determination. The notice by the PHA to the owner may require the owner to take corrective action, as verified or determined by the PHA, by a deadline prescribed in the notice.

c. The PHA's rights and remedies for owner breach of the HAP contract include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the HAP contract.

d. The PHA may seek and obtain additional relief by judicial order or action, including specific performance, other injunctive relief or order for damages.

e. Even if the family continues to live in the contract unit, the PHA may exercise any rights and remedies for owner breach of the HAP contract.

f. The PHA's exercise or non-exercise of any right or remedy for owner breach of the HAP contract is not a waiver of the right to exercise that or any other right or remedy at any time.

11. PHA and HUD Access to Premises and Owner's Records

a. The owner must provide any information pertinent to the HAP contract that the PHA or HUD may reasonably require.

b. The PHA, HUD and the Comptroller General of the United States shall have full and free access to the contract unit and the premises, and to all accounts and other records of the owner that are relevant to the HAP contract, including the right to examine or audit the records and to make copies.

c. The owner must grant such access to computerized or other electronic records, and to any computers, equipment or facilities containing such records, and must provide any information or assistance needed to access the records.

12. Exclusion of Third Party Rights

a. The family is not a party to or third party beneficiary of Part B of the HAP contract. The family may not enforce any provision of Part B, and may not exercise any right or remedy against the owner or PHA under Part B.

b. The tenant or the PHA may enforce the tenancy addendum (Part C of the HAP contract) against the owner, and may exercise any right or remedy against the owner under the tenancy addendum.

c. The PHA does not assume any responsibility for injury to, or any liability to, any person injured as a result of the owner's action or failure to act in connection with management of the contract unit or the premises or with implementation of the HAP contract, or as a result of any other action or failure to act by the owner.

d. The owner is not the agent of the PHA, and the HAP contract does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractors or subcontractors used

by the owner in connection with management of the contract unit or the premises or with implementation of the HAP contract.

13. Conflict of Interest

a. "Covered individual" means a person or entity who is a member of any of the following classes:

(1) Any present or former member or officer of the PHA (except a PHA commissioner who is a participant in the program);

(2) All employees of the PHA and any contractor, sub-contractor or agent of the PHA, who formulates policy or who influences decisions with respect to the program;

(3) Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program; or

(4) Any member of the Congress of the United States.

b. A covered individual may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or during one year thereafter.

c. "Immediate family member" means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.

d. The owner certifies and is responsible for assuring that no person or entity has or will have a prohibited interest, at execution of the HAP contract, or at any time during the HAP contract term.

e. If a prohibited interest occurs, the owner shall promptly and fully disclose such interest to the PHA and HUD.

f. The conflict of interest prohibition under this section may be waived by the HUD field office for good cause.

g. No member of or delegate to the Congress of the United States or resident commissioner shall be admitted to any share or part of the HAP contract or to any benefits which may arise from it.

14. Assignment of the HAP Contract

a. The owner may not assign the HAP contract to a new owner without the prior written consent of the PHA.

b. If the owner requests PHA consent to assign the HAP contract to a new owner, the owner shall supply any information as required by the PHA pertinent to the proposed assignment.

c. The HAP contract may not be assigned to a new owner that is debarred, suspended or subject to a limited denial of participation under HUD regulations (see 24 Code of Federal Regulations Part 24).

d. The HAP contract may not be assigned to a new owner if HUD has prohibited such assignment because:

(1) The Federal government has instituted an administrative or judicial action against the owner or proposed new owner for violation of the Fair Housing Act or other Federal equal opportunity requirements, and such action is pending; or

(2) A court or administrative agency has determined that the owner or proposed new owner violated the Fair Housing Act or other Federal equal opportunity requirements.

e. The HAP contract may not be assigned to a new owner if the new owner (including a principal or other interested party) is the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless the PHA has determined (and has notified the family of such determination) that approving the assignment, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

f. The PHA may deny approval to assign the HAP contract if the owner or proposed new owner (including a principal or other interested party):

(1) Has violated obligations under a housing assistance payments contract under Section 8;

(2) Has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;

(3) Has engaged in any drug-related criminal activity or any violent criminal activity;

(4) Has a history or practice of non-compliance with the HQS for units leased under the Section 8 tenant-based programs, or non-compliance with applicable housing standards for units leased with project-based Section 8 assistance or for units leased under any other Federal housing program;

(5) Has a history or practice of failing to terminate tenancy of tenants assisted under any Federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:

(a) Threatens the right to peaceful enjoyment of the premises by other residents;

(b) Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;

(c) Threatens the health or safety of, or the right to peaceful enjoyment of their residents by, persons residing in the immediate vicinity of the premises; or

(d) Is drug-related criminal activity or violent criminal activity;

(6) Has a history or practice of renting units that fail to meet State or local housing codes; or

(7) Has not paid State or local real estate taxes, fines or assessments.

g. The new owner must agree to be bound by and comply with the HAP contract. The agreement must be in writing, and in a form acceptable to the PHA. The new owner must give the PHA a copy of the executed agreement.

15. Reserved

16. Written Notices Any notice by the PHA or the owner in connection with this contract must be in writing.

17. Entire Agreement: Interpretation

a. The HAP contract contains the entire agreement between the owner and the PHA.

b The HAP contract shall be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including the HUD program regulations at 24 Code of Federal Regulations Part 982.

Part C of HAP Contract: Tenancy Addendum

1. Section 8 Voucher Program

a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family with assistance for a tenancy under the Section 8 housing choice voucher program (voucher program) of the United States Department of Housing and Urban Development (HUD).

b. The owner has entered into a Housing Assistance Payments Contract (HAP contract) with the PHA under the voucher program. Under the HAP contract, the PHA will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

2. Lease

a. The owner has given the PHA a copy of the lease, including any revisions agreed by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with all provisions of the HAP contract and that the lease includes the tenancy addendum.

b. The tenant shall have the right to enforce the tenancy addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

3. Use of Contract Unit

a. During the lease term, the family will reside in the contract unit with assistance under the voucher program.

b. The composition of the household must be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and the PHA.

c. The contract unit may only be used for residence by the PHA-approved household members. The unit must be the family's only residence. Members of the household may engage in legal profit making activities incidental to primary use of the unit for residence by members of the family.

d. The tenant may not sublease or let the unit.

e. The tenant may not assign the lease or transfer the unit.

4. Rent to Owner

a. The initial rent to owner may not exceed the amount approved by the PHA in accordance with HUD requirements.

b. Changes in the rent to owner shall be determined by the provisions of the lease. However, the owner may not raise the rent during the initial term of the lease.

c. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed:

(1) The reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements, or

(2) Rent charged by the owner for comparable unassisted units in the premises.

5. Family Payment to Owner

a. The family is responsible for paying the owner any portion of the rent to owner that is not covered by the PHA housing assistance payment.

b. Each month, the PHA will make a housing assistance payment to the owner on behalf of the family in accordance with the HAP contract. The amount of the monthly housing assistance payment will be determined by the PHA in accordance with HUD requirements for a tenancy under the Section 8 voucher program.

c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.

d. The tenant is not responsible for paying the portion of rent to owner covered by the PHA housing assistance payment under the HAP contract between the owner and the PHA. A PHA failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the PHA housing assistance payment.

e. The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. Rent to owner includes all housing services, maintenance, utilities and appliances to be provided and paid by the owner in accordance with the lease.

f. The owner must immediately return any excess rent payment to the tenant.

6. Other Fees and Charges

a. Rent to owner does not include cost of any meals or supportive services or furniture which may be provided by the owner.

b. The owner may not require the tenant or family members to pay charges for any meals or supportive services or furniture which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.

c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.

7. Maintenance, Utilities, and Other Services

a. **Maintenance**

(1) The owner must maintain the unit and premises in accordance with the HQS.

(2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

b. **Utilities and appliances**

(1) The owner must provide all utilities needed to comply with the HQS.

(2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:

(a) Pay for any utilities that are to be paid by the tenant.

(b) Provide and maintain any appliances that are to be provided by the tenant.

c. **Family damage**. The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.

d. **Housing services**. The owner must provide all housing services as agreed to in the lease.

8. Termination of Tenancy by Owner

a. **Requirements**. The owner may only terminate the tenancy in accordance with the lease and HUD requirements.

b. **Grounds**. During the term of the lease (the initial term of the lease or any extension term), the owner may only terminate the tenancy because of:

(1) Serious or repeated violation of the lease;

(2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;

(3) Criminal activity or alcohol abuse (as provided in paragraph c); or

(4) Other good cause (as provided in paragraph d).

c. **Criminal activity or alcohol abuse.**

(1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:

(a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);

(b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;

(c) Any violent criminal activity on or near the premises; or

(d) Any drug-related criminal activity on or near the premises.

(2) The owner may terminate the tenancy during the term of the lease if any member of the household is:

(a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or

(b) Violating a condition of probation or parole under Federal or State law.

(3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

(4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

d. **Other good cause for termination of tenancy**\

(1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.

(2) During the initial lease term or during any extension term, other good cause may include:

(a) Disturbance of neighbors,

(b) Destruction of property, or

(c) Living or housekeeping habits that cause damage to the unit or premises.

(3) After the initial lease term, such good cause may include:

(a) The tenant's failure to accept the owner's offer of a new lease or revision;

(b) The owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; or

(c) A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, the owner's desire to rent the unit for a higher rent).

(d) The examples of other good cause in this paragraph do not preempt any State or local laws to the contrary.

9. Protections for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

a. **Purpose:** This section incorporates the protections for victims of domestic violence, dating violence, sexual assault, or stalking in accordance with subtitle N of the Violence Against Women Act of 1994, as amended (codified as amended at 42 U.S.C. 14043e et seq.) (VAWA) and implementing regulations at 24 CFR part 5, subpart L.

b. **Conflict with other Provisions:** In the event of any conflict between this provision and any other provisions included in Part C of the HAP contract, this provision shall prevail.

c. **Effect on Other Protections**: Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault, or stalking.

d. **Definition:** As used in this Section, the terms "actual and imminent threat," "affiliated individual", "bifurcate", "dating violence," "domestic violence," "sexual assault," and "stalking" are defined in HUD's regulations at 24 CFR part 5, subpart L. The terms "Household" and "Other Person Under the Tenant's Control" are defined at 24 CFR part 5, subpart A.

e. **VAWA Notice and Certification Form:** The PHA shall provide the tenant with the "Notice of Occupancy Rights under VAWA and the certification form described under 24 CFR 5.2005(a)(1) and (2).

f. **Protection for victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking:**

(1) The landlord or the PHA will not deny admission to, deny assistance under, terminate from participation in, or evict the Tenant on the basis of or as a direct result of the fact that the Tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the Tenant otherwise qualifies for admission, assistance, participation, or occupancy. 24 CFR 5.2005(b)(1).

(2) The tenant shall not be denied tenancy or occupancy rights solely on the basis of criminal activity engaged in by a member of the Tenant's Household or any guest or Other Person Under the Tenant's Control, if the criminal activity is directly related to domestic violence, dating violence, sexual assault, or stalking, and the Tenant or an Affiliated Individual of the Tenant is the victim or the threatened victim of domestic violence, dating violence, sexual assault, or stalking. 24 CFR 5.2005(b)(2).

(3) An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of the incident. Nor shall it not be construed as other "good cause" for termination of the lease, tenancy, or occupancy rights of such a victim or threatened victim. 24 CFR 5.2005(c)(1) and (c)(2).

g. **Compliance with Court Orders:** Nothing in this Addendum will limit the authority of the landlord, when notified by a court order, to comply with the court order with respect to the rights of access or control of property (including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, or stalking) or with respect to the distribution or possession of property among members of the Tenant's Household. 24 CFR 5.2005(d)(1).

h. **Violations Not Premised on Domestic Violence, Dating Violence, Sexual Assault, or Stalking:** Nothing in this section shall be construed to limit any otherwise available authority of the Landlord to evict or the public housing authority to terminate the assistance of a Tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the Tenant or an Affiliated Individual of the Tenant. However, the Landlord or the PHA will not subject the tenant, who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, to a more demanding standard than other tenants in determining whether to evict or terminate assistance. 24 CFR 5.2005(d)(2).

i. **Actual and Imminent Threats:**

(1) Nothing in this section will be construed to limit the authority of the Landlord to evict the Tenant if the Landlord can demonstrate that an "actual and imminent threat" to other tenants or those employed at or providing service to the property would be present if the Tenant or lawful occupant is not evicted. In this context, words, gestures, actions, or other indicators will be construed as an actual and imminent threat if they meet the following standards for an actual and imminent threat: "Actual and imminent threat" refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur. 24 CFR 5.2005(d)(3).

(2) If an actual and imminent threat is demonstrated, eviction should be used only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the perpetrator from the property, contacting law enforcement to increase police presence, developing other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat. Restrictions predicated on public safety cannot be based on stereotypes, but must be tailored to particularized concerns about individual residents. 24 CFR 5.2005(d)(4).

j. **Emergency Transfer:** A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with the PHA's emergency transfer plan. 24 CFR 5.2005(e). The PHA's emergency transfer plan must be made available upon request, and incorporate strict confidentiality measures to ensure that the PHA does not disclose a tenant's dwelling unit location to a person who committed or threatened to commit an act of domestic violence, dating violence, sexual assault, or stalking against the tenant;

For transfers in which the tenant would not be considered a new applicant, the PHA must ensure that a request for an emergency transfer receives, at a minimum, any applicable additional priority that is already provided to other types of emergency transfer requests. For transfers in which the tenant would be considered a new applicant, the plan must include policies for assisting a tenant with this transfer.

k. **Bifurcation**: Subject to any lease termination requirements or procedures prescribed by Federal, State, or local law, if any member of the Tenant's Household engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, the Landlord may "bifurcate" the Lease, or remove that Household member from the Lease, without regard to whether that Household member is a signatory to the Lease, in order to evict, remove, or terminate the occupancy rights of that Household member without evicting, removing, or otherwise

penalizing the victim of the criminal activity who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the housing choice voucher program. 24 CFR 5.2009(a).

If the Landlord bifurcates the Lease to evict, remove, or terminate assistance to a household member, and that household member is the sole tenant eligible to receive assistance, the landlord shall provide any remaining tenants or residents a period of 30 calendar days from the date of bifurcation of the lease to:

(1) Establish eligibility for the same covered housing program under which the evicted or terminated tenant was the recipient of assistance at the time of bifurcation of the lease;

(2) Establish eligibility under another covered housing program; or

(3) Find alternative housing.

l. **Family Break-up:** If the family break-up results from an occurrence of domestic violence, dating violence, sexual assault, or stalking, the PHA must ensure that the victim retains assistance. 24 CFR 982.315.

m. **Move with Continued Assistance:** The public housing agency may not terminate assistance to a family or member of the family that moves out of a unit in violation of the lease, with or without prior notification to the public housing agency if such a move occurred to protect the health or safety of a family member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and who reasonably believed they were imminently threatened by harm from further violence if they remained in the dwelling unit, or if any family member has been the victim of sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's request to move.

(1) The move is needed to protect the health or safety of the family or family member who is or has been a victim of domestic violence dating violence, sexual assault or stalking; and

(2) The family or member of the family reasonably believes that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. However, any family member that has been the victim of a sexual assault that occurred on the premises during the 90-calendar day period preceding the family's move or request to move is not required to believe that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. 24 CFR 982.354.

n. **Confidentiality.**

(1) The Landlord shall maintain in strict confidence any information the Tenant (or someone acting on behalf of the Tenant) submits to the Landlord concerning incidents of domestic violence, dating violence, sexual assault or stalking, including the fact that the tenant is a victim of domestic violence, dating violence, sexual assault, or stalking.

(2) The Landlord shall not allow any individual administering assistance on its behalf, or any persons within its employ, to have access to confidential information unless explicitly authorized by the Landlord for reasons that specifically call for these individuals to have access to the information pursuant to applicable Federal, State, or local law.

(3) The Landlord shall not enter confidential information into any shared database or disclose such information to any other entity or individual, except to the extent that the disclosure is requested or consented to in writing by the individual in a time-limited release; required for use in an eviction proceeding; or is required by applicable law.

10. Eviction by court action

The owner may only evict the tenant by a court action.

11. Owner notice of grounds

(1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.

(2) The owner must give the PHA a copy of any owner eviction notice at the same time the owner notifies the tenant.

(3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

12. Lease: Relation to HAP Contract

If the HAP contract terminates for any reason, the lease terminates automatically.

13. PHA Termination of Assistance

The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.

14. Family Move Out

The tenant must notify the PHA and the owner before the family moves out of the unit.

15. Security Deposit

a. The owner may collect a security deposit from the tenant. (However, the PHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Any such PHA-required restriction must be specified in the HAP contract.)

b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.

c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.

d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

16. Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status or disability in connection with the lease. Eligibility for HUD's programs must be made without regard to actual or perceived sexual orientation, gender identity, or marital status.

17. Conflict with Other Provisions of Lease

a. The terms of the tenancy addendum are prescribed by HUD in accordance with Federal law and

regulation, as a condition for Federal assistance to the tenant and tenant's family under the Section 8 voucher program.

b. In case of any conflict between the provisions of the tenancy addendum as required by HUD, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the HUD-required tenancy addendum shall control.

18. Changes in Lease or Rent

a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the PHA a copy of such changes. The lease, including any changes, must be in accordance with the requirements of the tenancy addendum.

b. In the following cases, tenant-based assistance shall not be continued unless the PHA has approved a new tenancy in accordance with program requirements and has executed a new HAP contract with the owner:

(1) If there are any changes in lease requirements governing tenant or owner responsibilities for utilities or appliances;

(2) If there are any changes in lease provisions governing the term of the lease;

(3) If the family moves to a new unit, even if the unit is in the same building or complex.

c. PHA approval of the tenancy, and execution of a new HAP contract, are not required for agreed changes in the lease other than as specified in paragraph b.

d. The owner must notify the PHA of any changes in the amount of the rent to owner at least sixty days before any such changes go into effect, and the amount of the rent to owner following any such agreed change may not exceed the reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements.

19. Notices

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

20. Definitions

Contract unit. The housing unit rented by the tenant with assistance under the program.

Family. The persons who may reside in the unit with assistance under the program.

HAP contract. The housing assistance payments contract between the PHA and the owner. The PHA pays housing assistance payments to the owner in accordance with the HAP contract.

Household. The persons who may reside in the contract unit. The household consists of the family and any PHA-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

Housing quality standards (HQS). The HUD minimum quality standards for housing assisted under the Section 8 tenant-based programs.

HUD. The U.S. Department of Housing and Urban Development.

HUD requirements. HUD requirements for the Section 8 program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives.

Lease. The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by HUD.

PHA. Public Housing Agency.

Premises. The building or complex in which the contract unit is located, including common areas and grounds.

Program. The Section 8 housing choice voucher program.

Rent to owner. The total monthly rent payable to the owner for the contract unit. The rent to owner is the sum of the portion of rent payable by the tenant plus the PHA housing assistance payment to the owner.

Section 8. Section 8 of the United States Housing Act of 1937 (42 United States Code 1437f).

Tenant. The family member (or members) who leases the unit from the owner.

Voucher program. The Section 8 housing choice voucher program. Under this program, HUD provides funds to a PHA for rent subsidy on behalf of eligible families. The tenancy under the lease will be assisted with rent subsidy for a tenancy under the voucher program.

SIGNATURES

OWNER

_____
Print or type name

_____
Signature & Date (MM/DD/YY)

TENANT

_____
Print or type name

_____
Signature & Date (MM/DD/YY)

Section 8 Project-Based Voucher Program
Statement of Family Responsibility - Moving to Work (MTW)

PRA Burden Statement. Public reporting burden for this collection of information is estimated to average 0.25 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.252(b), under which the PHA must give the family a packet that includes the family obligations under the program. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' name and address is mandatory. The information is used to certify the members of the family participating in the Section 8 project-based voucher program and the family's awareness of their family responsibilities under the program. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family eligibility approval.

1. **Certification.** The undersigned public housing agency (PHA) hereby certifies that the family consisting of the following members:

_____

_____

_____

_____

_____

_____

is eligible to participate in the Section 8 project-based voucher program of this PHA and is approved to occupy a unit at:

_____

_____

Under this program, the PHA makes housing assistance payments to owners for units leased and occupied by participating families.

2. **Tenant Rent.** The tenant rent is the portion of the monthly rent to owner paid by the family, and is based on the family's income, composition, and expenses. The PHA determines the tenant rent in accordance with HUD requirements.

3. **Changes in Tenant Rent.** A family's tenant rent may change because of changes in program requirements or changes in family income, composition, or expenses. Any change in a family's tenant rent will be effective on the date stated in a notice by the PHA to the family and owner.

4. **PHA Housing Assistance Payment.** The monthly housing assistance payment by the PHA to the owner for a unit leased by a family is the rent to owner minus the tenant rent (total tenant payment minus any applicable utility allowance). The family is not responsible for payment of the portion of the rent to owner covered by the housing assistance payment.

5. Family Right to Move - Moving to Work Minimum Stay Requirements

(A) The family may terminate its lease at any time after the first two years of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family elects to terminate the lease in this manner, the PHA may offer the family the opportunity for continued tenant-based rental assistance in accordance with HUD requirements and PHA Moving to Work requirements.

(B) Before providing notice to terminate the lease under paragraph (A), the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA may give the family priority to receive the next available opportunity for continued tenant-based rental assistance. The PHA has discretion to prioritize families from the HCV waitlist.

6. Family Obligations.

(A) Any family participating in the project-based voucher program of the undersigned PHA must follow the rules listed below in order to continue to receive housing assistance under the program. Any information the family supplies must be true and complete.

(B) Each family member must:

1. Supply any information that the PHA or HUD determines to be necessary for administration of the program.

2. Supply any information requested by the PHA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition.

3. Disclose and verify social security numbers and sign and submit consent forms for obtaining information.

4. Supply any information requested by the PHA to verify that the family is living in the unit or information related to family absence from the unit.

5. Promptly notify the PHA in writing when the family is away from the unit for an extended period of time in accordance with PHA policies.

6. Allow the PHA to inspect the unit at reasonable times and after reasonable notice.

7. Notify the PHA and the owner in writing before moving out of the unit or terminating the lease.

8. Use the assisted unit for residence by eligible family members. The unit must be the family's only residence.

9. Promptly notify the PHA in writing of the birth, adoption, or court-awarded custody of a child.

10. Request PHA written approval to add any other family member as an occupant of the unit.

11. Promptly notify the PHA in writing if any family member no longer lives in the unit.

12. Give the PHA a copy of any owner eviction notice.

13. Pay utility bills and provide and maintain any appliances that the owner is not required to provide under the lease.

14. Submit evidence of citizenship or eligible immigration status if they are seeking assistance. Families in which all members are U.S. citizens or have eligible immigration status are eligible for assistance. Mixed families, in which at least one member is a U.S. citizen or has eligible immigration status and at least one member does not contend eligible immigration status, are eligible for pro-rated assistance.

(C) The family (including each family member) must not:

1. Own or have any interest in the unit.

2. Commit any serious or repeated violation of the lease.

3. Commit fraud, bribery or any other corrupt or criminal act in connection with the program.

4. Engage in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.

5. Sublease or let the unit or assign the lease or transfer the unit.

6. Receive project-based voucher assistance while receiving another housing subsidy for the same unit or a different unit under any other Federal, State or local housing assistance program.

7. Damage the unit or premises (other than damage from ordinary wear and tear) or permit any guest to damage the unit or premises.

8. Receive project-based voucher assistance while residing in a unit owned by a parent, child, grandparent, grandchild, sister or brother of any member of the family, unless the PHA has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

9. Engage in abuse of alcohol in a way that threatens the health, safety or right of peaceful enjoyment of the other residents and persons residing in the immediate vicinity of the premises.

7. Termination of Assistance. The PHA may terminate housing assistance for any grounds authorized in accordance with HUD requirements, including family violation of any obligation under Section 6 of this Statement of Family Responsibility.

8. Illegal Discrimination. If the family has reason to believe that it has been discriminated against on the basis of age, race, color, religion, sex, disability,

national origin, or familial status, the family may file a housing discrimination complaint with any HUD office in person, by mail, or by telephone. The PHA will give the family information on how to fill out and file a complaint. Eligibility for HUD's programs must be made available without regard to actual or perceived sexual orientation, gender identity, or marital status.

9. **Violence Against Women Act** (VAWA). VAWA and HUD's implementing regulations provide housing protections for victims of domestic violence, dating violence, sexual assault, and stalking. The PHA will provide the Notice of Occupancy Rights and Certification Form and is responsible for having an emergency transfer plan. The lease addendum also includes a description of specific protections.

10. **HUD Requirements**. HUD requirements for the Section 8 project-based voucher program are issued by Headquarters as regulations, Federal Register notices, or other binding directives. The Statement of Family Responsibility shall be interpreted and implemented in accordance with HUD requirements.

KEEP THIS DOCUMENT FOR YOUR RECORDS

Family

Name of Family Representative:

_____

Address, Telephone Number:

_____

_____

Signature of Family Representative, Date:

_____

_____

Public Housing Agency

Name of PHA:

_____

Address, Telephone Number:

_____

_____

Signature of PHA Representative, Title, Date:

_____

_____

Previous editions are obsolete

form HUD–52578b
(07/2019)
Page 8 of 8

Tenancy Addendum
Section 8 Project-Based Voucher Program - Moving to Work
(to be attached to the lease)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577–0169
(exp. 07/31/2022)
Modified

Public reporting burden for this collection of information is estimated to average 0.25 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.256(b)(3), under which the lease between the owner and the tenant must include a HUD-required tenancy addendum. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the family members' names, unit address, and owner name is mandatory. The information is used to provide Section 8 PBV assistance in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner and the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the PBV program.

Instructions for use of Tenancy Addendum:

This tenancy addendum is used in the Section 8 project-based voucher (PBV) program. Under the program, HUD provides funds to a public housing agency (PHA) for rent subsidy on behalf of eligible families. The main regulation for this program is 24 Code of Federal Regulations Part 983.

The tenancy addendum has two parts:

Part A: Tenancy Addendum Information (fill-ins). See section by section instructions.
Part B: Tenancy addendum (no information is entered in this part).

How to fill in Part A - Section by Section Instructions:

Section 2: **Tenant**
Enter full name of tenant.

Section 3. **Contract Unit**
Enter address of unit, including apartment number, if any.

Section 4. **Household Members**
Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities.

Section 5. **Initial Lease Term**
Enter first date and last date of initial lease term. The initial lease term must be for at least one year. 24 CFR § 983.256(f).

Section 6. **Initial Rent to Owner**
Enter the amount of the monthly rent to owner during the initial lease term.

Section 7. **Initial Tenant Rent**
Enter the initial monthly amount of tenant rent.

Section 8. **Housing Assistance Payment**
Enter the initial amount of the monthly housing assistance payment.

Section 9. **Utilities and Appliances**
The lease must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 9 to show who is responsible to provide or pay for utilities and appliances.

Part A of the Tenancy Addendum

(Fill out all of the information in Part A.)

1. **Contents of Tenancy Addendum**
   This Tenancy Addendum has two parts:

   Part A: Tenancy Addendum Information

   Part B: Tenancy Addendum

2. **Tenant**

3. **Contract Unit**

4. **Household**

   The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

5. **Initial Lease Term**

   The initial lease term begins on (mm/dd/yyyy): _____

   The initial lease term ends on (mm/dd/yyyy): _____

6. **Initial Rent to Owner**

   The initial rent to owner is: $ _____

7. **Initial Tenant Rent**

   The initial tenant rent is: $ _____ per month. The amount of the tenant rent is subject to change by the PHA during the term of the lease in accordance with HUD requirements.

8. **Initial Housing Assistance Payment**

   At the beginning of the Housing Assistance Payments (HAP) contract term, the amount of the housing assistance payment by the PHA to the owner is $ _____ per month. The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

9. **Utilities and Appliances**

The owner shall provide or pay for the utilities and appliances indicated below by an "O". The tenant shall provide or pay for the utilities and appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

Item	Specify fuel type			Provided by	Paid by
Heating	Natural gas	Bottle gas Oil or Electric	Coal or Other		
Cooking	Natural gas	Bottle gas Oil or Electric	Coal or Other		
Water Heating	Natural gas	Bottle gas Oil or Electric	Coal or Other		
Other Electric					
Water					
Sewer					
Trash Collection					
Air Conditioning					
					Provided by
Refrigerator					
Range/Microwave					
Other (specify)					

Signatures:

Owner

Print or Type Name of Owner

Signature

Print or Type Name and Title of Signatory

Date

Tenant

Print or Type Name of Family Representative

Signature

Print or Type Name of Family Representative

Date

Previous editions are obsolete

Form HUD 52530.c
(07/2019)
Page **3** of **12**

Part B of the Tenancy Addendum

1. **Section 8 Project-Based Voucher (PBV) Program**

   a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family with assistance for a tenancy under the Section 8 PBV program of the United States Department of Housing and Urban Development (HUD).

   b. The owner has entered into a Housing Assistance Payments Contract (HAP contract) with the public housing agency (PHA) under the PBV program. Under the HAP contract, the PHA will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

2. **Lease**

   a. The owner has given the PHA a copy of the lease, including any revisions agreed to by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with HUD requirements and the lease includes the tenancy addendum.

   b. The tenant shall have the right to enforce the tenancy addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

3. **Use of Contract Unit**

   a. During the lease term, the family will reside in the contract unit with assistance under the PBV program.

   b. The composition of the household must be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and the PHA.

   c. The contract unit may be used for residence only by the PHA-approved household members. The unit must be the family's only residence. Members of the household may engage in legal profit-making activities incidental to primary use of the unit for residence by members of the family.

   d. The tenant may not sublease or let the unit.

   e. The tenant may not assign the lease or transfer the unit.

4. **Rent to Owner**

   a. The initial and redetermined rent to owner are established in accordance with HUD requirements.

   b. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed:

      (1) The reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements, or

      (2) Rent charged by the owner for comparable unassisted units in the premises.

5. Family Payment to Owner

a. The tenant rent is the portion of the monthly rent to owner paid by the family. The PHA determines the tenant rent in accordance with HUD requirements. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the PHA to the family and the owner.

b. Each month, the PHA will make a housing assistance payment to the owner on behalf of the family in accordance with the HAP contract. The amount of the monthly housing assistance payment will be determined by the PHA in accordance with HUD requirements for a tenancy under the Section 8 PBV program.

c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.

d. The tenant is not responsible for paying the portion of rent to owner covered by the PHA housing assistance payment under the HAP contract between the owner and the PHA. A PHA failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the PHA housing assistance payment.

e. The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. The rent to owner includes all housing services, maintenance, utilities and appliances to be provided and paid by the owner in accordance with the lease. The rent to owner does not include charges for non-housing services such as food, furniture or supportive services provided by the owner.

f. The owner must immediately return any excess rent payment to the tenant.

6. Other Fees and Charges

a. With the exception of families receiving PBV assistance in assisted living developments (see paragraph b. below), the owner may not require the tenant or family members to pay charges for any meals or supportive services which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.

b. In assisted living developments receiving project-based assistance, the owner may charge tenants, family members, or both for meals or supportive services. Any such charges must be specified in the lease. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of the reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in assisted living developments.

c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.

7. Maintenance, Utilities, and Other Services

a. Maintenance

(1) The owner must maintain the unit and premises in accordance with the HQS.

(2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

b. Utilities and Appliances

(1) The owner must provide all utilities needed to comply with the HQS.

(2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:

(a) Pay for any utilities that are to be paid by the tenant.

(b) Provide and maintain any appliances that are to be provided by the tenant.

c. Family Damage. The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.

d. Housing Services. The owner must provide all housing services as agreed to in the lease.

8. Termination of Tenancy by Owner

a. Requirements. The owner may terminate the tenancy only in accordance with the lease and HUD requirements.

b. Grounds. During the term of the lease (the initial term of the lease or any extension term), the owner may terminate the tenancy only because of:

(1) Serious or repeated violation of the lease;

(2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;

(3) Criminal activity or alcohol abuse (as provided in paragraph c); or

(4) Other good cause (as provided in paragraph d).

c. Criminal Activity or Alcohol Abuse

(1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:

(a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);

(b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;

(c) Any violent criminal activity on or near the premises; or

(d) Any drug-related criminal activity on or near the premises.

(2) The owner may terminate the tenancy during the term of the lease if any member of the household is:

(a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or

(b) Violating a condition of probation or parole under Federal or State law.

(3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

(4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

d. Other Good Cause for Termination of Tenancy

(1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.

(2) During the initial lease term or during any extension term, other good cause includes:

(a) Disturbance of neighbors,

(b) Destruction of property, or

(c) Living or housekeeping habits that cause damage to the unit or premises.

(3) After the initial lease term, such good cause includes the tenant's failure to accept the owner's offer of a new lease or revision.

e. Automatic Renewal of the Lease

Although the lease automatically renews (for successive definite terms or for an indefinite extension of the term, as provided for in the lease), an owner may terminate the lease for good cause.

f. Protections for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

(1) Purpose: This section incorporates the protections for victims of domestic violence, dating violence, sexual assault, or stalking in accordance with subtitle N of the Violence Against Women Act of 1994, as amended (codified as amended at 42 U.S.C. 14043e et seq.) (VAWA) and implementing regulations at 24 CFR part 5, subpart L.

(2) Conflict with other Provisions: In the event of any conflict between this provision and any other provisions included in Part C of the HAP contract, this provision shall prevail.

(3) Effect on Other Protections: Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault or stalking.

(4) Definition: As used in this section, the terms "actual and imminent threat," "affiliated individual," "bifurcate," "dating violence," "domestic violence," "sexual assault," and "stalking" are defined in HUD's regulations at 24 CFR part 5, subpart L. The terms "Household" and "Other Person Under the Tenant's Control" are defined at 24 CFR part 5, subpart A.

(5) VAWA Notice and Certification Form: The PHA shall provide the tenant with the "Notice of Occupancy Rights under VAWA" and the certification form described under 24 CFR 5.2005(a)(1) and (2).

(6) Protection for victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking:

(a) The landlord or the PHA will not deny admission to, deny assistance under, terminate from participation in, or evict the tenant on the basis of or as a direct result of the fact that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the tenant otherwise qualifies for admission, assistance, participation, or occupancy. 24 CFR 5.2005(b)(1).

(b) The tenant shall not be denied tenancy or occupancy rights solely on the basis of criminal activity engaged in by a member of the tenant's household or any guest or other person under the tenant's control, if the criminal activity is directly related to domestic violence, dating violence, sexual assault, or stalking, and the tenant or an affiliated individual of the tenant is the victim or the threatened victim of domestic violence, dating violence, sexual assault, or stalking. 24 CFR 5.2005(b)(2).

(c) An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of the incident. Nor shall such incident or incidents be construed as other "good cause" for termination of the lease, tenancy, or occupancy rights of such a victim or threatened victim. 24 CFR 5.2005(c)(1) and (c)(2).

(7) Compliance with Court Orders: Nothing in this Addendum will limit the authority of the landlord, when notified by a court order, to comply with the court order with respect to the rights of access or control of property (including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, or stalking) or with respect to the distribution or possession of property among members of the tenant's household. 24 CFR 5.2005(d)(1).

(8) Violations Not Premised on Domestic Violence, Dating Violence, Sexual Assault, or Stalking: Nothing in this section shall be construed to limit any otherwise available authority of the landlord to evict or the public housing authority to terminate the assistance of a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the tenant or an affiliated individual of the tenant. However, the landlord or the PHA will not subject the tenant, who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, to a more demanding standard than other tenants in determining whether to evict or terminate assistance. 24 CFR 5.2005(d)(2).

(9) Actual and Imminent Threats:

(a) Nothing in this section will be construed to limit the authority of the landlord to evict the tenant if the landlord can demonstrate that an "actual and imminent threat" to other tenants or those employed at or providing service to the property would be present if the tenant or lawful occupant is not evicted. In this context, words, gestures, actions, or other indicators will be construed as an actual and imminent threat if they meet the following standards for an actual and imminent threat: "Actual and imminent threat" refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur. 24 CFR 5.2005(d)(3).

(b) If an actual and imminent threat is demonstrated, eviction should be used only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the perpetrator from the property, contacting law enforcement to increase police presence, developing other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat. Restrictions predicated on public safety cannot be based on stereotypes, but must be tailored to particularized concerns about individual residents. 24 CFR 5.2005(d)(4).

(10) Emergency Transfer: A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with the PHA's emergency transfer plan. 24 CFR 5.2005(e). The PHA's emergency transfer plan, which must be made available upon request, must:

(a) Incorporate strict confidentiality measures to ensure that the PHA does not disclose a tenant's dwelling unit location to a person who committed or threatened to commit an act of domestic violence, dating violence, sexual assault, or stalking against the tenant;

(b) Give the victim priority to receive the next available opportunity for continued tenant-based rental assistance if they have been living in the PBV unit for one year or more. 24 CFR 983.261;

(c) Describe policies or efforts a PHA will take when the victim has been living in a unit for less than one year, or the victim seeks to move sooner than a tenant-based voucher will be available.

(d) For transfers in which the tenant would not be considered a new applicant, the PHA must ensure that a request for an emergency transfer receives, at a minimum, any applicable additional priority that is already provided to other types of emergency transfer requests. For transfers in which the tenant would be considered a new applicant, the plan must include policies for assisting a tenant with this transfer.

(11) Bifurcation: Subject to any lease termination requirements or procedures prescribed by Federal, State, or local law, if any member of the tenant's household engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, the landlord may "bifurcate" the lease, or remove that household member from the lease, without regard to whether that household member is a signatory to the lease, in order to evict, remove, or terminate the occupancy rights of that household member without evicting, removing, or otherwise penalizing the victim of the criminal activity who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the Housing Choice Voucher program. 24 CFR 5.2009(a). If the Landlord bifurcates the Lease to evict, remove, or terminate assistance to a household member, and that household member is the sole tenant eligible to receive assistance, the landlord shall provide any remaining tenants or residents a period of 30 calendar days from the date of bifurcation of the lease to:

(a) Establish eligibility for the same covered housing program under which the evicted or terminated tenant was the recipient of assistance at the time of bifurcation of the lease;

(b) Establish eligibility under another covered housing program; or;

(c) Find alternative housing.

(12) Family Break-up: If the family break-up results from an occurrence of domestic violence, dating violence, sexual assault, or stalking, the PHA may offer the victim the opportunity for continued tenant-based rental assistance.

(13) Move with Continued Assistance: The public housing agency may not terminate assistance to a family or member of the family that moves out of a unit in violation of the lease, with or without prior notification to the public housing agency, if:

(a) The move was needed to protect the health or safety of the family or family member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and

(b) The family or member of the family reasonably believes that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. However, any family member that has been the victim of a sexual assault that occurred on the premises during the 90-calendar day period preceding the family's move or request to move is not required to believe that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. 24 CFR 983.261.

(14) Confidentiality:

(a) The Landlord shall maintain in strict confidence any information the Tenant (or someone acting on behalf of the Tenant) submits to the Landlord concerning incidents of domestic violence, dating violence, sexual assault or stalking, including the fact that the tenant is a victim of domestic violence, dating violence, sexual assault, or stalking.

(b) The Landlord shall not allow any individual administering assistance on its behalf, or any persons within its employ, to have access to confidential information unless explicitly authorized by the Landlord for reasons that specifically call for these individuals to have access to the information pursuant to applicable Federal, State, or local law.

(c) The Landlord shall not enter confidential information into any shared database or disclose such information to any other entity or individual, except to the extent that the disclosure is requested or consented to in writing by the individual in a time-limited release; required for use in an eviction proceeding; or is required by applicable law.

g. Eviction by Court Action. The owner may evict the tenant only by a court action.

h. Owner Notice of Grounds

(1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.

(2) The owner must give the PHA a copy of any owner eviction notice at the same time the owner notifies the tenant.

(3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

9. PHA Termination of Assistance

The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.

10. Lease: Relation to HAP Contract

If the HAP contract terminates for any reason, the lease terminates automatically.

Upon termination or expiration of the HAP contract without extension, each family assisted under the contract may elect to use its assistance to remain in the same project if the family's unit complies with the inspection requirements, the rent for the unit is reasonable, and the family pays its required share of the rent and the amount, if any, by which the unit rent (including the amount for tenant-based utilities) exceeds the applicable payment standard.

11. Family Right to Move - Moving to Work Minimum Stay Requirements

a. The family may terminate its lease at any time after the first two years of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the lease in this manner, the PHA may offer the family the opportunity for tenant-based rental assistance in accordance with HUD and PHA Moving to Work requirements.

b. Before providing notice to terminate the lease under paragraph a, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA may give the family priority to receive the next available opportunity for tenant-based rental assistance. The PHA has discretion to prioritize families from the HCV waitlist.

12. Security Deposit

a. The owner may collect a security deposit from the tenant. (However, the PHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants.)

b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.

c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.

d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

13. Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the lease. Eligibility for HUD's programs must be made without regard to actual or perceived sexual orientation, gender identity, or marital status.

14. Conflict with Other Provisions of Lease

a. The terms of the tenancy addendum are prescribed by HUD in accordance with Federal law and regulation, as a condition for Federal assistance to the tenant and tenant's family under the Section 8 PBV program.

b. In case of any conflict between the provisions of the tenancy addendum as required by HUD, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the HUD-required tenancy addendum shall control.

15. Changes in Lease and Rent

a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the PHA a copy of such changes. The lease, including any changes, must be in accordance with the requirements of the tenancy addendum.

b. The owner must notify the PHA in advance of any proposed change in lease requirements governing the allocation of tenant and owner responsibilities for utilities. Such changes may be made only if approved by the PHA and if in accordance with the terms of the lease relating to its amendment. The PHA must redetermine reasonable rent in accordance with HUD requirements, based on any changes in the allocation of responsibility for utilities between the owner and tenant, and the redetermined reasonable rent shall be used in the calculation of the rent to owner from the effective date of the change.

16. **Written Notices**

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

17. **Definitions**

Contract unit. The housing unit rented by the tenant with assistance under the program.

Excepted Unit. A contract unit in a multifamily building not counted against the per-building cap on PBV assistance (25 units or 25 percent of the units in the project, whichever is greater) (see 24 CFR § 983.56(b)).

Family. The persons who may reside in the unit with assistance under the program.

HAP contract. The housing assistance payments contract between the PHA and the owner. The PHA pays housing assistance payments to the owner in accordance with the HAP contract.

Household. The persons who may reside in the contract unit. The household consists of the family and any PHA-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

Housing quality standards (HQS). The HUD minimum quality standards for housing assisted under the Section 8 PBV program.

HUD. The U.S. Department of Housing and Urban Development.

HUD requirements. HUD requirements for the Section 8 PBV program. HUD requirements are issued by HUD headquarters as regulations, Federal Register notices or other binding program directives. The Lease Addendum shall be interpreted and implemented in accordance with HUD requirements.

Lease. The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by HUD.

PHA. Public Housing Agency.

Premises. The building or complex in which the contract unit is located, including common areas and grounds.

Program. The Section 8 project-based voucher program.

Rent to owner. The total monthly rent payable to the owner for the contract unit. The rent to owner is the sum of the portion of rent payable by the tenant plus the PHA housing assistance payment to the owner.

Section 8. Section 8 of the United States Housing Act of 1937 (42 United States Code 1437f).

Tenant. The family member (or members) who leases the unit from the owner.

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBIC AND INDIAN HOUSING

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2022), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.

(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.

(21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Oakland Housing Authority	***CA003***
MTW PHA NAME	***MTW PHA NUMBER/HA CODE***

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).

Gregory D. Hartwig	***Chairman, OHA Board of Commissioners***
Name of Authorized Official	***Title***
	21 March 2022
SIGNATURE	***DATE***

* ***Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

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 AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE FY 2023 MAKING TRANSITIONS WORK ANNUAL PLAN AND CERTIFICATIONS OF COMPLIANCE TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Oakland Housing Authority Board of Commissioners is required to submit to the U.S. Department of Housing and Urban Development (Department) a "Moving to Work" (MTW) Annual Plan; and

WHEREAS, the Oakland Housing Authority (Authority) named its local MTW Program "Making Transitions Work"; and

WHEREAS, the Fiscal Year (FY) 2023 MTW Annual Plan provides Authority residents, the public and the Department with baseline information on Authority programs, previously approved MTW activities, and a budget for FY 2023; and

WHEREAS, the FY 2023 MTW Annual Plan identifies the areas in which the Authority intends to use its participation in MTW to explore and test new and innovative methods to reduce costs and achieve greater cost effectiveness, provide incentives for families with children to become economically self-sufficient, and increase housing choices for low-income families in Oakland; and

WHEREAS, the Authority gathered resident and community input during a 30-day written comment period and a public hearing held on February 28, 2022; and

WHEREAS, the FY 2023 MTW Annual Plan was finalized after giving consideration to comments received from the public; and

WHEREAS, the Board of Commissioners must adopt a FY 2023 MTW Annual Plan prior to submission to the Department; and

WHEREAS, the Certifications of Compliance with the MTW requirements must be included with the MTW Annual Plan; and

WHEREAS, the Certification states that the FY 2023 MTW Annual Plan will be carried out in compliance with all applicable MTW regulations and requirements of the Department; and

WHEREAS, the FY 2023 MTW Annual Plan is in compliance with all Department regulations.

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 FY 2023 MTW Annual Plan; and

THAT, the Chair of the Board of Commissioners is authorized to certify that the Oakland Housing Authority will comply with all regulations as stated in the Certifications of Compliance; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to submit the FY 2023 MTW Annual Plan and Certifications of Compliance to the US Department of Housing and Urban Development, and 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 March 21, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.D.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization to execute a three-year contract with two one-year option terms with Nova Commercial Co., Inc. for Janitorial and Day Porter Services in an amount not to exceed $3,630,000.

Date: March 21, 2022

Purpose: This action will approve a three-year contract with two one-year option terms with Nova Commercial Co., Inc. for janitorial and day porter services.

Funding: Authorizing $1,980,000 for the initial three-year term and $660,000 for the 1st and 2nd option terms for a total amount of $3,300,000. In addition, a 10% contingency over the life of the contract to cover non-routine day porter and janitorial services, which brings the total amount of the contract to a not to exceed amount to $3,630,000 utilizing GL Code 4430-10-000

Background

Resolution 4970 authorized the Authority to execute a contract with Nova Commercial Co., Inc. to provide janitorial services; and, Resolution 4971 authorized the Authority to execute a contract with Nova Commercial Co, Inc. for day porter services. Both were executed on an emergency basis for the past year.

In the past, staff stated that a team would reevaluate the circumstances surrounding the COVID-19 pandemic and complete a solicitation before the emergency authorization expired in April 2022. On November 18, 2021, the Authority issued RFP #21-035 to obtain an experienced janitorial service company to service six properties. A total of 224 vendors received notification of issuance if the RFP through OHA's bidding systems, Economic Engine and Infolane. The Request for Proposals (RFP) also was posted publicly on the Oakland Housing Authority's website on November 18, 2021. Notification of issuance of the RFP was also published in the local newspapers on November 23, 2021, November 26, 2021, December 1, 2021, December 3, 2021, and December 6, 2021. Four companies responded by the deadline. After all proposals were reviewed and evaluated, Nova Commercial Co. Inc., was the highest ranked vendor; and, therefore, staff recommends that OHA award this contract to Nova Commercial Co., Inc.

Recommendation

It is recommended that the Board of Commissioners authorize the Executive Director to enter into a three-year contract with Nova Commercial, Inc. with two one-year option terms for janitorial and day porter services, in the amount not to exceed $3,630,000 (inclusive of a 10% contingency over the life of the contract).

Attachments: Resolution 4970
Resolution 4971
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: Bettye Lou-Wright

and approved by the following vote:

AYES: Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4970**

AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTINUE JANITORIAL SERVICES DURING THE COVID-19 PANDEMIC WITH NOVA COMMERICAL CO., INC. FOR ONE YEAR IN THE AMOUNT OF $291,145.20

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 reinstated its state of emergency. Due to less than 15% availability in hospital Intensive Care Units (ICU), the State of California reissued the Regional Stay-at-Home order as of December 5, 2020. Alameda County reinstated its Shelter-in-Place requirement as of December 7, 2020; and

WHEREAS, OHA issued RFP #18-002 in accordance with the Oakland Housing Authority's Procurement Policy on February 9, 2018 and entered into contract with Nova Commercial Co., Inc. for Janitorial Services at multiple OHA properties. The contract terms included an initial term from, July 1, 2018 until June 30, 2019 with four (4) option terms. The first option term was exercised from July 1, 2019 – June 30, 2020. Due to the COVID-19 pandemic and extenuating circumstances surrounding the pandemic, staff was unable to exercise the second option term before the contract expired. Since July 1, 2020, staff has been operating on an emergency basis under Resolution #4907; and

WHEREAS, In recognition of the Board procurement limits including Resolution #4907 and #4909, OHA attempted to issue a solicitation for Janitorial Services but due to the nature of this procurement, whereby a walk-through of approximately six (6) OHA sites with staff working on-site would not be safe due to the circumstances surrounding the global COVID-

19 pandemic as well as CDC guidelines that recommend human contact be limited to prevent further spread of the virus; and

WHEREAS, It is recommended that OHA continue services with Nova Commercial Co., Inc. for Janitorial Services given they are familiar with all OHA buildings needing service. Nova Commercial Co., Inc. has provided Janitorial Services to the OHA for several years; and

WHEREAS, Janitorial Services are currently essential to preventing the COVID-19 virus from spreading. A lapse in service could potentially put the employees working in the OHA buildings at risk of exposure to the virus if the surfaces and high touch areas in the building are not cleaned daily; and

WHEREAS, It is estimated that the cost per month for OHA will be $24,262.10 for Janitorial Services. This cost was provided in Nova Commercial Co., Inc.'s cost proposal in response to RFP #18-002 for Janitorial Services; and

WHEREAS, OHA is requesting Board approval to officially enter into a one-year contract during the COVID-19 pandemic through an emergency procurement as allowed per Resolution #4907.

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 continue Janitorial Services with Nova Commercial Co., Inc. for one year in the amount not to exceed $291,145.20 per Resolution #4907 to protect OHA employees during the COVID-19 pandemic. Prior to the end of one year, staff will reevaluate the circumstances surrounding the COVID-19 pandemic and put the appropriate procurement in place; 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 March 22, 2021.

Patricia Wells, Secretary / Executive Director

ADOPTED: March 22, 2021 **RESOLUTION NO. 4970**

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

On Motion of Commissioner: Lynette Jung-Lee

Seconded by Commissioner: Bettye Lou-Wright

and approved by the following vote:

AYES: Hartwig, Griffith, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER: 4971**

AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTINUE DAY PORTER SERVICES DURING THE COVID-19 PANDEMIC WITH NOVA COMMERICAL CO., INC. AND ABLE BUILDING MAINTENANCE FOR ONE YEAR IN THE AMOUNT OF $165,600.00

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 reinstated its state of emergency. Due to less than 15% availability in hospital Intensive Care Units (ICU), the State of California reissued the Regional Stay-at-Home order as of December 5, 2020. Alameda County reinstated its Shelter-in-Place requirement as of December 7, 2020; and

WHEREAS, Since the onset of the global COVID-19 pandemic, Day Porter Services have been essential to preventing the COVID-19 virus from spreading. A lapse in service could potentially put the employees working in the OHA buildings at risk of exposure to the virus if the surfaces and high touch areas in the building are not cleaned on a routine basis; and

WHEREAS, Nova Commercial Co., Inc. and Able Building Maintenance, Inc. have provided Janitorial Services to OHA and CAHI (managed by OHA) buildings for several years. Both vendors are very familiar with the buildings and what is required to service them. Nova Commercial Co., Inc. and Able Building Maintenance, Inc., also have an understanding of the COVID-19 cleaning protocols and has been providing Day Porter Services since the onset of the pandemic; and

WHEREAS, Since March 2020, staff has been operating on an emergency basis to provide Day Porter Services; and

WHEREAS, In recognition of the Board procurement limits including Resolution #4907 and #4909, OHA attempted to issue a solicitation for Janitorial Services but due to the nature of this procurement, whereby a walk-through of approximately six (6) OHA sites with staff working on-site would not be safe due to the circumstances surrounding the global COVID-19 pandemic as well as CDC guidelines that recommend human contact be limited to prevent further spread of the virus; and

WHEREAS, It is recommended that OHA continue services with Nova Commercial Co., Inc. and Able Building Maintenance given they are familiar with all OHA buildings; and

WHEREAS, It is estimated that the cost per month will be OHA $13,800 for Janitorial Services; and

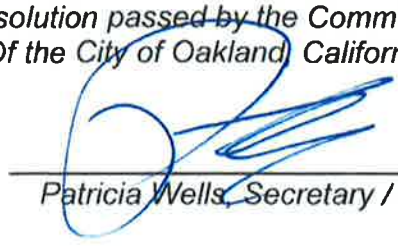
WHEREAS, OHA is requesting Board approval to officially enter into a one-year contract during the COVID-19 pandemic through an emergency procurement as allowed per Resolution #4907.

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 continue Day Porter Services with Nova Commercial Co., Inc. and Able Building Maintenance for one year in the amount not to exceed $165,600.00 per Resolution #4907 to protect OHA employees during the COVID-19 pandemic. Prior to the end of one year, staff will reevaluate the circumstances surrounding the COVID-19 pandemic and put the appropriate procurement in place; 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 March 22, 2021.



Patricia Wells, Secretary / Executive Director

ADOPTED: March 22, 2021 **RESOLUTION NO. 4971**

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 EXECUTE A THREE YEAR CONTRACT WITH TWO ONE-YEAR OPTION TERMS WITH NOVA COMMERICAL CO., INC. FOR $3,300,000 WITH A 10% CONTINGENCY OVER THE LIFE OF THE CONTRACT TO COVER NON-ROUTINE DAY PORTER SERVICES AND ROUTINE JANITORIAL SERVICES FOR A TOTAL NOT TO EXCEED AMOUNT OF $3,630,000

WHEREAS, per Resolution 4970 and Resolution 4971, OHA has been operating on an emergency basis for the past year for janitorial and day porter services; and

WHEREAS, Resolution 4970 and Resolution 4971, approved a one-year contract to continue services with Nova Commercial Co., Inc. to protect OHA employees during the COVID-19 pandemic; and

WHEREAS, Resolution 4970 and Resolution 4971, stated that staff would reevaluate the circumstances surrounding the COVID-19 pandemic and put the appropriate procurement in place before the emergency procurement expired in April 2022; and

WHEREAS, on November 18, 2021 OHA issued RFP #21-035 to obtain an experienced janitorial service company to service six OHA properties; and

WHEREAS, four companies responded by the deadline of Thursday, December 16, 2021; and

WHEREAS, after all proposals were evaluated and scored, Nova Commercial Co. Inc., was determined to have the required experience to perform the services outlined in RFP #21-035 and was the highest ranked vendor; and

WHEREAS, it is recommended that the Board of Commissioners authorize the Executive Director to enter into a three-year contract with two 1-year option terms with Nova Commercial Co., Inc. for janitorial and day porter services in the amount not to exceed $3,630,000 (inclusive of a 10% contingency over the life of the contract).

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 enter into a three-year contract with two 1-year option terms with Nova Commercial Co., Inc. for janitorial and day porter services for a total amount of $3,300,000 with a 10% contingency over the life of the contract to cover any non-routine day porter or janitorial services that may arise, bringing the total not to exceed amount to $3,630,000; 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 March 21, 2022.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

WRITTEN

COMMUNICATIONS

(MONTHLY REPORT)

Oakland Housing Authority
Monthly Status Report
February 2022

Family and Community Partnerships Department (FCP)

Section 3 Construction and Non-Construction

- Twenty-seven (27) participants are enrolled in the Section 3 program; Eighteen (18) are currently working on construction projects and nine (9) 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

Number*	Trade	Level	Union Affiliation	Work Status
25	Laborers	Journey Level	Laborers	Not Working
26	Carpenters	Journey Level	Carpenters	Not working
27	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
Section 3	**0**	**0**	**1**	**OHA**	**Resident & Community Service Coordinator**
Total	**0**	**0**	**1**	**YTD Total**	**2**

- One (1) General Support participant was hired as a Resident & Community Services Coordinator at OHA in the FCP Department.

Section 3 Compliance

FCP received four (4) trade requests from four (4) contractors for twenty-eight (28) Section 3 employment opportunities. Four (4) contractors received a compliance report as 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.

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 & Anderson Flooring	Floor Layer	**10**	**0**	**0**	**1**
Nibbi & Bay City Mechanical	Sheet Metal	**8**	**0**	**0**	**1**
Nibbi Brothers & Nibbi Brothers Associates	Laborer	**2**	**0**	**0**	**1**
Total	-	**28**	**0**	**0**	**4**

Employment and Economic Development

FCP Program	Job Retention & Referrals	Job Readiness	Budget	Total
FSS	**2**	**2**	**0**	**4**
General Support	**9**	**8**	**0**	**17**
Section 3	**1**	**0**	**0**	**1**
ROSS	**2**	**0**	**0**	**2**
Homeownership	**0**	**0**	**1**	**1**

Total	**14**	**10**	**0**	**25**

Winning Wednesdays Hiring Events

OHA hosted three (3) virtual hiring/career events in February in partnership with Laney College on February 9th, 16th and 23rd. The recruitments were followed by employability workshops on Interview Skills & Resume Development.

Winning Wednesday Hiring Events

Date	Company	OHA Participants	Community Participants	Employment Workshop Participants
2/9/22	Amazon	5	8	5
2/16/22	Frito Lay	5	5	4
2/23/22	Allied Universal Security	12	5	N/A
Total		**22**	**18**	**9**

General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
General Services			X	Alameda County	CalWORKs
FSS	X		X	Securitas	Security Supervisor
FSS	X			Bay Area Community Resources	Teachers Aid
FSS			X	Bay Area Rapid Transportation (BART)	Train Operator
Total	**2**		**3**	**YTD Total**	**5**

- One (1) General Service participant was hired full-time through Alameda County/CalWORKs 10-month trainee program and was placed at OHA in the FCP Department to support the employment program.
- One (1) FSS participant interviewed with Securitas and was hired as a full time Security Supervisor.
- One (1) FSS participant was hired as a full-time teacher's aide for Bay Area Community Resources afterschool program.
- One (1) FSS participant interviewed and passed the written & physical tests to become a Train Operator at BART.

Employment & Training Assessments

Forty (40) residents were contacted to update their Self-Sufficiency assessments and fifteen (15) assessments specific to Employment and Training were completed.

Youth Employment Development

To date, one-hundred and sixty-three (163) youth have enrolled in the program, one-hundred and twenty-eight (128) have completed their job readiness training, and eighty-six (86) have received 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	147	137	119	93	77
YEP	16	0	9	8	9
Total	**163**	**137**	**128**	**101**	**86**

Education

Schools	New Enrollment	Continued Enrollment	Graduates
Adult Education (GED/ HS Diploma)	0	39	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**	**158**	**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 B.Q.
Coco Breeze	Designs by Charmeng
MagicallyMe By Dena	
Total	**9**

Financial Literacy

Programs	New Enrollment	Cont. Enrollment	Completed
Financial Literacy Workshop	1	0	1
Total	**1**	**0**	**1**

- One (1) FSS participant completed six (6) FDIC Financial Literacy Workshop modules.

Volunteer Income Tax Assistance (VITA)

In partnership with United Way's Earn It, Keep It, Save It campaign and the East Bay Asian Local Development Corporation (EBALDC) supports OHA residents with free tax services. Twenty-five (25) residents were provided free tax services information, seventeen (17) scheduled a VITA appointment and four (4) residents got their taxes prepared.

Family Self-Sufficiency Program (FSS)

- One (1) FSS participant graduated the FSS program with $15,976 in escrow funds and has her daughter is also enrolled in FCP's Promise Plus program to support her child's education. She currently works full-time as a security guard. She plans to maintain an emergency savings fund with her FSS escrow earnings.
- One (1) FSS participant graduated the FSS program with $14,125 in escrow funds. While in the program, she was able to increased her education and training to secure a full-time position as a Contract Specialist with Samuel Merritt University. She also completed five (5) self-sufficiency workshops and was selected for the AC Boost down payment assistance program to support her dream of becoming a first-time homeowner.
- One (1) FSS participant graduated the program with $11,792 in escrow funds. This single mother of one works full-time for a software development company. She plans to use her FSS escrow earnings to pay down debt and continue working toward her credit goals in hopes of becoming a homeowner in the future.
- Twenty-three (23) FSS participants are within six (6) months of graduation and have met with their Coordinator to prepare for their graduation. Nine (9) of which FSS participants received a quarterly contact to review to update their Individual Training Service Plans (ITSP) for program graduation.
- Two (2) FSS participants received a COVID-19 care bag with PPE supplies.
- FSS Coordinators completed three (3) escrow audits.
- On February 8, 2022, the FSS team held two (2) program enrollment orientations with five (5) residents in attendance.
- Three (3) OHA residents enrolled in the FSS program with a contract start date of February 1, 2022.

Family Self-Sufficiency (FSS)

Program	Total	New Enrollees	Escrow Accounts	Graduates	Escrow Disbursed	Termination or Exits	Escrow Forfeited	Escrow Transferred (RHA)
Section 8	157	2	101	3	$41,893.25	2	$549	$2,598.68
PH	13	0	1	0	$0	0	$0	$0
FUP-Youth	12	1	4	0	$0	0	$0	$0
Total	182	3	106	3	$41,893.25	2	$549	$2,598.68

Family Unification Program (FUP) Youth

- The FUP Youth participants received informational resources and referrals to employment opportunities, parenting training, and financial education.
- One (1) FUP youth received guidance and support for her Iron Work Trade School.
- One (1) FUP youth participant enrolled in the FSS program with a contract start date of February 1, 2022.

Family Unification Program (FUP) Youth

Applicants	Current Participants	New Enrollments (Current Month)	Transitioned to FSS	Program Exits To Date	Program Enrollments To Date
2	9	0	13	7	28

Parents and Children Together (PACT) Program

- Nine (9) PACT families attended the weekly small group therapy sessions facilitated by the PACT program and participated in parenting lessons.
- 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 Opportunity and Self-Sufficiency Program (ROSS)

- One (1) ROSS participant was referred to West Oakland Health Center (WOHC) for medical insurance renewal assistance over the phone.
- One (1) ROSS participant attended the FSS program enrollment orientation on February 8, 2022.
- Three (3) ROSS participants attended the Seniors' Connect Bingo and FCP's Black History event, both events were held virtually on Zoom.
- Fourteen (14) ROSS participants completed their required eight (8) hours of digital literacy training for the AB1299 Digital Literacy grant program.
- Two (2) ROSS participants received digital literacy assistance/education.

Resident Opportunities Self Sufficiency (ROSS) Program

Program	ROSS Participants	New Enrollees (Month)	YTD (Exits)
Public Housing	**153**	**0**	**0**

Civic Engagement and Leadership Development Programs

OHA Resident Advisory Board (RAB)

The Resident Advisory Board held a virtual meeting on February 9th with seven (7) RAB members in attendance. Deputy Chief of Police held a Q&A session, Julie Christiansen presented the OHA Annual Plan, and Mark Schiferl gave a presentation on the Property Management Department. Four (4) RAB members also attended the RAB debrief & agenda planning committee meeting.

	RAB committee meetings	RAB Meetings	Volunteers	Total
OHA Residents	4	7	0	**11**
Non OHA Residents	0	0	0	**0**
Total	**4**	**7**	**0**	**11**

Youth and Education

Promise Plus Program

One-hundred and thirty-one (131) OHA youth remain in the Promise Plus program. Sixty-five (65) students attend a partner school and sixty-six (66) attend 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 invited seven hundred and forty-three (743) OHA households with students between the ages of 16-17 to attend the Black College Expo and apply for a variety scholarships.

- The Education team invited nine-hundred and fifty-four (954) OHA households with children between the ages 3-5 to enroll in OUSD Pre-K and Kindergarten programs.
- The Education Coordinator assisted two (2) families with getting their children enrolled in kindergarten and assisted one (1) Promise Plus family student enrolled in a school closer to his new residence.
- One (1) Promise Plus family received assistance with completing their Keep Oakland Housed application for past due rent and utility bills.

Tutoring & Academic Support

One (1) referral for virtual tutoring services was submitted in February to Community Education Partnerships (CEP).

Tutoring Referrals

Referrals	In-Progress	Assigned Tutor	Total Assigned Tutor (YTD)
1	6	30	0

FCP 2nd Annual Black History Month Program

On February 24, 2022, twenty-nine (29) people participated in FCP's annual Black History Month virtual program. The program presentation honored past and present accomplishments of notable African-Americans which included music, art, and literature. A direct descendant of Henrietta Lacks did a presentation on her legacy and how her cells are still being used in medical studies and breakthroughs today, including assisting in the creation of the COVID-19 vaccine. The program included poetry, signing and storytelling facilitated by several OHA residents and FCP staff. OHA residents shared some of their family histories and attendees participated in a trivia game of Black History facts.

COST Team Meeting

The Education Team attended one (1) COST team meeting at Prescott Elementary and supported the school with a wellness check for a fourth grade student whom failed to attend school since December 2021. The COST meetings at Lockwood were cancelled this month.

Senior Services

OBAR Grant- "*Seniors Connect* " Newsletter and Art & Craft kits

One hundred and fifty (150) seniors residents from Peralta Village, Lockwood Gardens, Palo Vista and Campbell Village received a "*Seniors Connect*" newsletter. They also received their arts and crafts kits items: Paint Canvas, Washable Markers, BINGO Card with chips, Notebook Journal, Valentine Picture Frame and stickers.

This program allows senior residents to expand their creative growth, promote stress relief, bolster memory, and stimulate an optimistic attitude.

Seniors Connect – Zoom BINGO

The seniors enrolled in the Connect-Art & Craft program received an invitation to attend Zoom BINGO on February 17, 2022 and three (3) participated in virtual activity.

Senior Lunch "Grab and Go" Hot Meal Distribution- Peralta Village residents

Two hundred and sixty-eight (268) hot meals were issued to twenty-four (24) Peralta Village senior residents through the Spectrum meal program. 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)	24	24
Lunches 'Grab &Go"	268	507

Food Programs - Peralta Village & Lockwood Gardens

FCP continues to collaborate with the Alameda County Community Food Bank to provide food to OHA families at the pantries at Peralta Village and Lockwood Gardens. Each site conducted two (2) Grab and Go style food pantries and participants received FCP program services and resources.

Food Pantry Assistance

Support Items	Lockwood Gardens	Peralta Village	Total
Food Bank (Food bags)	98	125	223
Semi Freddi's bread donation	75	75	150
Households Served	98	125	223
People Served	294	201	495

Health and Wellness

Zoom on the Move Virtual Workshops

FCP continues the virtual workshop series called "Zoom on the Move". Ten (10) residents attended virtual sessions provided by six (6) organizations.

Zoom on the Move Attendance Table

Organizations	Number of Sessions (Month)	Number of Participants (Month)
FCP Homeownership	1	2
A New America Entrepreneur	1	3
St Mary's Senior Exercise	7	3
ACPHD-Cooking 4 Health	1	1
West Oakland Health Council	1	0
VITA Taxes	1	1
Total	**12**	**10**

Wellness Checks

FCP continues to conduct wellness checks to ensure residents are okay throughout this pandemic and outreach FCP services and resources. FCP contacted two-hundred and forty-eight (248) residents this month.

FCP Program	Monthly Total	YTD
FSS	35	46
General Support	14	29
OHA Seniors	150	300
ROSS	46	60
Section 3	3	6
Total	**248**	**441**

COVID-19 Relief Closet

The COVID-19 Relief closet filled thirty-five (35) orders of personal protective equipment (PPE) and cleaning supplies for residents in need.

COVID-19 Relief Closet

	Individual Resident Orders	ROSS Bulk Order	Education Initiative Bulk Order	Total	Total YTD
Residents served	35	0	0	**29**	

Homeownership

- Two (2) homeownership program participants continues to search for a home. Both have reported that the process is moving slowly due to the costs of homes in Oakland.
- On February 15th, two (2) OHA residents participated in the "Zoom on the Move" Homeownership Q&A session facilitated by the homeownership coordinator.
- Twenty (20) residents have been screened and met the homeownership program's minimum income, savings and credit requirements and seventeen (17) are going through the Section 8 Eligibility process; one (1) is working on obtaining a loan approval, and two (2) are waiting for additional down payment assistance funding from AC Boost.
- One (1) homeownership program participant received assistance with updating his budget and checking on the status of his application for down payment assistance.
- Two (2) residents previously working on obtaining loan approval are no longer moving forward with the homeownership program. One resident did not qualify for subsidized assistance because he was over income. He is pursuing a loan without subsidized assistance. The second resident was approved for a purchase price of $275,000 with subsidized assistance, which is not enough to purchase in Oakland.
- The Homeownership Coordinator responded to seventeen (17) program inquiries by phone and email.
- The Homeownership Coordinator assisted two (2) current homeowners with ongoing mortgage payment issues with their lender.
- One (1) current homeowner opted to graduate the homeownership program early to secure an 2.99% interest rate. His homeownship subsidy was scheduled to term this year in May 2022, he originally purchased his home in 2007 for $449,000 and now it's valued at $750,000 in which he was able to take advantage of a 2.99% interest rate by refinancing.

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

Homeownership Program

Current Homeowners	Total Homes Purchased (Since 2004)	Program Terminations (YTD)	Program Graduates (YTD)	Pending Refinance	Total Homes Refinanced (YTD)
79*	120	0	1	1	1

*One participant voluntarily withdrew from the program, decreasing the number of current homeowners from 80 to 79.

Site Services

OAHPI Wait List Assistance

FCP assisted with the OAHPI waitlist opening and provided in-person assistance to support eighty-six (86) applicants with completing the online application in the computer labs at Peralta Village and Lockwood Gardens.

Site Intervention and Service Referrals

FCP staff closed twenty (20) 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	3	0	1	0	1	0	0	5	10
Peralta	2	0	0	0	0	0	0	2	10
Deep East (9)	0	0	0	0	0	0	0	0	2
East (10)	0	0	0	0	0	0	0	0	0
Fruitvale (11)	1	0	0	0	0	0	0	1	3
San Antonio (12)	1	0	0	0	0	0	0	1	2
West (13)	1	0	0	0	0	0	0	1	3
North (14)	0	0	0	0	1	0	0	1	6

Development	Rent	HQS	Lease Comp.	DV	Supportive Services	Housing Search	Continued	Completed	Completed YTD
Asset Management	0	0	0	0	0	0	0	0	0
Leased Housing	0	0	0	0	5	1	3	9	13
OHAPD	0	0	0	0	0	0	0	0	0
Total	**8**	**0**	**1**	**0**	**7**	**1**	**3**	**20**	**49**

Site Meetings

FCP staff participated in eighteen (18) site meetings with a total of sixty-six (66) residents in attendance. The site meetings were conducted in coordination with the OPO Green Team and OHAPD.

Site Meetings

Site Meetings	Resident Attendance	Site Meetings (YTD)	Resident Attendance (YTD)
18	66	18	66

Leased Housing Department- February 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
February 2022	46	43

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	19	0	0

*no show 2nd intake appointment

Waitlist Openings:

Leased Housing opened the OAHPI PBV waitlist for 2bdrm and 3bdrm units during the period February 1-18, 2022. A total of 5,733 pre-applications were received. OHA will conduct a lottery to place 600 applicants for OAHPI 3 bedrooms and 200 applicants for 2 bedroom units. Additionally, we expect to open the Public Housing waitlists for Lockwood and Peralta in April 2022.

Summary Report

	January 2022	February 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	1	0
• Intake, Briefing and voucher issued for Port-In and Survivor vouchers/FUP	0	11

Summary Report

	January 2022	February 2022
Project Based Voucher and Tenant Protection Vouchers		
• New Move-in Intake and briefing PBV/TPV	6	33
• Relocation vouchers issued for OAHPI Households	1	0
Special Programs (including non-MTW) Intake, briefing and voucher issued:		
• HUD VASH	0	0
• Mod Rehab/S+C to Section 8	0	1
• Intake, briefing: Local Programs/ PACT	0	0

Public Housing and OAHPI Eligibility:

• Intake	19
• Processing for Eligibility	146
• Referred Households	0

Total new vouchers issued (tenant & unit based)	8	44
Denial of Admission/Withdrawals	39	0

Owner Services

Initial Inspections		
• Move-in inspections	175	202
• Passed Inspections	62	65
• New contracts (new, transfer, port-ins)	71	123
Rent Increases		
• Rent increases requested	702	563
• Rent increases approved	541	264
• Rent increases denied/declined	110	293
• Rent increases pending review/HQS	51	6
Annual Inspections		
• Total number of Annual Inspections performed	752	580
• Number of annual inspections passed	166	172
• Failed with owner and tenant items	247	267
• Inspections rescheduled, vacant, or cancelled	399	70
• No Shows	62	71

Summary Report	January 2022	February 2022
Reasonable Accommodations		
• Total number of requests received	26	35
• Total number approved	20	21
• Total number pending	3	10
• Total number denied	3	4
Occupancy		
• Total annual recertification scheduled	257	249
• Total annual recertifications completed	288	210
• Total interim recertifications completed	177	177
• Transfer voucher within Oakland	62	41
• Portability vouchers issued	17	23
• Total no. of transfer vouchers issued	79	64
• Total no. of Decisions to Terminate Assistance	9	12
• Total Meet & Discuss appointments	0	0
• Resolution cases	136	75
Special Programs		
• Interims completed	89	92
• Recertifications completed	131	103
• Field recertifications	0	0
• Transfer port vouchers issued	10	10
• Resolution cases	58	41
Program Terminations		
• Informal Hearings held	0	2
• Termination upheld	0	0
• Termination reversed	0	0
• Pending outcome	0	0
• Requests for Executive Review	0	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	4,036	5153
• Avg. calls/day to Customer Service	192	258

Summary Report LEP Calls	January 2022	February 2022
• Cantonese/Mandarin	68	50
• Spanish	21	34
• Vietnamese	20	9

Leased Housing Department Special Programs and Initiatives:

VASH

OHA has a total allocation of 526 VASH vouchers and 305 leased. OHA received a new allocation of 130 new vouchers effective January 1, 2021. 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 18 units are leased to VASH voucher holders.

Mainstream

OHA has a total allocation of 212 Mainstream vouchers (MS5/MS28), 181 utilized and 16 searchers.

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 11 participant households ported in from other PHA's. OHA is absorbing all port in households except VASH and EHV.

There are 58 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. OHA created a EHV dashboard which can be viewed on the website www.oakha.org.

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 $16,618.17 in vacancy loss to 6 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 56 new owners a $1,000 bonus/$56,000.

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 February 2022

PBV	25
Section 8	87
HUD VASH	3
TRA/Shelter Plus	7
Mod Rehab	1

Other	0
Contracts Entered for Payment	123

Project Based Vouchers

Projects in the pipeline/leasing

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Fruitvale Studios	12	10	1	8	1
2	Coliseum Place	37	29	5	21	3
3	Fook Lok West	65	4	4	0	0

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 19 client interactive/warning meetings, processed 10 owner notification letters, resolved 1 late rent notices, resolved 52 resolution cases and processed 12 proposed termination notices. Additionally, the team assigned 0 police reports and calculated no 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 563 rent increase requests. There were 133 Housing Choice Vouchers completed. A total of 430 were Project Based Vouchers. The average rate of increase was 5% and average amount approved was $111.

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	12	10	2	0

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 &	Abode Services

			Children	
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

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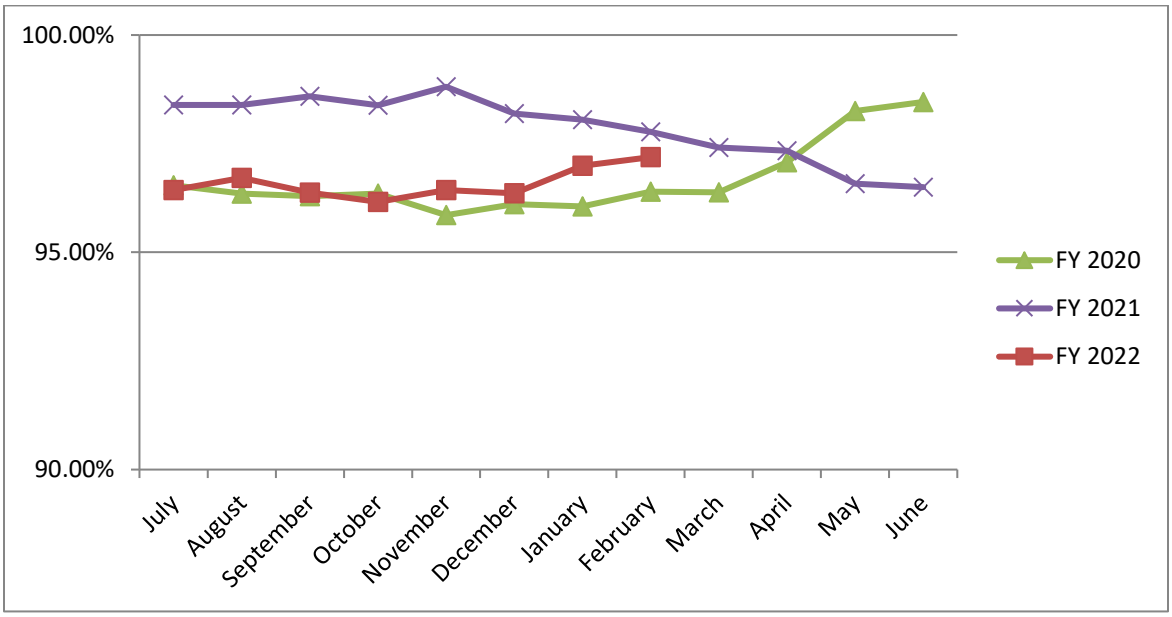
As of December 2021 TOTALS	Total Units	Vacant or Non-Eligible Units	Eligible Units	Subsidy Per Unit
	311	**131**	**180**	**$897**

- All properties received subsidy increase with FY21 HUD Fair Market Rent.

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 97.19%



All Authority Public Housing Units

Month	Occupancy Rate
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%
February 2022	97.19%

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	362	6	1	1	97.57%	97.84%
Peralta Villa	390	2	388	374	8	1	5	96.65%	96.39%
Total	**762**	**4**	**758**	**736**	**14**	**2**	**6**	**97.10%**	**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	222	24	1	1	20	82.46%	82.84%
East	258	0	258	219	27	2	4	6	86.05%	84.88%
Fruitvale	270	3	267	252	11	2	1	1	93.26%	94.38%
San Antonio	244	4	240	231	6	0	2	1	95.83%	96.25%
West	231	0	231	218	9	2	2	0	94.37%	94.37%
North	239	0	239	222	8	1	2	6	89.96%	92.89%
Total	**1,520**	**17**	**1,503**	**1,364**	**85**	**8**	**12**	**34**	**90.15%**	**90.75%**

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	42	154	7	147
Peralta Villa	37	39	5	34
Total	**79**	**193**	**12**	**181**

Tenant Rent Collections

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected
Lockwood Gardens	$122,222	$106,944	87.50%
Peralta Village	$135,931	$131,776	96.94%

OAHPI Project Based Section 8 Units (Includes HAP)

Portfolio	Charged	Collected	Percent Collected
Deep East	$482,319	$461,804	95.75%
East	$556,483	$453,201	81.44%
Fruitvale	$638,590	$571,999	89.57%
San Antonio	$547,754	$465391	84.96%
West	$512,374	$432,144	84.34%
North	$548,121	$490,168	89.43%

Tenant Accounts Receivable

Authority Managed Public Housing Units

Development	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Lockwood Gardens	$70,061	$60,693	$54,659	$561,531	($59,933)	$687,011
Peralta Villa	$59,086	$46,207	$40,375	$311,140	($94,604)	$362,204

OAHPI Project Based Section 8 Units Tenant Rent

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Deep East	$66,052	$71,734	$73,343	$1,737,308	($56,209)	$1,892,227
East	$103,605	$90,305	$78,201	$1,578,432	($64,614)	$1,785,929
Fruitvale	$102,780	$80,996	$75,242	$916,576	($73,379)	$1,100,216
San Antonio	$70,540	$52,324	$46,214	$633,361	($111,247)	$691,193
West	$80,734	$59,771	$55,417	$663,305	($125,639)	$773,588
North	$77,499	$74,402	$53,159	$856,033	($157,283)	$903,809

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	545	158	277	426
Peralta Villa	390	74	196	204	66
Total	**762**	**619**	**354**	**481**	**492**

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	439	164	121	482
East	278	623	187	115	695
Fruitvale	270	126	162	149	139
San Antonio	244	102	109	108	103
West	231	316	125	150	291
North	239	304	193	187	310
Total	**1,540**	**1,910**	**940**	**830**	**2,020**

Legal Report

Legal Report – Authority Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
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	$ -
Feb-22	0	0	0	$ -

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
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	$ -
Feb-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	362	0	0	0
Peralta Villa	4	0	748	0	0	0
Total	**8**	**0**	**1,100**	**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	Virtual Meetings
Deep East	34	52	7	0	222	4	0
East	29	44	9	0	219	3	0
Fruitvale	25	33	18	0	252	4	0
San Antonio	31	48	13	0	231	4	0
West	32	48	0	0	218	0	0
North	23	25	13	0	222	3	0
Total	**174**	**250**	**60**	**0**	**1,364**	**18**	**0**

Emergency Rental Assistance Program

*Emergency Rental Assistance Program information is a cumulative summary of payments received

Emergency Rental Assistance - OAHPI Project Based Section 8 Units

Portfolio	# Residents Processed	Assistance Processing	# of Residents Paid	Assistance Received	Total Dollars
Deep East	37	$3,008	13	$142,989	$145,997
East	10	$10,215	2	$16,522	$26,737
Fruitvale	11	$0	6	$39,938	$39,938
San Antonio	33	$10,378	13	$96,549	$106,927
West	21	$1,641	11	$121,015	$122,656
North	23	$19,772	13	$88,656	$108,428

Emergency Rental Assistance – Authority Managed Public Housing Units

Portfolio	# Residents Processed	Assistance Processing	# of Residents Paid	Assistance Received	Total Dollars
Lockwood Gardens	73	$6,778	8	$45,139	$51,917
Peralta Village	49	$7,267	26	$98,150	$105,417

Additional Rental Assistance Resources - OAHPI Project Based Section 8 Units

Portfolio	# of Residents Applied	Alameda County	BACS	City of Oakland	EDC	Assistance Received
Deep East	0	$0	$0	$0	$0	$0
East	0	$0	$0	$0	$0	$0
Fruitvale	1	$0	$0	$0	$15,563	$15,563
San Antonio	2	$4,785	$0	$0	$14,473	$19,258
West	4	$2,604	$17,290	$0	$367	$20,261
North	2	$0	$10,320	$0	$0	$10,320

Additional Rental Assistance Resources –Authority Managed Public Housing Units

Portfolio	# of Residents Applied	Alameda County	BACS	City of Oakland	EDC	Assistance Received
Lockwood Gardens	3	$0	$0	$8,078	$0	$8,078
Peralta Village	0	$0	$0	$0	$0	$0

Capital Improvement Department

Rehabilitation Team:

Unit Renovations

	OHA	OAHPI
Units Completed and Returned to OPO in February	5	10
Units Received From OPO in February	2	9
Units Completed in Fiscal Year 2021-22 To Date	18	65

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:

- 1325 65th Ave. #C
- 1105 65th Ave. #F
- 1271 66th Ave.
- 1315 65th Ave. #H
- 1103 65th Ave. #A
- 4100 Allendale #3
- 2261 84th Ave. #6
- 9224 Sunnyside #10
- 1465 Seminary #202
- 9240 Bancroft #3
- 1486 77th #4
- 1763 82nd Ave. #2
- 9427 Plymouth #B
- 1815 28th Ave. #2
- 5730 Elizabeth #1
- 7950 Ney exterior paint
- 1716 20th St. # 4 dry rot repairs
- Birch St. major dry rot and deck repairs
- 1215 65th Ave. sewer lateral replacement
- 2170 E. 28th St. 75’ of gas line replacement
- 1120 Bella Vista St. storm line lateral replacement

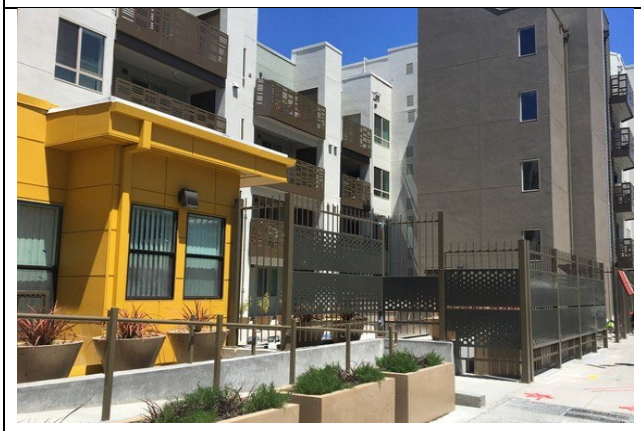
In the Preconstruction/Construction Process:

- 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

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:*	$86.4MM

Permanent Funding Sources:

• Tax Exempt Perm Loan:	$23,600,000	• OHA Ground Lease Loan	$599,901
• Seller Carryback Loan:	$34,400,000	• Release of Forward Commit. Fee:	$472,000
- Accrued/Deferred Interest:	$1,729,173	• Deferred Developer Fee:	$5,449,437
• OHA Sponsor Loan	$15,000,000	• 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 2/28/22:	99.50%	Number of New Hires:	158
% Complete last Month:	98.78%	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)	$8,218.75
Approved Change Orders	$ 4,980,772.37	Potential Future Changes	
Current Contract Amount	**$49,098,497.37**	**Potential Contract Amount**	**$49,106,716.12**

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
- The courtyard and east side yard concrete has been poured
- The landscaping is complete
- Sidewalk and street trees have been installed

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 the Authority's offices on the 1st and 2nd floors.

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.

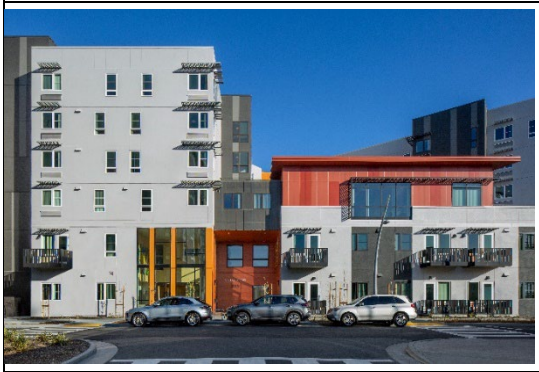
The Brooklyn Basin project (formerly known as "Oak to Ninth") is a large scale, master planned community on a formerly-industrial site along Oakland's waterfront. The site is approximately 64 acres of waterfront property off Embarcadero Road and 10th Ave.

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; the 880 freeway runs along the top right and The Orion, a market rate property is to the left (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:

Solar hot water and photovoltaic system is 100% installed; all common areas and unit cabinetry and plumbing FFE are installed; all storefronts and unit appliances are installed; PGE connecting permanent power in early March and final gas meter installation is scheduled for 2nd week; teams are pre-punching all levels up to Level 4; 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 substantial completion in late April contingent upon final inspections by the City and State.

Construction Progress:		**New Hires:**	
% Complete:	90.4%	Number of New Hires:	275
% Complete last Month:	88.06%	Number of Section 3 Hires:	35
Scheduled Completion Date	May 2022	% Section 3:	12.73%
		% Local Residents:	44.36%
		% Local Apprentices:	51.09%

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 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.

The project is working on its application for funding through the California Housing Accelerator Tier 2. This funding would replace tax credit equity in the capital stack. Applications are due on April 8, 2022.

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	65	20	30	**115**
Home Visits	3	N/A	N/A	**3**
Spectrum Senior Lunches Served	N/A	N/A	640	**640**
Case Management	4	N/A	N/A	**4**
Home Management	2	N/A	N/A	**2**
Supplementary Support Services	19	N/A	N/A	**19**
Coffee with a Cop	N/A	N/A	10	**10**
Lunar New Year Lunch	88	N/A	N/A	**88**
Birthday Cards	6	6	7	**19**
Laundry Card Refill	N/A	N/A	21	**21**
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, the property management staff have not restarted many of the in-person social and physical activities in February out of COVID precaution; thus, "N/A" is noted for several of these activities.

Food Resources

- **Mercy Brown Bags:** During the month of February, the Mercy Brown Bag program provided sixty-one (61) 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, including proteins 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, the staff also help with bagging their groceries and delivering the bags directly to the resident's unit.

- **Senior Lunch Program:** At Harrison Towers, to celebrate and recognize the Lunar New Year, the service coordinator and staff prepared and delivered eighty-eight (88) Lunar New Year lunches to all residents who signed up for a holiday

meal. Each month, from Monday to Friday, Spectrum Foods provides hot meals to residents of Palo Vista Gardens. During the month of February, six hundred and forty (640) 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 those residents facing mobility issues.

Health & Wellness

- **Wellness Checks:** Property management staff continues to conduct outreach to each household and check in on their needs. In February, 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.

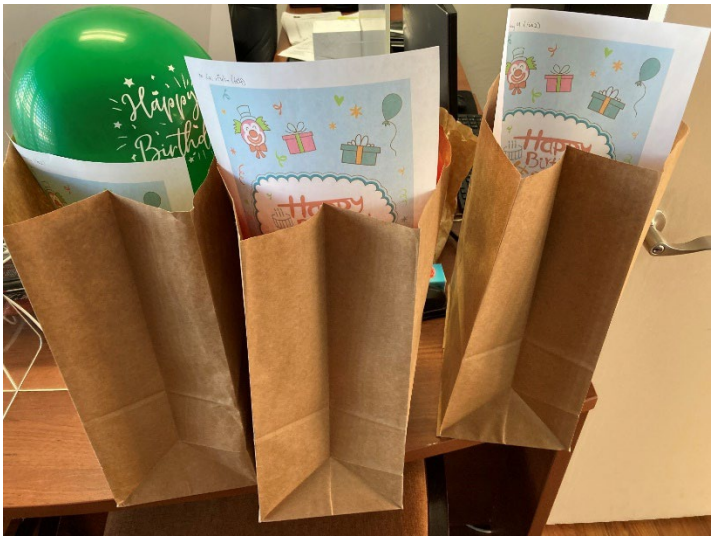
- **Supplementary Services:** This month at Harrison Towers, through phone appointment only meetings, the management staff was able to provide nineteen (19) residents with supplemental services. These services included language translation, such as assistance reading food stamp letters, reading bank statements and social security letters, as well as filling out applications for food stamp renewal, applications for housing relocation, and filling out applications for green card renewal.

- **Social Events and Activities:** Out of precaution and concern for the safety of residents, the property management staff have continued to postpone all indoor social gatherings and activities until further notice. This included Bingo and mahjong, Fun Fridays, tai chi, and the walk club. Staff at Adel Court held an outdoor Bingo event but none of the residents attended; consequently, staff are looking into organizing on-line Zoom social activities, and will continue to monitor COVID numbers. Per the residents' request, any future arts and craft projects will be delivered to resident's door or available for pick-up. Any required services were arranged by appointment only.

- **Coffee with a Cop:** At Palo Vista Gardens, the property management staff in coordination with OHAPD, organized a safety session for residents with police officers. OHAPD came out to talk about safety issues and answer any questions from the residents in attendance. Ten (10) residents participated in the session and the officers also gave them information on how to participate in the Neighborhood Crime Prevention Councils (NCPC) via Zoom.

- **Birthday Celebrations:** In the month of February, six (6) Harrison Towers residents, six (6) Adel Court residents and seven (7) Palo Vista residents celebrated their birthdays. Property management staff continued the tradition of

delivering birthday cards and gift bags to each celebrant, all of whom expressed much appreciation for having their birthdays acknowledged.



Campbell Village Community Center

Outreach Efforts/Activities	Total
Contactless Food & Supply Delivery (Seniors only)	37
Phone Calls	49
Auto-dialer Resident Phone Calls	23
Resident Text Messages	N/A
Food Pantry	N/A
Hope 4 the Heart	N/A
Garden Club	2
Birthday Cards	23
ROSS Program	5
Computer Lab	3
Coffee Hour	N/A
Senior Bingo	N/A
Rent Assistance	3

Food Resources

- **Food Pantry:** Out of continued precaution and concern over COVID, the management staff continued to keep the community center at Campbell closed during the month of February, therefore, the food pantry distribution was cancelled for this month.

- **Senior Meal & Supply Delivery:** The property management team delivered supply boxes to thirty-seven (37) 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:** Out of concern for the safety of residents and staff, the management team did not resume any social activities in February. Once it is deemed safe again, the staff will consider physically reconvening residents for organized activities.

- **Wellness Checks:** The resident service coordinator reached out to forty-nine (49) households via phone during the month of February. 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, twenty-three (23) auto-dialer calls were made to residents to inform them about site updates.

- **Garden club:** Two (2) residents participated in the Garden Club in February by helping to harvest produce from the garden. The produce was then made available to residents at the Community Produce Stand.

- **Computer Lab:** In February, three (3) residents used the computer lab to print documents and apply for unemployment benefits. The computer lab is used by only one person at a time through an appointment and after each use, it is thoroughly cleaned before the next user's appointment.

- **Rent Assistance:** the resident service coordinator outreached and worked with three (3) residents who indicated they were having difficulty paying their rent. The coordinator connected the resident with resources that could assist them in meeting their rent obligations.

- **Birthday Celebrations:** During February, twenty-three (23) 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	5	6	6	5	6	**28**
Socially Distanced Wellness Checks	3	3	2	2	5	**15**
Conflict Resolution	1	2	0	0	0	**3**
Harbor House Ministries Food Bag	1	1	0	1	1	**4**
Services Matching	3	2	2	1	1	**9**
Emerging Leaders Program	2	1	1	1	1	**6**

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 February, four (4) households signed up 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:** During the month of February, the resident service coordinator worked with nine (9) residents to help match them with supplemental service resources depending on their respective needs. This month, all nine (9) residents requested additional information and resources on financial and employment opportunities. Therefore, the service coordinator held individual meetings with each resident to help them draft up a plan of action that would support them in managing their finances and mitigate any potential rent delinquency.

- **Emerging Leaders Program:** Six (6) residents signed up to participate in the "Emerging Leaders" program, which is an in-depth paid training program exclusively for individuals with lived experience of homelessness. The program entails six (6) weekly meetings of combined workshops, educational sessions, talks from featured speakers, and group discussions, which are all tailored to the unique work of serving on public boards and committees focused on ending homelessness in Alameda County. To date, many of the participants have expressed appreciation for the opportunity to be a part of the Emerging Leaders program.

WRITTEN

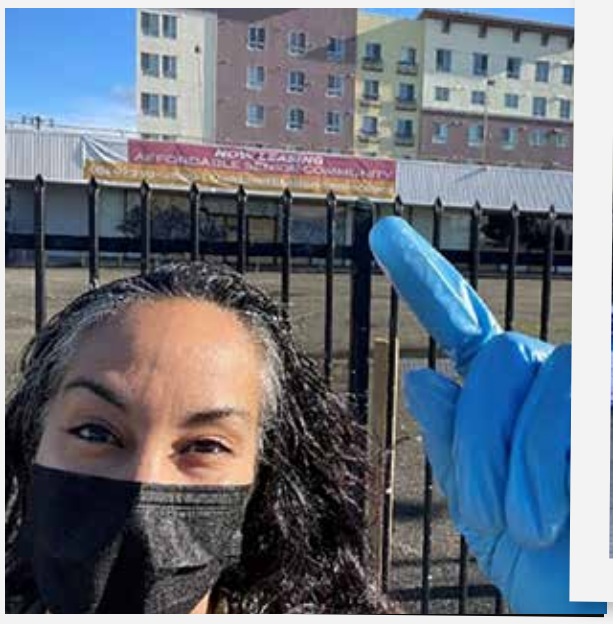
COMMUNICATIONS

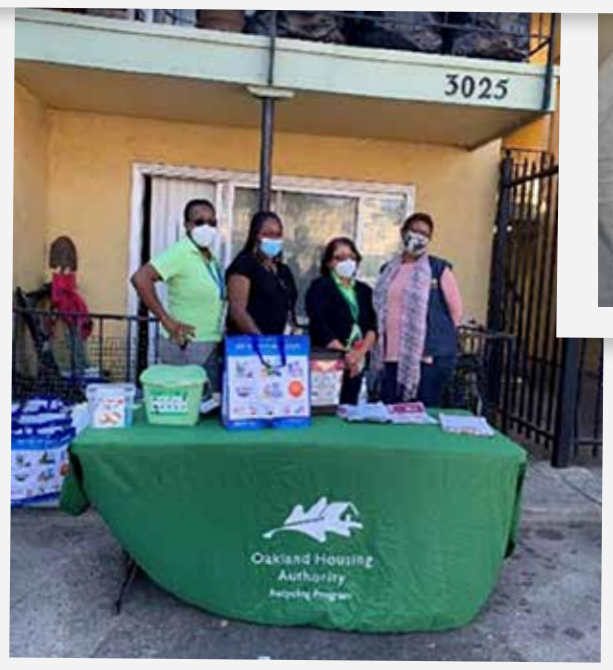
(Executive Director’s Report)

EMPLOYEE APPRECIATION DAY

On this National Employee Day, and every day, thank you for being a part of the success of OHA. Your dedication is felt throughout our community.

Friday, March 4, 2022





Medal of Merit Awarded to:
Officer Ismael Velasquez

Celebrating International Women's Day

and the #BreakTheBias campaign, through the use of social media.

On March 8, the world recognized International Women's Day and OHA joined in. Following an initial tweet from NAHRO, OHA posted retweets from two of OHA's women leaders. This is just the beginning of OHA using its social media accounts to help the public better understand our programs, our activities and our values.