

Commission Members

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

Executive Director

Patricia Wells

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

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Regular Meeting

Monday, April 25, 2022 at 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

***Meeting In-Person and Via Teleconference Pursuant to Assembly Bill 361
[(Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021]]***

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/84010937477?pwd=YTloUG1rL1pmU3lrUDI0TUUp1Qm1HQT09>

Meeting ID (access code): 840 1093 7477 Meeting Password: 326692

Closed Caption – provided through the link

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

Meeting ID (access code): 840 1093 7477 Meeting Password: 326692#

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1510 (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.



AGENDA
Regular Meeting
April 25, 2022, 6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
 - A. Approval of Minutes of the Special Meeting of March 21, 2022
- IV. Recognition of people wishing to address the Commission
- V. Old or Unfinished Business
 - A. Provide updates and next steps for the review of the Janitorial solicitation and continue the item to the May 25, 2022, Board meeting.
- VI. Modifications to the agenda
(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.
- VII. New Business:
 - A. Presentation and Discussion of the 2022 Oakland Housing Authority Police Department's Resident Opinion Survey.
 - B. Presentation and briefing plan for the future adoption of a "Military Equipment Use Policy" resolution in accordance with the requirements of California Assembly Bill 481.
 - C. Ratification authorizing the Executive Director to extend the terms of the current janitorial and as-needed day porter services contracts for two months with Nova Commercial, Inc. in a total amount not to exceed \$74,000.
 - D. Resolution authorizing the Executive Director to write off \$47,234.75 in Tenant Account Receivables for vacated tenants incurred by the OHA-managed public housing portfolio and deemed to be uncollectible for the period of January 1, 2021 – February 28, 2022.
 - E. Authorization to acquire the Limited Partner Interest in Lion Creek Crossings Phase II for an amount not to exceed \$39,000, and authorization to execute a Continuing Project Operations and Exclusive Negotiation Rights Agreement with the Administrative and Managing General Partners.

F. Consent Agenda:

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

1. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
2. Authorization to execute a three-year contract with Automatic Data Processing, Inc. for Human Capital Management and Managed Business Solutions in an amount not-to-exceed \$1,003,431.
3. Resolution authorizing the Executive Director to amend the contract to purchase ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA Partners cooperative agreement with Club Car, LLC, to add \$1,830.01, increasing the total amount not-to-exceed amount to \$201,830.01.
4. Authorization for the Executive Director to amend the property address of Coliseum Place, an affordable housing project, from 905 72nd Ave., Oakland, California, 94621 to 7120 Hawley Street, Oakland, California, 94621 for the agreement to enter into housing assistance payment contract and related documents.

G. Presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association.

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.

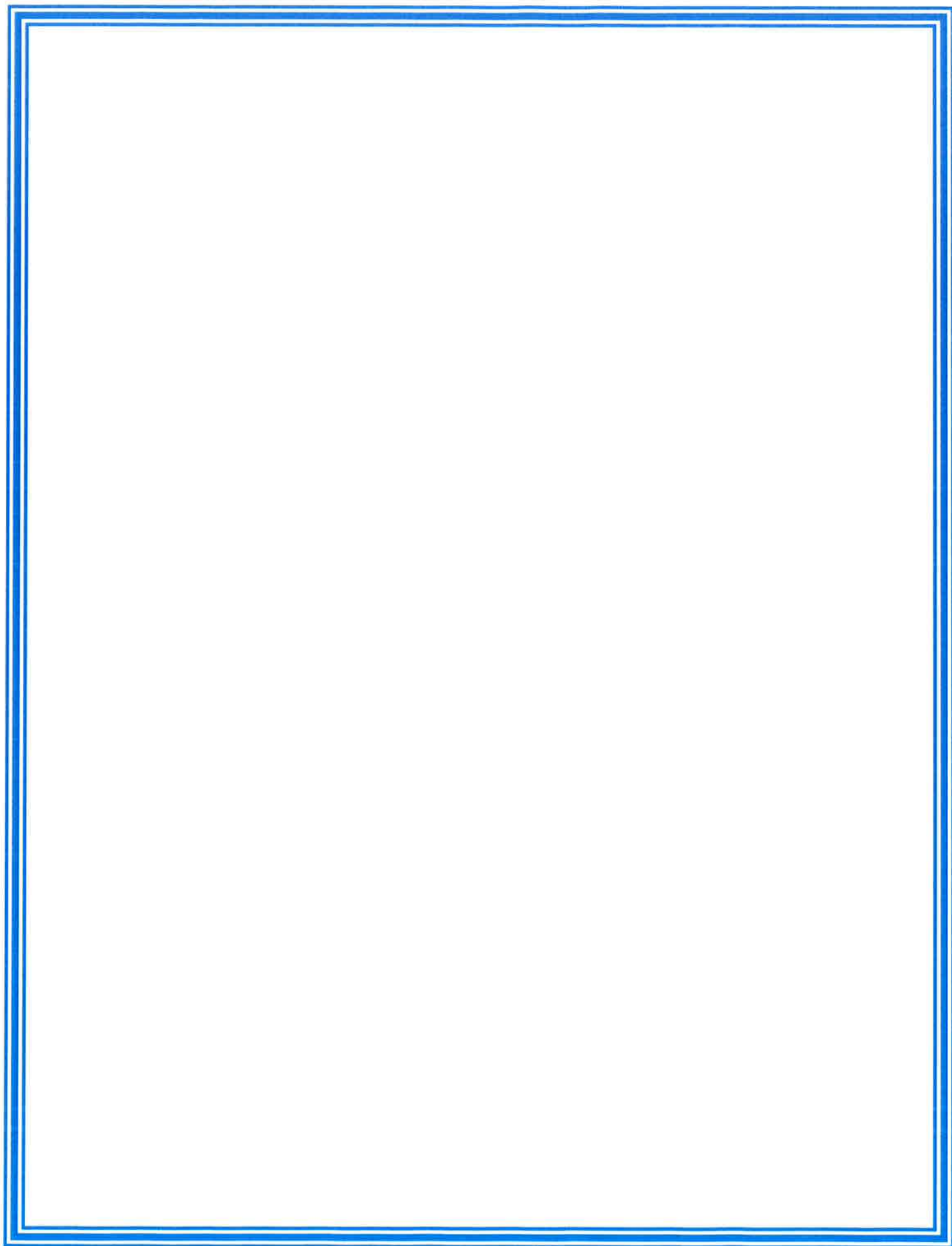
XI. Announcements by Commissioners.

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, March 21, 2022

Special Meeting

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

Chair Hartwig presided and called the meeting to order at 6:00 p.m.

I. Pledge of Allegiance

II. Roll Call

Present 6 – Gregory Hartwig, Anne Griffith, Janny Castillo, Lynette Jung-Lee, Barbara Montgomery, and Mark Tortorich.

After roll call, Chair Hartwig announced the passing of Commissioner Bettye Lou-Wright as of March 03, 2022 and requested a moment of silence as we called Commissioner Wright's name during roll call for the last time at the Oakland Housing Authority.

III. Approval of Minutes:

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

Executive Office Manager & Clerk of the Board, Yamilette Mendoza, noted that the minutes on the agenda reflected February 28, 2021, and explained the request is to approve the minutes as amended to reflect the February 28, 2022 minutes.

A motion was made for approval of the February 28, 2022 minutes as amended moved by Commissioner Tortorich, and seconded by Commissioner Montgomery. The motion passed by the following vote:

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

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

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

Interim Chief Operating Officer, Kris Warren, Director of Property Operations, Mark Schiferl, Director of Leased Housing, Michelle Hasan, Director of Capital Improvements, Bruce Brackett, and Director of Family and Community Partnerships, Nicole Thompson all presented on department collaboration and efforts to address vacancy and leasing of units as well as operations priorities within each department.

Ms. Warren began the presentation by reminding the Commission that in September and October of 2021, the department team updated the Commission with the operations plan and accomplishments with the goal to provide the Commission with quarterly updates. Ms. Warren noted that the operations team meets weekly to realign and streamline the processes to ensure outcomes to include quicker unit turns from Capital Improvements and Property Management, as well as larger and a more pro-active intake of families on the waitlist to fill vacancies.

Secretary Wells amplified that the presentation tonight was to show continued progress towards the four goals approved by the Commission and continued management of our properties that ensures our families served have access to the best community services.

Commissioner Castillo commended the staff on the presentation and asked a question regarding the waiting list statistics Ms. Castillo asked if there consideration to open the wait list more frequently to reduce that number. Director of Leased Housing, Michelle Hasan stated that the Oakland Housing Authority is looking at potentially opening a waitlist more often or keeping the wait list open continuously.

Secretary Wells shared a comment from a member of the public, which asked if the Oakland Housing Authority could offer the ability to post openings of available units outside the AffordableHousing.com website, the new version of the former GoSection8.com website, since the site allegedly prevents the ability for landlords to post new units that are available. Ms. Wells noted to the responder that Director of Leased Housing, Michelle Hasan, would contact the responder the next business day regarding their suggestion.

There were no further questions from the board.

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.

Executive Office Manager & Clerk of the Board, Yamilette Mendoza, requested to modify the New Business numbering sequence, noted on the

agenda as Items VII.B-E, to reflect New Business Items VII.A-D of the agenda. The new business numbering sequence was approved and the Commission proceeded to new business items.

VII. New Business:

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

Secretary Wells introduced the item noting it is an action item. Ms. Wells specified that the loss of Ms. Wright exemplifies the whole celebration behind Women's History month. Ms. Wells further expanded on Ms. Bettye Lou Wright's contributions to the Oakland Housing Authority (OHA), a servant leader and detailed how she spent time cooking home cooked meals that she shared with Oakland's unhoused neighbors. In addition, Ms. Wright's daughter, Ms. Sarah Mallory, was present at the meeting, and continued to read a thank you note to the Oakland Housing Authority received from Ms. Mallory.

Chair Hartwig stated that Women's History month commemorates the accomplishments, perspectives, and experiences of women in the United States. To honor Women's History month in 2022, we acknowledge the diligence Bettye gave as an OHA Commissioner to advocate on behalf of the elderly and unhoused neighbors. She represented OHA on several Commissioner Committees, but more importantly on the Special Needs Committee whose importance is significant with strategic and tactical changes. Ms. Wright inspired the entire Commission and was a pleasure to be around.

Chair Hartwig called for a motion to dedicate Women's History month at the Oakland Housing Authority on behalf of Commissioner Bettye Lou-Wright. Commissioner Griffith made a motion, which was seconded by Commissioner Montgomery. The motion carried by the following vote:

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

Commissioner Montgomery commented after roll call and thanked Ms. Wright for the energy she put into everything she was involved in and noted that they worked with women in the RAB and there were many inspirational messages that Ms. Wright provided on a monthly basis. Ms. Montgomery expressed her gratefulness to be part of Ms. Wright's life.

Secretary Wells shared with the Commission that the Oakland Housing Authority Police Department squad visited and sang to Ms. Wright on her birthday in her home.

There were no further comments from the board.

- B. 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 stating that this action item is reoccurring for the Board of Commissioner to continue teleconference meetings.

Having no further questions from the Commission, a motion was made by Commissioner Jung-Lee, and seconded by Commissioner Castillo. The motion passed by the following vote:

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

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

Special Assistant to the Executive Director and Director of Planning, Implementation, and Compliance, Dominica Henderson, presented the item mentioning that as a participant in the Moving to Work (MTW) demonstration, the Authority must adopt an annual plan prior at the start of each fiscal year as a requirement from HUD. Ms. Henderson noted that Appendix J was added during the comment period, which includes standard HUD forms that were modified to accommodate several MTW policy changes. Ms. Henderson noted that the minutes from February's RAB meeting were included in the final draft of the plan. No public comments were received from the public or the RAB meeting during the open comment period. Ms. Henderson provided an MTW plan timeline as reference to the Commission.

Commissioner Castillo referenced to page 2 of the memorandum, stating it looks like the HAP contract terminates automatically after twelve months versus two years. Ms. Henderson stated that this is a policy change approved in the plan last fiscal year and the Authority is seeking approval this year to modify the form to reflect the revised period of time.

Having no further questions from the Commission, a motion was made by Commissioner Tortorich, seconded by Commissioner Griffith, the motion passed by the following vote:

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

- D. 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.

Director of Capital Improvement, Bruce Brackett provided information to the Board regarding the request for a contract with Nova Commercial Co., for janitorial and day porter services at six property sites. Mr. Brackett provided details regarding the RFP process and noted that Nova Commercial Co. was

the highest ranked vendor.

Commissioner Castillo noted that the same six properties had janitorial and day porter services to which the Board has authorized and approved contract increases. Ms. Castillo asked that based of the previous contract agreements, is the request now for \$67,000 increase per month with the new contract. Mr. Brackett noted that the overall contract has a 35% increase over the previous contracts for the six properties. The day porter service is the janitorial service that requires sanitization of administrative buildings. Additionally, the day porter services was an amendment to the contract previously added during COVID-19.

The Commission asked for additional clarity and an evaluation on the cost per month as the 35% increase is substantial. Chair Hartwig asked to table the item to the April board meeting so that additional clarity can be provided to the Commission.

On a motion to table the item to April's board meeting moved by Commissioner Griffith, seconded by Commissioner Castillo. The item carried by the following vote:

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

VIII. Written Communications Departments' Monthly Report.

Secretary Wells briefed the Commission on the Departmental Monthly Report for the month of February 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:

- Medal of Merit Awarded to Officer Ismael Velasquez
- Employee Appreciation Day
- NAHRO Celebrating International Women's Day
- Announcement of New Chief Officer of Real Estate, Thomas Deloye to the Authority.
- Announcement of the retirement of IT Director, James Shinagawa

X. Reports of Commission Committees.

Commissioner Montgomery thanked Secretary Wells for the "What home means to me" calendars that were included with the board packets.

XI. Announcements by Commissioners.

There were no announcements by the Commissioners.

XII. Adjournment of Public Session.

Having no further comments from the board, a motion to adjourn was moved by Commissioner Tortorich, and seconded by Commissioner Montgomery. The motion passed by the following vote:

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

The meeting adjourned at 7:32 p.m.


Gregory D. Hartwig, Chair of the Commission

By _____
Patricia Wells, Secretary

OLD OR UNFINISHED BUSINESS

**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Provide updates and next steps for the review of the Janitorial solicitation and continue the item to the May 25, 2022, Board meeting.

Date: April 25, 2022

Purpose: Provide updates and next steps for the review of the Janitorial solicitation.

Funding: There is no funding being requested at this time.

Background

During the Board Meeting on March 21, 2022, the Board raised questions regarding New Business Item D. *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*, whereby the Board asked for clarification on the increase of costs. The item was continued until April in order to provide staff the time to respond to the questions. However, staff is still reviewing this and we are therefore requesting for the item to be continued for one more month. Our intent is to bring the item back to the May 25, 2022 board meeting.

Because this is an action item, we are requesting the Board continue this item until the May 25, 2022, board meeting.

In addition, please find attached updates of the work and analysis staff have completed to date on this item as well as a timeline that will ensure we are able to meet the May 25, 2022, board meeting date.


Recommendation


Staff recommends the Board of Commissioners continue this item until the May 25, 2022, board meeting.



Attachments: Memorandum

HOUSING AUTHORITY OF THE CITY OF OAKLAND INTEROFFICE MEMORANDUM

April 19, 2022

TO: Patricia Wells, Executive Director 

FROM: Daniel Mermelstein, CCGS Manager 

PREPARED BY: Kris Warren, Interim COO 
Duane Hopkins, COPFA 

SUBJECT: RFP #21-035 Janitorial Services

Per the questions raised during the Board Meeting on March 21, 2022, for a three-year contract with two one-year option terms with Nova Commercial Co., Inc. for Janitorial and Day Porter Services, staff is in the process of further analyzing the costs that are associated with the proposals received. Our intent is to provide a detailed analysis, as well as an updated recommendation(s), to you for transmittal to the May 25, 2022, Board meeting.

Below is an overview of staff's work-to-date and an outline of next steps:

Examination of RFP #21-035 Janitorial Services:

- Analyzed the procurement process conducted, including:
 - Scope of work requested
 - Respondents submittals
 - Evaluation Process and scoring
 - Of note: This is a Request for Proposal (RFP) in which price is only one component of the overall criteria. There are 4 components that make up the scoring criteria: Experience (45 points), Technical Capabilities (25 points), Approach to the Project (15 points) and Price (15 points).
- Reviewed the cost escalation as noted by the Board
- Reviewed Market Trends and history of cost increases with current and previous janitorial service contracts
- Compared costs for similar services with other PHAs and government entities
- Started a market study

Next Steps:

Per 2 CFR 200, HUD Procurement Handbook (Ch. 7, pg. 8) and RFP Section 1.2 The Authority Reservation of Rights, OHA will continue the procurement process and open negotiations on the fee proposals with the vendors within the competitive range, as scored by the evaluation committee.


Timeline:

- April 11, 2022 - Meet with Executive Director on review, analysis and recommendation for next steps
- April 18 - 20, 2022 - Lead Department and CCGS meet with two highest ranked bidders for negotiations
- April 22, 2022 - Last day for Bidders to submit any further documentation as requested in negotiations
- April 25, 2022 - Regroup and review negotiations and submittals by bidders; determine if Best and Final Offer (BAFO) is needed
- April 26, 2022 - BAFO request sent to bidders in the morning with responses due by COB (if needed); Lead Department and CCGS review bidder's information to date and evaluation panel's scoring
- April 27, 2022 - Final review of BAFO (If needed) and final review of bids; recommendation discussed
- April 28 - 29, 2022 - CCGS finalizes all analysis started earlier in the process and drafts recommendation, memorandum(s) and resolution(s), as required; Chief Operating Officer and Chief Officer of Program and Finance Administration review in preparation for Executive Director recommendation
- April 30, 2022 - Final recommendation(s) submitted to Executive Director
- May 9, 2022 - Janitorial memorandum(s) and resolution(s) in Board package
- May 25, 2022 - Recommendation(s) to the Board of Commissioners

NEW BUSINESS

**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Presentation and Discussion of the 2022 Oakland Housing Authority Police Department's Resident Opinion Survey.

Date: April 25, 2022

Purpose: During the calendar year 2021, the Oakland Housing Authority Police Department (OHAPD) conducted random resident surveys of public housing, senior sites, OAHPI sites and third party managed properties. The survey is complete and the Department would like to present the survey results to the Board for discussion.

Funding: No funding is being requested.

Background:

Every three years, the OHAPD conducts a survey of resident attitudes and opinions as a platform for organizational learning and improvement. Specific questions regarding the quality of policing in the community, and most importantly the measurement of how policing at Authority-owned or managed sites affects public trust. In conducting the surveys staff sought to address a broad section of the community, victims and others who have had recent contact with sworn members, communications staff, and/or direct observation of members engaged in the provision of services.

Civilian OHAPD members in the field conducted the actual survey instrument. No sworn members participated in the survey. The survey was conducted from October 1, 2021 thru January 31, 2022. A total of 1,597 residents were interviewed, with 74.22% of those interviewed having contact with a sworn member of OHAPD during the previous 12-month period, and 68.33% having contact with a member of OHAPD Communications during the previous 12-month period.

Carel Duplessis, Chief of Police will present the report and address comments and questions.

Attachment: 2022 OHAPD Resident Opinion Survey



Oakland Housing
Authority

2022 Survey of Resident Attitudes and Opinions



Board Of Commissioners

Presented by Chief of Police Carel Duplessis

April 25, 2022



Oakland Housing
Authority



Methodology and Purpose

Surveys are useful in many ways; specifically they should be used as a “platform for organizational learning.” In addition the surveys provide;

- ☐ Meaningful answers related to overall customer satisfaction;
- ☐ Answers questions that may be assumed by OHA and OHAPD members;
- ☐ Discussion topics with stakeholders which could incite other topics from a broader perspective;
- ☐ An unbiased approach to decision making, and allows for sensible decision making;
- ☐ A platform for reasonable and important goals and objectives;
- ☐ A measurable benchmark for comparison of issues over time.



Oakland Housing
Authority



Methodology and Purpose

Residents participating in the survey were asked to respond to 31 questions related to the following topics:

- OHA Community Involvement
- Community Safety
 - ❖ Crime within Communities;
 - ❖ Property Issues;
 - ❖ Personnel Feeling regarding Safety
- Procedural Justice and Staff Responsiveness
- Resident Satisfaction
 - ❖ OHAPD LE and Communications Competency
 - ❖ OHAPD LE and Communications Performance
- Demographics



Oakland Housing
Authority



Source of Data

Surveys were specific to residents of:

- **OHA Managed Public Housing**
- **OAHPI Properties**
- **Third Party Managed Properties**
- **Senior Sites**

“Participants of the Housing Choice Voucher (HCV) program were not surveyed.”



Oakland Housing
Authority



Demographics

Responses were received from 1,596 residents, representing 1,596 households/units. Included were the following demographics:

- 3.61% (57) were 17 years or younger.
 - 19.20% (303) were between the ages of 18 to 29.
 - 23.32% (368) were between 30 to 39 years of age.
 - 18.82% (297) were between 40 to 49 years of age.
 - 11.98% (189) were between 50 to 59 years of age.
 - 11.79% (186) were between 60 to 69 years of age.
 - 10.08% (159) were 70 years and older.
 - 1.20% (19) preferred not to answer.
-
- 18 respondents did not provide this information.



Oakland Housing
Authority



Demographics

Responses were received from 1,596 residents, representing 1,596 households/units. Included were the following demographics:

- 36.13% (564) were male
- 61.69% (963) were female.
- 1.09% (17) were non-conforming
- 1.09% (17) performed not to answer.
- 36 respondents did not provide this information.



Oakland Housing
Authority



Demographics

Responses were received from 1,596 residents, representing 1,596 or 40.45% households/units OHAPD Patrols. Included were the following demographics:

- 39.57% (617) of respondents reside in OAHPI properties.
(AMPS 9 thru 14; - 40.09%)
- 12.37% (193) of respondents reside at Senior Citizen properties.
(Harrison Towers, Adel Court, OGN, OGS, Palo Vista – 50.52%)
- 18.98% (296) of respondents reside in Public Housing.
(Lockwood, Peralta, Campbell Village – 32.38%)
- 29.08% (453) of respondents reside in Asset Management Properties.
(Tassafaronga, Mandela Gateway, Lion Creek, Chestnut/ Linden Court) and Foothill Family – 40.88%).
- 37 respondents did not provide this information.

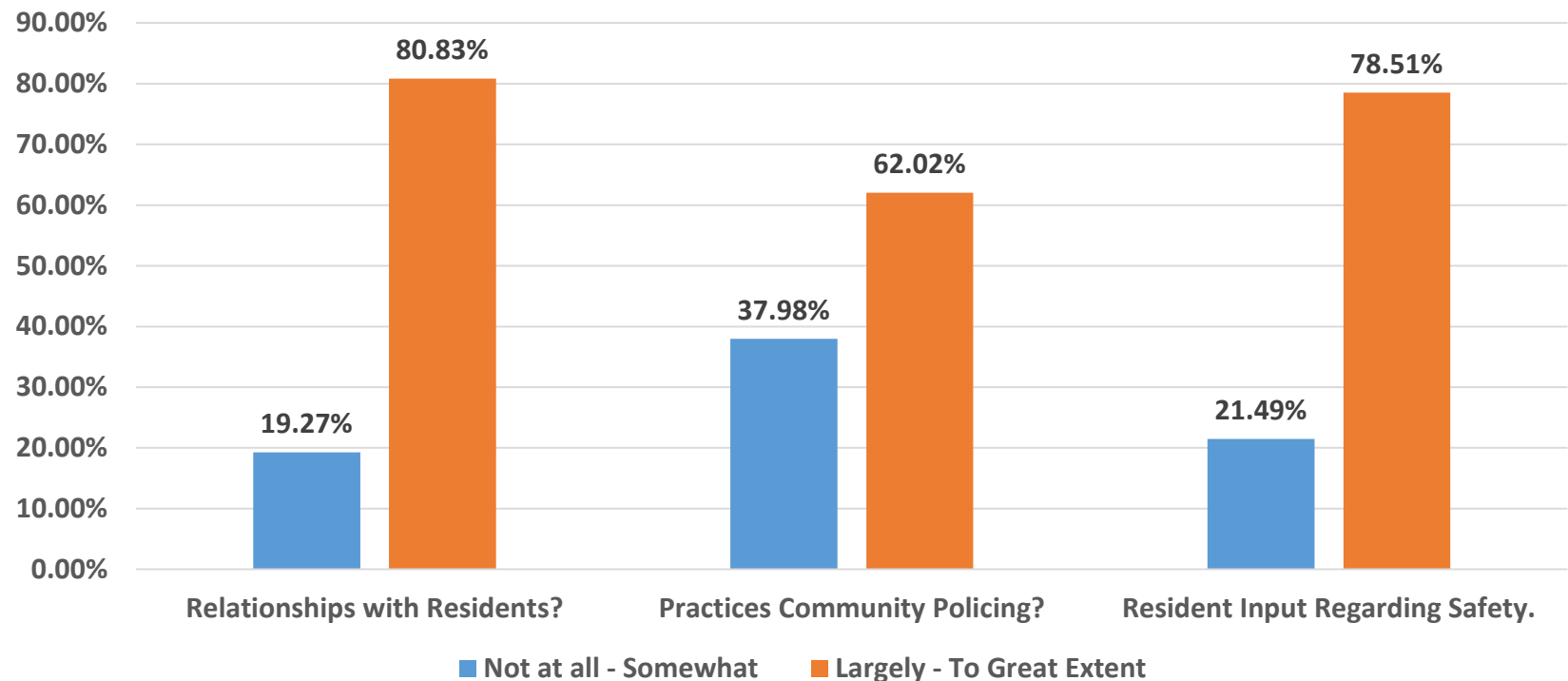


Oakland Housing
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Community Involvement

To what extent does OHAPD develop relationships with residents, practice community policing, and allow for resident input regarding safety?



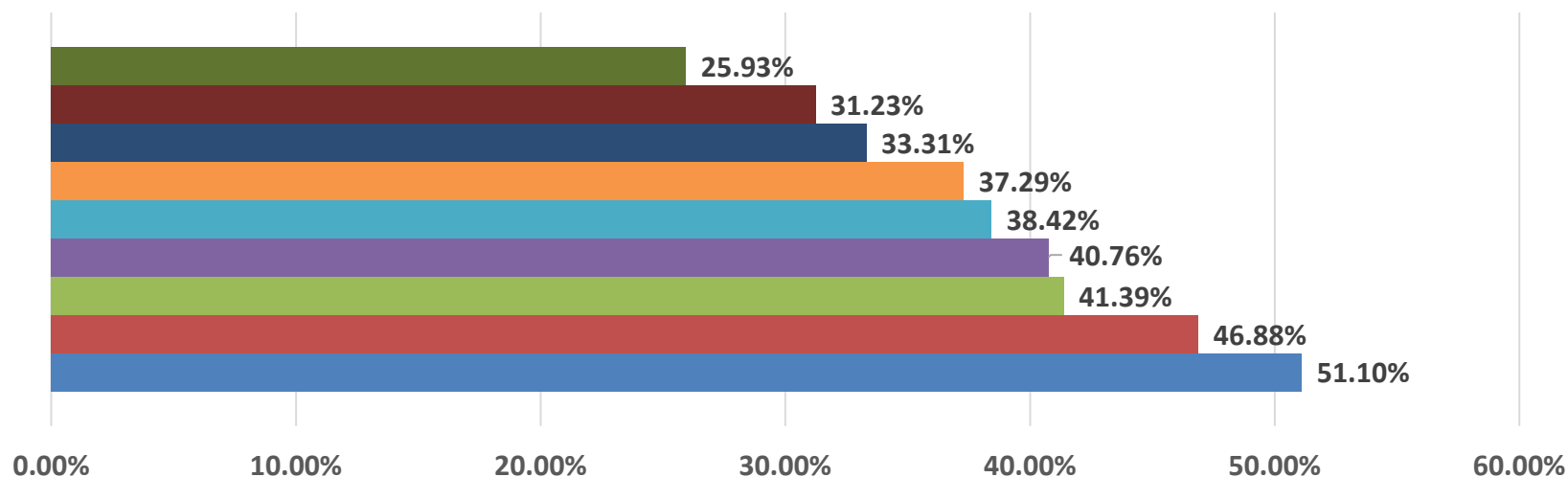


Oakland Housing
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Community Safety

What are the most significant issues affecting your community?



■ Gang activity

■ Drug abuse

■ Burglaries/Thefts (auto)

■ Neighbor disturbances

■ Residential burglaries/Thefts

■ Gun violence

■ Unauthorized residents

■ Traffic issues / Residential speeding

■ Trespassing / Loitering

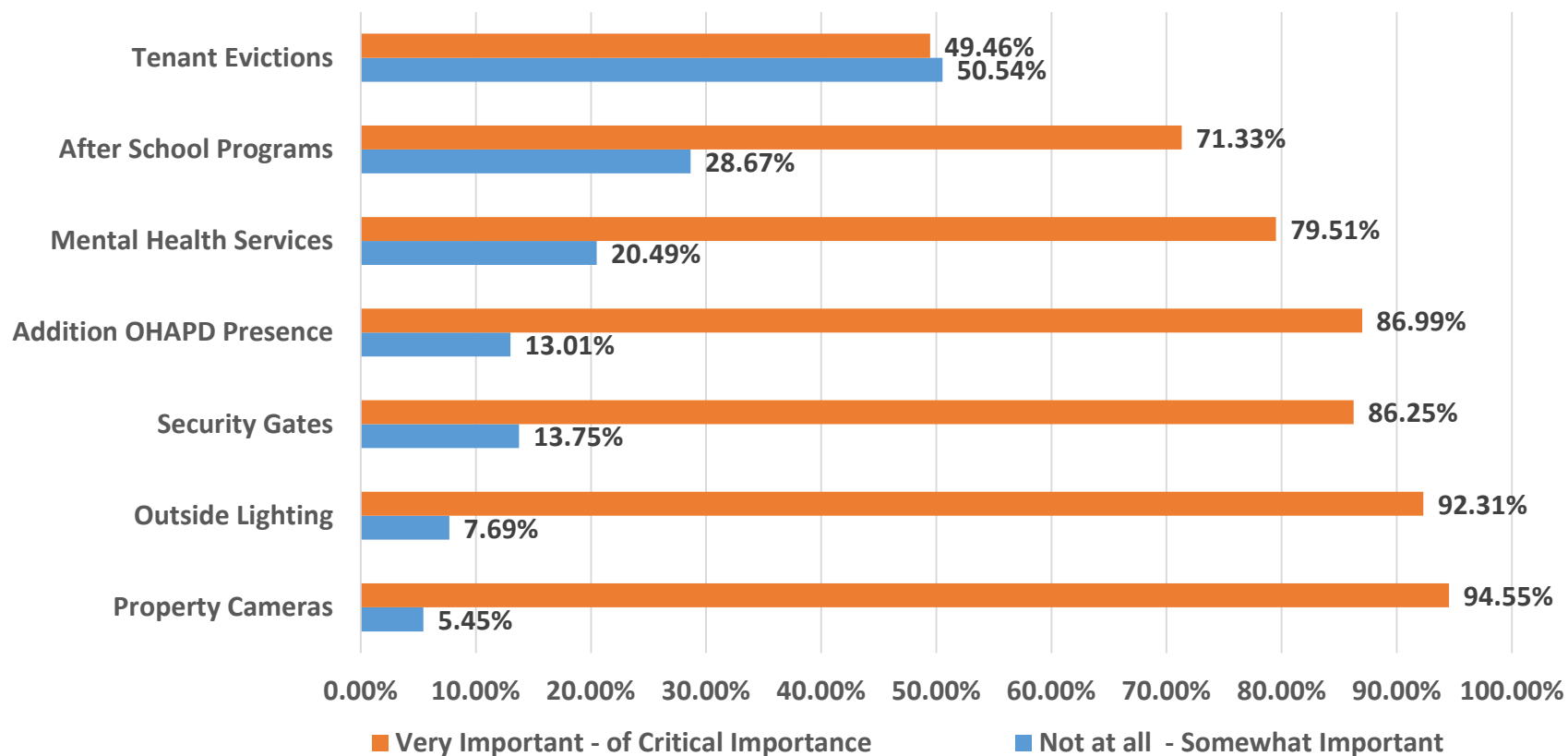


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Community Safety

How important are the following to your overall safety?



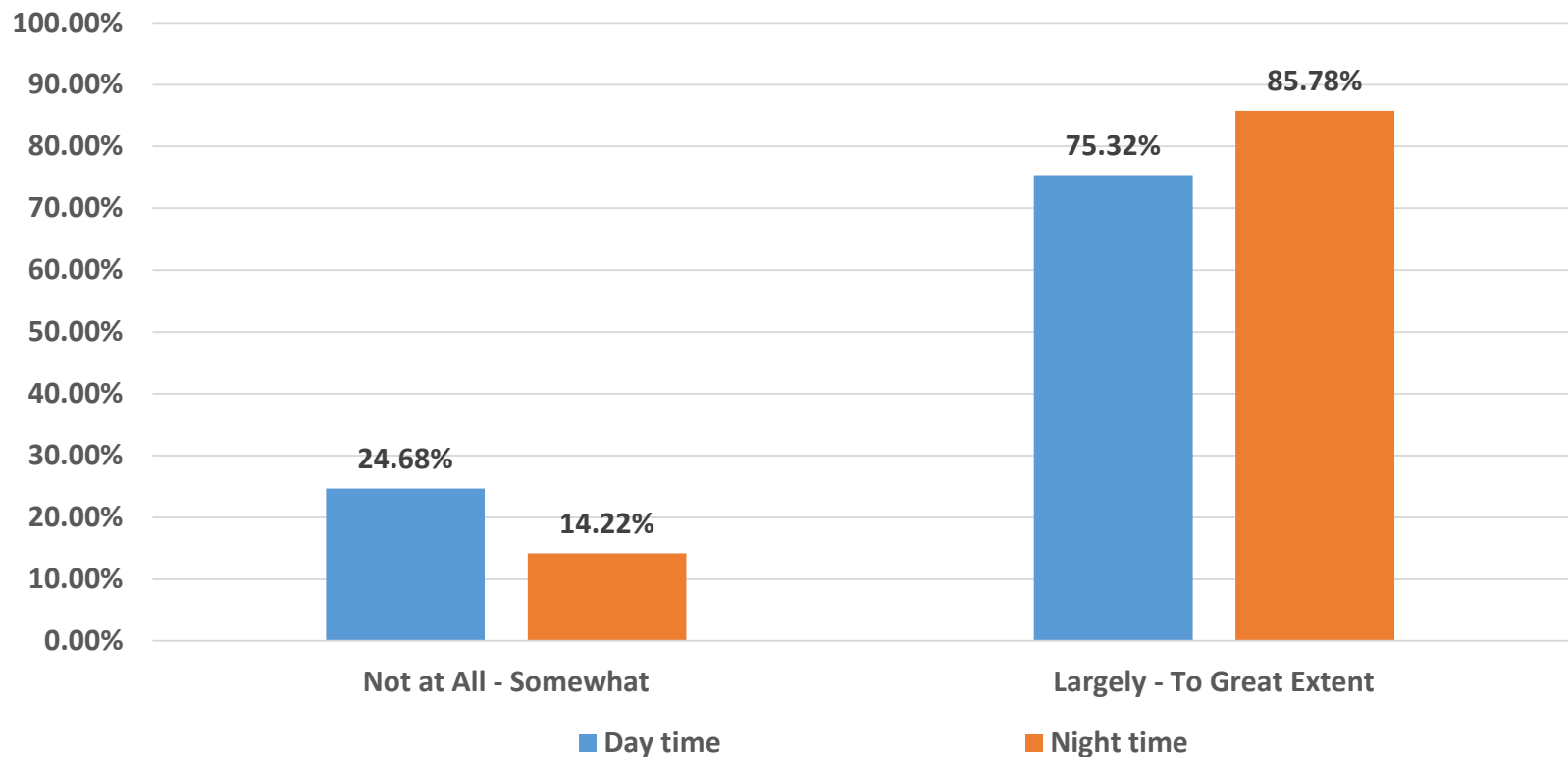


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Community Safety

To what extent do you feel safe in your home during the day and night?



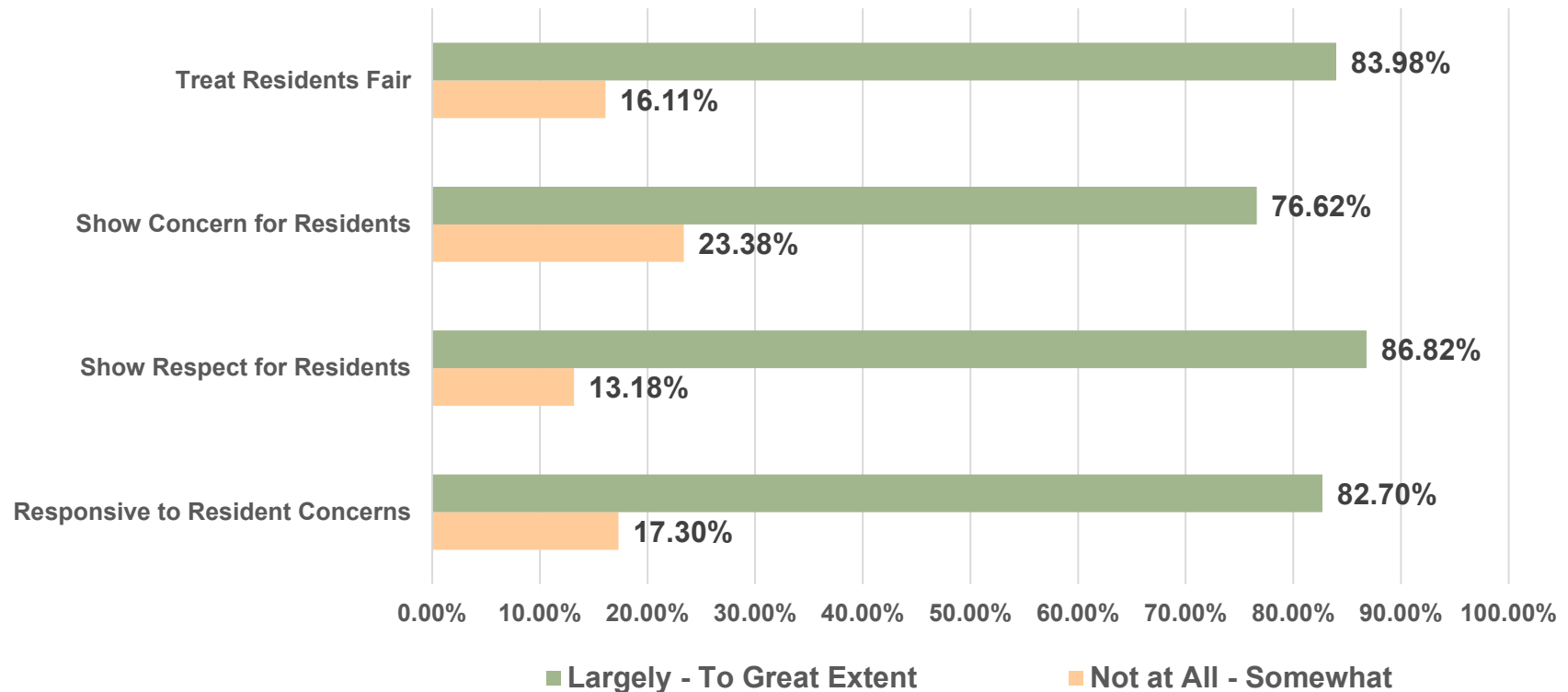


Oakland Housing
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Community Safety

The frequency of which OHAPD demonstrates respect; concern; responsiveness to resident Concerns; and treatment of residents.



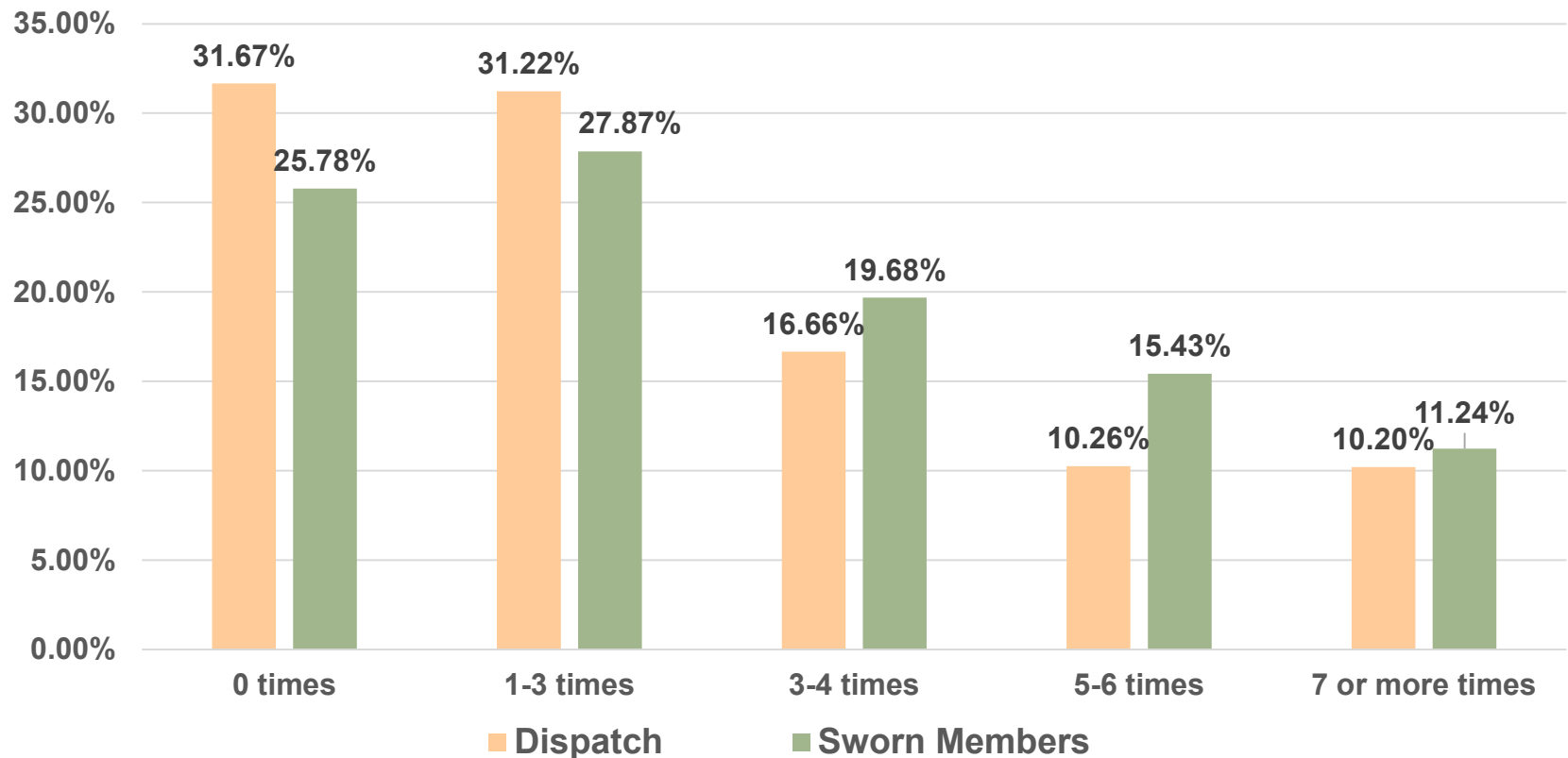
Resident Contact



Oakland Housing
Authority



How many times in the past 12 months have you had contact with a member of OHAPD?



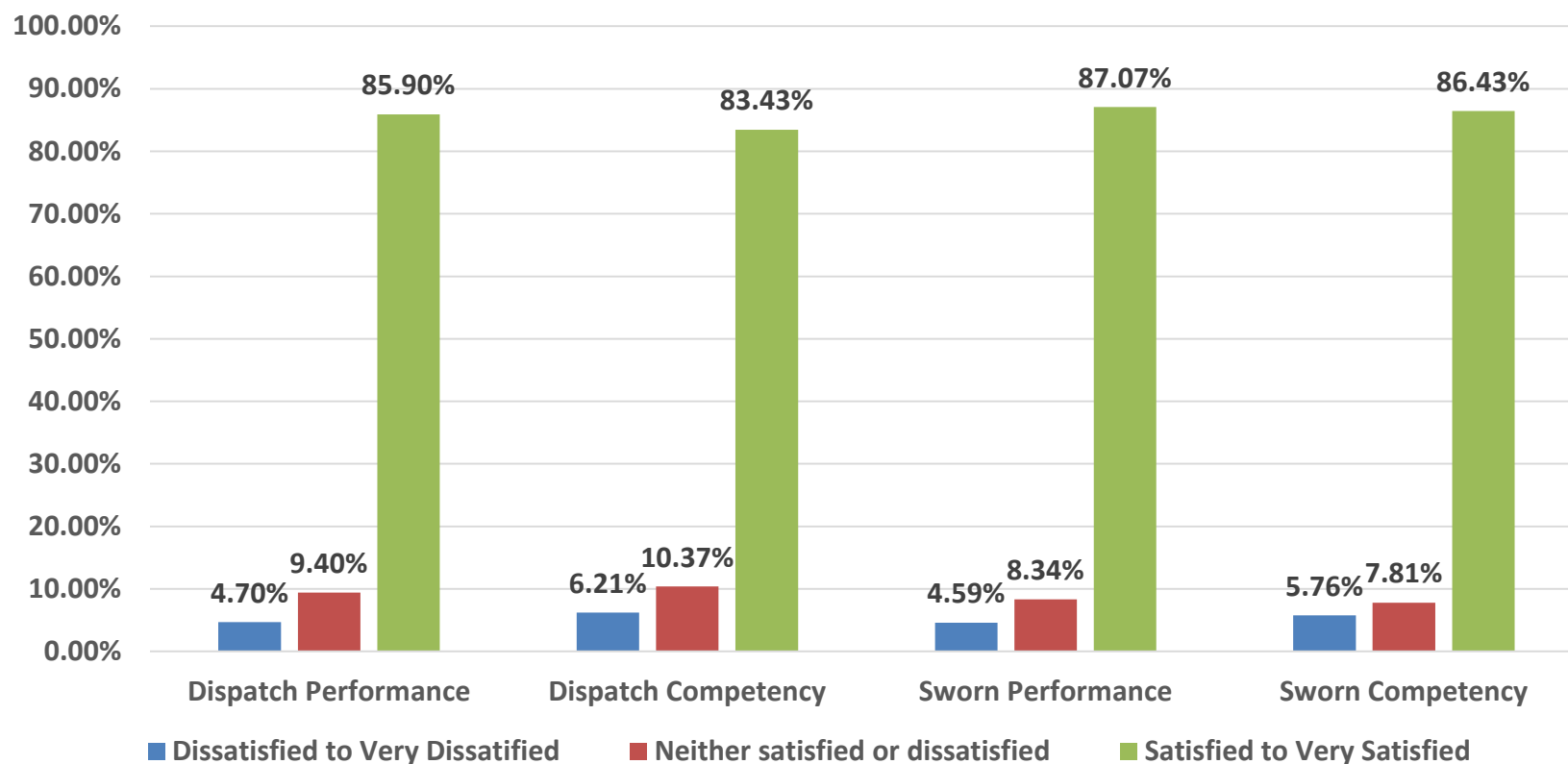


Oakland Housing
Authority



Competency and Performance

How would you rate the overall competency and performance of OHAPD?



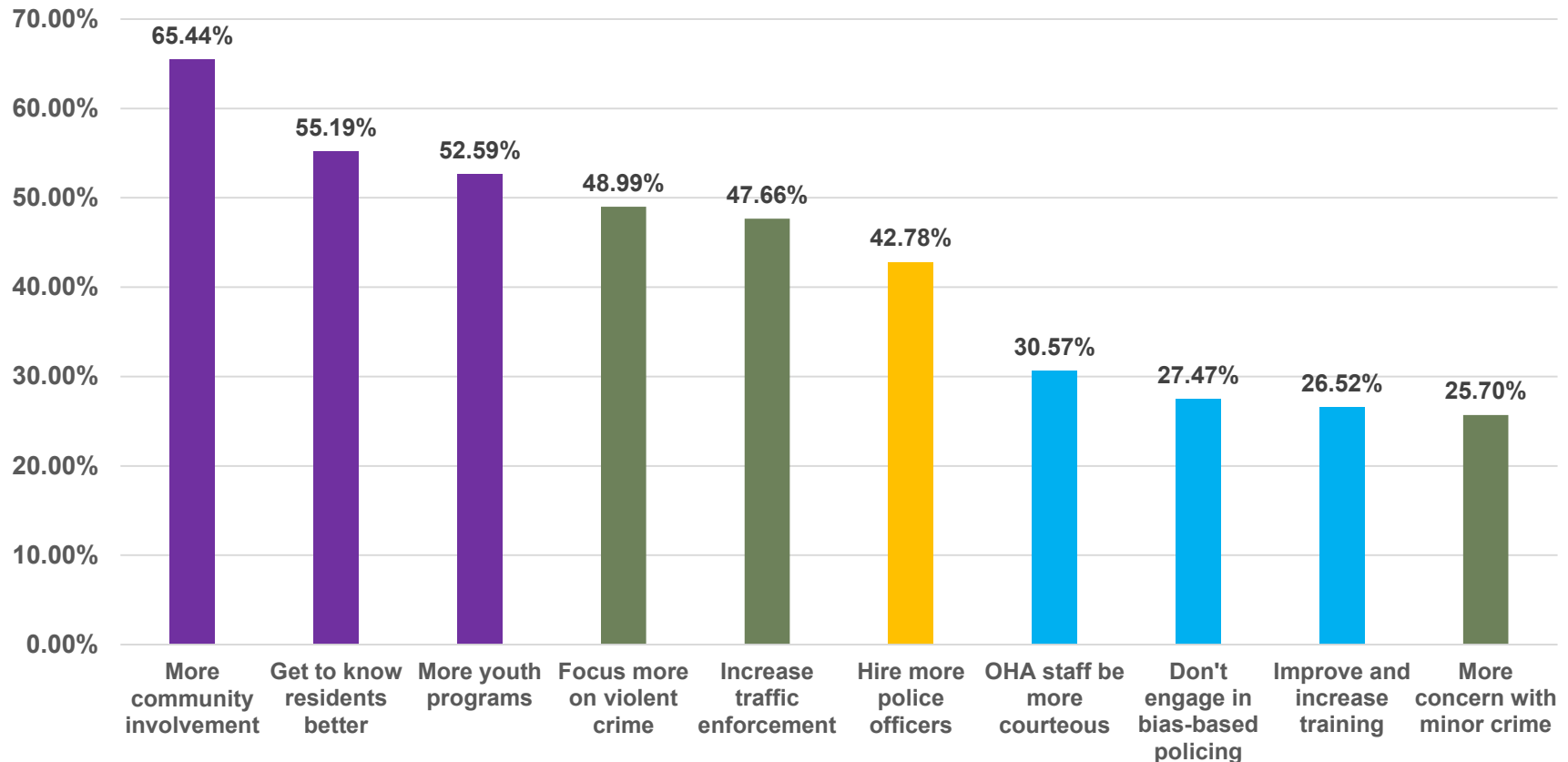
Recommendations



Oakland Housing
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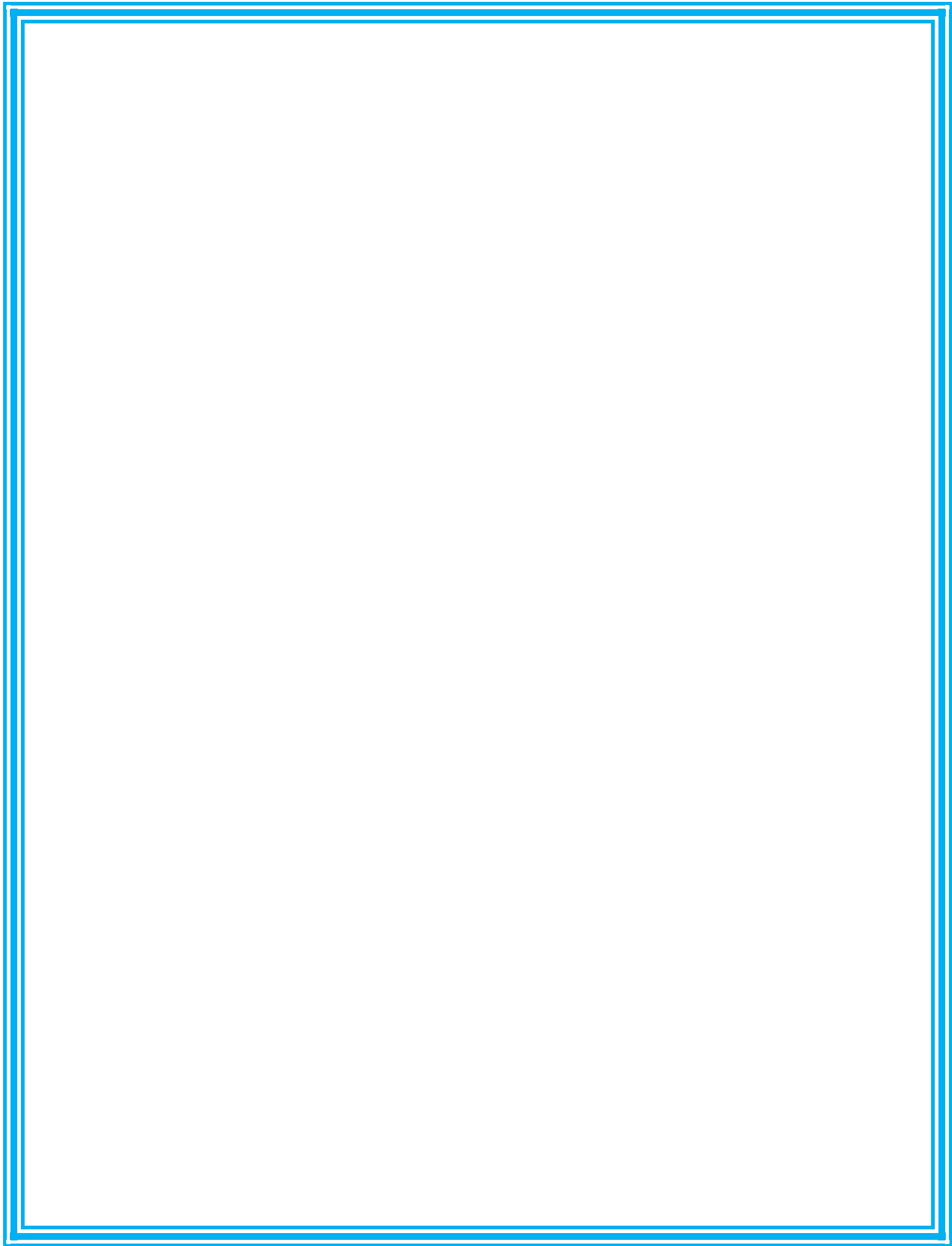
Recommendations for organizational improvement.





Oakland Housing
Authority





**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Presentation and briefing plan for the future adoption of a "Military Equipment Use Policy" resolution in accordance with the requirements of California Assembly Bill 481.

Date: April 25, 2022

Purpose: The Oakland Housing Authority Police Department (OHAPD) will be seeking approval from the Board of Commissioners, at a future meeting to authorize the Executive Director to approve the "Military Equipment Use Policy" in order to comply with California law.

Funding: There is no current impact to Authority funds.

Summary and Recommendation

On September 30, 2021, Governor Newsom signed into law a series of policing reform legislation, including Assembly Bill 481 (AB 481). AB 481 requires a law enforcement agency (LEA) to obtain approval from the applicable governing body, via adoption of a "Military Equipment Use Policy" by ordinance, or in the case of the Oakland Housing Authority, by resolution prior to the LEA funding, acquiring, or using military equipment.

The OHAPD prepared the attached proposed Military Equipment Use Policy – Lexipol Policy 706, in order to allow OHAPD to continue to use the vital equipment specified therein. Items considered "military equipment" by AB 481 are used as a component of overall best practices for LEAs throughout the country. These tools have been tested in the field, and are used by LEAs to enhance citizen safety and officer safety. Loss of these items would jeopardize the welfare of residents, citizens and peace officers within the OHAPD and the community.

Consistent with the requirements of AB 481, staff will introduce the policy and a draft resolution for future Board of Commissioner consideration. Pursuant to AB 481, a military equipment policy must first be submitted to the OHA Board of Commissioners before May 1, 2022. Once submitted to the Board of Commissioners members of the OHAPD will conduct the following prior to bringing back the draft policy and resolution for Board of Commissioner adoption.

- Post the Draft Military Equipment Use Policy – Lexipol Policy 706 on the OHA web site on June 8, 2022, with instructions to the public to provide information related to the policy.
- Present the draft policy to the Resident Advisory Board (RAB) on June 8, 2022.
- Hold a public hearing at the July 25, 2022 Board of Commissioners meeting.
- Upon ending of the public hearing, OHAPD shall present the item to the Board of Commissioners and seek authorization for the approval and issuance of the policy. Components of the policy will include the following;
 - Provisions for the establishment of a concern or complaint process,
 - A process for the submission of an annual report to the Board of Commissioners within one year of approval and annually thereafter,
 - A process for authorization for the purchase of new equipment meeting the criteria of this legislation, if necessary, and
 - Feedback from citizens to be incorporated into the annual report to the Board of Commissioners.

As stated the proposed ordinance will come back to Board of Commissioners for a public hearing at the July 25, 2022 Board of Commissioners meeting.

Fiscal Impact

There are no new fiscal impacts associated with the introduction of this policy. No new equipment purchases or expenditures are being requested as part of this item.

Background and Analysis

The term “military equipment”, as used in AB 481, does not necessarily indicate equipment that has been used by the military. Pursuant to AB 481, items deemed to be “military equipment” include, but are not limited to, unmanned aerial or ground vehicles, armored vehicles, command and control vehicles, pepper balls, and less lethal munitions.

OHAPD is committed to using the most up to date tools and equipment to safeguard the residents and staff of the Authority. Many of the items deemed to be “military equipment” by AB 481 are in fact employed by the OHAPD currently and LEA’s across the country, in order to specifically reduce risk to community members.

These items provide peace officers with the ability to safely resolve volatile situations which otherwise might rise to the level of a lethal force encounter. To that end, the items at issue in this report, and accompanying Military Equipment Use Policy, also provide OHAPD’s peace officers with vital tools that facilitate compliance with its stringent use of force policy.

Other items deemed to be “military equipment” via AB 481 include foundational equipment such as rifles. These rifles allow peace officers to address lethal threats from a greater distance and with greater precision. OHAPD officers have faced gunfire from suspects for prolonged incidents, which required the use of armored/ballistic vehicles to protect the officers and community. The protection with ballistic equipment allows for more time and opportunity to attempt to deescalate situations and provide for safer tactics to resolve life-threatening events in the safest way possible.

There is significant interest in ensuring that law enforcement continues to have access to equipment that will provide peace officers as many options as possible to safeguard lives, ensure safety, and protect civil liberties. The use of the tools identified in the presentation are vital to OHAPD’s mission and will continue to be strictly regulated through internal processes and oversight. The proposed draft resolution will seek approval to the OHAPD’s Lexipol Policy 706, which constitutes OHAPD’s Military Equipment Use Policy. Lexipol 706 outlines each item identified in Government Code section 7070, which is currently owned by the Authority or items that the Authority may acquire in the future.

The policy does include the current inventory that OHAPD maintains as of today. Inventory changes will be periodically provided to the Board of Commissioners in the annual report as is required in AB 481.

The proposed Lexipol policy safeguards the public’s welfare, safety, civil rights and civil liberties. The policy ensures that there are safeguards, including transparency, oversight, and accountability measures in place. Violations of Lexipol policy 706 will be corrected when discovered. Members of the public will be provided direction per the policy on how to register complaints for violations.

Any equipment listed in this policy that is used and results in a use of force will be investigated, as is already required by existing OHAPD policy. Additionally, there are no reasonable alternatives to the items listed below. OHAPD has not discovered alternative items that can achieve the same objectives of officer and civilian safety.

Carel Duplessis, Chief of Police, and Alan Love, Deputy Chief of Police are present to answer questions.

Attachments: Oakland Housing Authority Police proposed Lexipol Policy #706
Resolution Adopting an Equipment Use Policy per CA Assembly
Bill No. 481

Legislative Update

Government Code 7070 - 7072

Presented by:

Deputy Chief Alan Love

Oakland Housing Authority Police Department

Board of Commissioners Meeting April 25, 2022



Purpose

- Inform the Board of Commissioners
- Provide drafted policy regarding Military Equipment
- Tentatively schedule the Public Hearing regarding the Military Equipment Policy for July 25



Definitions

Governing Body – Elected or appointed body which oversees a law enforcement agency

Law Enforcement Agency – All Police Departments, Sheriffs Offices, County Probation Departments, and District Attorney's Offices

Military Equipment – Equipment that is militaristic in nature



Equipment List

- Unmanned Vehicles
- Military-style vehicles or Armored Personnel Carriers
- Additional Military – Style vehicles
- Tracked Armored Vehicles
- Command Vehicles
- Weaponized aircraft, vessels, or vehicles
- Explosive Breaching Equipment
- Large Caliber Firearms
- Large Caliber Ammunition
- Specialty Firearms and ammunition
- Projectile Launchers
- Flashbangs & Explosive Breaching Tools
- Acoustic, Microwave, and Water Weapons
- Kinetic Energy Weapons and Munitions



Equipment List

- Unmanned Vehicles
- ~~Military-style vehicles or Armored Personnel Carriers~~
- Additional Military – Style vehicles
- ~~Tracked Armored Vehicles~~
- Command Vehicles
- ~~Weaponized aircraft, vessels, or vehicles~~
- ~~Breeching Equipment~~
- ~~Large Caliber Firearms~~
- ~~Large Caliber Ammunition~~
- Specialty Firearms and ammunition
- ~~Projectile Launchers~~
- ~~Flashbangs & Explosive Breeching Tools~~
- ~~Acoustic, Microwave, and Water Weapons~~
- Kinetic Energy Weapons and Munitions



Additional Military-style vehicles

OHAPD has access to this type of equipment.



Unmanned Vehicles

Unmanned, remotely piloted, powered aerial or ground vehicles.



Command Vehicles

Command vehicles built or modified to facilitate the operational control and direction of public safety units



Specialty Firearms and Ammunition

- Patrol Rifles and ammunition



Kinetic Energy Weapons and Munitions

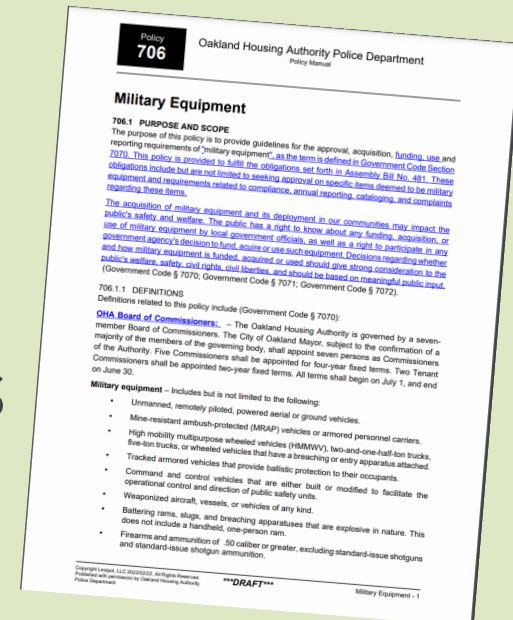
Less-Lethal kinetic projectiles and specialty impact munition (SIM) weapons.

- Kinetic Energy Projectiles
- Less Lethal FN-303 launchers (3)
- Pepperball Munitions



Draft Policy

- Provides guidelines for the approval, acquisition and reporting requirements
- Provides Equipment Inventory
- Describes the Approval Process
- Outlines Annual Reporting requirements
- Public Input and Complaints



Next Steps / Action Plan

- ❖ Public Safety Ad-Hoc
 - Board of Commissioners 4/25/2022
 - Presentation
 - Equipment
 - Draft Policy
- Post on OHAPD Web-site (6/8/2022)
- Resident Advisory Board (6/8/2022)
 - Presentation
- BOC Meeting 7/25/2022
 - Public Hearing
 - Board of Commissioners Approval and Resolution





*Thank
you*



Military Equipment

706.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the approval, acquisition, funding, use and reporting requirements of "military equipment", as the term is defined in Government Code Section 7070. This policy is provided to fulfill the obligations set forth in Assembly Bill No. 481. These obligations include but are not limited to seeking approval on specific items deemed to be military equipment and requirements related to compliance, annual reporting, cataloging, and complaints regarding these items.

The Department recognizes and respects the value of all human life and dignity without prejudice to anyone. Vesting officers with the authority to use reasonable force and to protect the public welfare requires monitoring, evaluation and a careful balancing of all interests. Access to this equipment by sworn members of the OHAPD provides officers options to safeguard lives, ensure safety, and protect civil liberties of all citizens. OHAPD officers must have an understanding of, and true appreciation for, the limitations of their authority, particularly with respect to overcoming unlawful resistance from those with whom they come in official contact. In addition, this policy safeguards the public's welfare, safety, civil rights and civil liberties, and ensures that there are safeguards, including transparency, oversight, and accountability measures in place.

The acquisition of military equipment and its deployment in our communities may impact the public's safety and welfare. The public has a right to know about any funding, acquisition, or use of military equipment by local government officials, as well as a right to participate in any government agency's decision to fund, acquire or use such equipment. Decisions regarding whether and how military equipment is funded, acquired or used should give strong consideration to the public's welfare, safety, civil rights, civil liberties, and should be based on meaningful public input. (Government Code § 7070; Government Code § 7071; Government Code § 7072).

706.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body - means the elected body that oversees a law enforcement agency or, if there is no elected body that directly oversees the law enforcement agency, the appointed body that oversees a law enforcement agency. In the case of a law enforcement agency of a county, including a sheriff's department or a district attorney's office, "governing body" means the board of supervisors of the county.

Oakland Housing Authority (OHA) Board of Commissioners (BOC): – The Oakland Housing Authority BOC is the governing body for the OHAPD.

Military Equipment – Includes but is not limited to the following:

- (1) Wheeled armored vehicles that are either built or modified to provide ballistic protection to their occupants, including a mine-resistant ambush protected (MRAP) vehicle or an armored personnel carrier.

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- (2) Wheeled tactical vehicles that are either built to operate both onroad and offroad in supporting military operations, such as a high mobility multipurpose wheeled vehicle (HMMWV), commonly referred to as a Humvee, a two and one-half-ton truck, or a five-ton truck, or built with a breaching or entry apparatus attached.
- (3) Tracked armored vehicles that provide ballistic protection to their occupants and utilize a tracked system instead of wheels for forward motion. (4)
- (4) Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- (5) Weaponized aircraft, vessels, or vehicles of any kind, whether manned or unmanned.
- (6) Breaching apparatus designed to provide rapid entry into a building or through a secured doorway, including equipment that is mechanical, such as a battering ram, ballistic, such as a slug, or that is explosive in nature.
- (7) Firearms of .50 caliber or greater.
- (8) Ammunition of .50 caliber or greater.
- (9) Specialized firearms and ammunition of less than .50 caliber, including assault weapons as defined in Section 30515 of the Penal Code, with the exception of other service weapons and ammunition of less than .50 caliber that are issued to officers, agents, or employees of a law enforcement agency.
- (10) Any firearm or firearm accessory, excluding the service weapons described in paragraph (9), that is designed to launch small projectiles, including, but not limited to, a grenade launcher or a riot gun used to disperse chemical agents.
- (11) Any large knife designed to be attached to the muzzle of a rifle, shotgun, or long gun for purposes of hand-to-hand combat.
- (12) Explosives and pyrotechnics, including grenades referred to as flashbang grenades and explosive breaching tools.
- (13) Riot batons, riot helmets, and riot shields, but excluding service-issued telescopic or fixed-length straight batons.
- (14) Sonic weapons, including the Long Range Acoustic Device sound cannon.
- (15) Any other equipment as determined by the state coordinator pursuant to Section 7074.

706.2 POLICY

It is the policy of the Oakland Housing Authority Police Department that there are legally enforceable safeguards, including transparency, oversight, and accountability measures in place to protect the public's welfare, safety, civil rights and civil liberties before military equipment is funded, acquired, or used. Any military equipment acquired prior to the enactment of this policy shall adhere to all protective measures set forth in this policy and comply with the provisions of Government Code § 7071 with respect to military equipment.

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706.3 MILITARY EQUIPMENT USE CONSIDERATIONS

The military equipment acquired and authorized by the Department is:

- A. Necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety,
- B. Reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety, and
- C. Military equipment shall only be used by a Department employee after receiving applicable training and demonstrating proficiency in its use.

706.4 MILITARY EQUIPMENT COORDINATOR

The Lieutenant Adjutant will serve as the military equipment coordinator. The responsibilities of the military equipment coordinator include, but are not limited to:

- (a) Acting as liaison to the Chief of Police for matters related to the requirements of this policy.
- (b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the Board of Commissioners.
- (c) Conducting an inventory of all military equipment at least annually.
- (d) Collaborating with any allied agency that may use military equipment within the jurisdiction of Oakland Housing Authority Police Department (Government Code § 7071).
- (e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:
 - 1. Publicizing the details of the meeting.
 - 2. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.
- (f) Preparing the annual military equipment report for submission to the Chief of Police and ensuring that the report is made available on the department website (Government Code § 7072).
- (g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

706.5 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying military equipment for the Department:

Unmanned Vehicle (Equipment Category 1)

- A. **Description, quantity, capabilities and purchase cost:** **Recon Scout XT-**
Quantity (1) – Cost \$8,000 Battery powered, remote operated micro-robot platform that enables trained officers to obtain instantaneous video and audio reconnaissance

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within hazardous indoor or outdoor environments while not escalating This micro-robot is designed to be able to crawl over a variety of terrain, clearing obstacles up to 2" (5 cm) tall.

- B. **Purpose** – To be used to remotely gain on-scene and real-time visual/audio data allowing officers to quickly make informed decisions.
- C. **Authorized Use** – Only assigned officers who have completed the required training shall be permitted to operate the Recon Scout XT. All applicable State, Federal and Local laws governing police including OHAPD policies apply to the use of the robot.
- D. use of force.
- E. **Expected Lifespan** – 10-15 years
- F. **Fiscal Impact** – No known annual maintenance cost.
- G. **Training** – All robot operators must complete appropriate officer training on operating the Recon Scout XT. Officers are designated by the Police Department to operate the robot during critical incidents.

Command and Control Vehicle (Equipment Category 5)

- A. **Description, quantity, capabilities and purchase cost:** Mobile Command Center- Quantity (1) – Cost \$250,000 The vehicle is a converted 1991 Carlin Recreational Vehicle. The vehicle is affixed with Code 3 lights and siren and OHAPD graphics. The vehicle contains two workspaces including computer monitors, seating, and table tops.
- B. **Purpose** – To be used as an alternate Communications Center in the event of a system failure.
- C. **Authorized Use** – The vehicle is only authorized as a secondary Communications Center and is not driven. The vehicle is parked at the Service Center adjacent to the Communications Center. All applicable State, Federal and Local laws governing police including OHAPD policies apply to the use of the Mobile Command Center.
- D. **Expected Lifespan** – The vehicle has exceeded its lifespan.
- E. **Fiscal Impact** – No known annual maintenance cost.
- F. **Training** – Staff members receive training on the operation of the vehicle to include system and generator start-up.

Specialized Firearms and ammunition (Equipment Category 10)

- A. **Description, quantity, capabilities and purchase cost:**
 - 1. **Patrol Rifle** – Quantity (22) Cost \$1,500 (fully equipped). The Colt AR-15 patrol rifle is a firearm capable of accurately stopping an armed subject at various distances. The rifle is a light weight shoulder fired weapon designed for semi-automatic fire.
 - 2. **.223 cal. / 5.56 mm Ammunition** – Quantity (18,000 rounds) Cost (\$12,000) The .223 cal. / 5.56 mm cartridge is used as a lethal option designed to stop a

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violent encounter. The round is capable of penetrating soft body armor being worn by armed subjects.

- B. **Purpose** – In defense of life, officers may deploy the patrol rifle in any circumstance where the member can articulate a reasonable expectation that the rifle may be needed.
- C. **Authorized Use** – All applicable OHAPD Policies, State, Federal and Local laws governing police apply to the use the patrol rifles. Situations which the rifle may be deployed may include, but are not limited to:
 - 1. Situations where the member reasonably anticipates an armed encounter.
 - 2. When a member is faced with a situation that may require accurate and effective fire at long range.
 - 3. Situations where a member reasonably expects the need to meet or exceed a suspect's firepower.
 - 4. When a member reasonably believes that there may be a need to fire on a barricaded person or a person with a hostage.
 - 5. When a member reasonably believes that a suspect may be wearing body armor.
- D. **Expected Lifespan** – With proper maintenance and care, there is no expected lifespan of the patrol rifle.
- E. **Fiscal Impact** –
 - 1. Colt AR-15 – Annual Maintenance Cost \$1,500
 - 2. (Training Ammunition) – Annual Cost \$6,800 **(12,000 Total Rounds)**
 - 3. (Duty Ammunition) – Annual Cost \$4,000 **(4,500 Total Rounds)**
- F. **Training** – Prior to using a patrol rifle, officers must be certified through the California Peace Officers Standards and Training (POST). Additionally, all officers that operate a rifle are required to pass a range qualification twice a year.

Pepperball Launcher and Ammunition (Equipment Category 12)

- A. **Description, quantity, capabilities and purchase cost:**
 - 1. **FN 303-** Quantity (3) – Cost \$1,500 each - Specialty munitions launcher that uses compressed air to fire .68 cal. fin stabilized projectiles, which are capable of carrying a variety of payloads such as PAVA/OC Powder and Indelible Marking Paints. The launcher is semi-automatic and fires from a 15 round magazine.
 - 2. **FN 303 INDELIBLE PAINT/ MARKING ROUND** - Cost: \$900 Quantity: 150 rounds. The FN 303 Indelible Paint is a .68 cal round which weighs approximately 8.5 grams. The round works primarily through blunt trauma, similar to other specialty impact munitions. In addition, the round contains a non-washable, indelible, paint. This paint is yellow in color and is designed to allow for the later identification suspects.

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3. **FN 303 PAVA POWER/ OLEORESIN CAPSICUM ROUND** - Cost: \$900
Quantity: 150 rounds. The FN 303 PAVA Power round is a .68 cal fin stabilized projectile. It weighs approximately 8.5 g. In addition to blunt trauma, the PAVA Power round uses a synthetic version of Oleoresin Capsicum (pepper spray) to create a secondary effect on the target.
 4. **FN 303 CLEAR IMPACT** - The FN 303 clear impact round is a .68 cal round which weighs approximately 8.5 grams. It contains no payload and shall only be used for training purposes.
- B. **Purpose** – The Specialty Impact Munitions are a means of delivering less-lethal projectiles at an armed or violent subject from safer distances than traditional hand-held impact weapons.
- C. **Authorized Use** – The discharge of the FN 303 Less-Lethal Launcher shall be in accordance with this policy and Departmental Policy 300 - USE OF FORCE and 306 – FN 303 LESS LETHAL LAUNCHER. All applicable OHAPD Policies, State, Federal and Local laws governing police apply to the use of the FN-303 and Munitions.
- D. **Expected Lifespan** – With proper maintenance and care, there is no expected lifespan of the patrol rifle. Air Bottles will need to be replaced as needed.
1. Fiscal Impact – FN 303 – Annual Cost \$3,000
 2. (Training Ammunition) – Annual Cost \$1,800 **(300 Rounds)**
 3. (Marking Rounds) – Annual Cost \$1,800 **(300 Rounds)**
 4. PAVA / OC Rounds – Annual Cost \$1,800 **(300 Rounds)**
- E. **Training** – Only sworn personnel who have received training in the use of the FN 303 Less-Lethal Launcher and who have demonstrated proficiency with the system are authorized to deploy the FN 303 Less-Lethal Launcher.

Less-Lethal Projectile (Equipment Category 1)

- A. **Description, quantity, capabilities and purchase cost:**

Extended Range Impact Munition- Quantity (300 rounds) – Cost \$3,600

- (b) **Purpose** – The Specialty Impact Munitions are a means of delivering less-lethal projectiles at an armed or violent subject from safer distances than traditional hand-held impact weapons.
- (c) **Authorized Use** – The use of Extended Range Impact Munitions shall be in accordance with this policy and Departmental Policy 300 – DE-ESCALATION and USE OF FORCE and 306 – FN 303 LESS LETHAL LAUNCHER. All applicable OHAPD Policies, State, Federal and Local laws governing police apply to the use of Extended Range Impact Munitions.
- (d) **Expected Lifespan** – There is no expected lifespan on these munitions.
- (e) **Fiscal Impact** – Extended Range Impact Munitions – Annual Cost \$2,000

Military Equipment

- (f) **Training** – Only sworn personnel who have received training in the use of the Extended Range Impact Munitions and who have demonstrated proficiency with the system are authorized to deploy the Extended Range Impact Munitions.

706.6 BOARD OF COMMISSIONER APPROVAL

The Chief of Police shall obtain approval from the Board of Commissioners by way of a resolution adopting the military equipment policy. As part of the approval process, the Chief of Police shall ensure the proposed military equipment policy is submitted to the Board of Commissioners and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the Board of Commissioners prior to engaging in any of the following (Government Code § 7071):

- (a) Requesting military equipment be made available pursuant to 10 USC § 2576a.
- (b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.
- (c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.
- (d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.
- (e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the Board of Commissioners.
- (f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.
- (g) Acquiring military equipment through any means not provided above.

706.7 MAINTENANCE OF MILITARY USE SUPPLY LEVELS

When stocks of military equipment ammunition, specifically, Drag Stabilized Flexible Baton rounds, or FN 303 munitions have reached significantly low levels or have been exhausted, the Department may order up to 50% of stock in a calendar year without the Board of Commissioners approval to maintain availability for the Department's needs. All other specified military equipment shall require board authorization to replace.

706.8 COORDINATION WITH OTHER JURISDICTIONS

On occasion, OHAPD may be required to assist or be assisted by other law enforcement agencies in a formal Law Enforcement Mutual Aid Request (LEMA) or support with day to day operational collaboration (i.e. pursuits, investigative unit assistance, joint law enforcement operations, etc.). In certain mutual aid or operational collaboration circumstances, it may be necessary for sworn Department members to utilize military equipment in order to fulfill an assigned mission (i.e. civil unrest, tactical requests, barricaded suspects, etc.).

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When sworn Department members utilize military equipment in instances of mutual aid or law enforcement collaboration, the following shall apply:

- A. Department members are required to adhere to the Department's Military Equipment Procedure and all policies and procedures outlined within the OHAPD's Policy manual regardless of operational jurisdiction.
- B. Should the OHAPD request mutual aid from another law enforcement agency and military equipment is required during the course of the response, the following shall apply:
 - 1. The OHAPD shall remain in charge of the overall incident command.
 - 2. The Incident Commander or designee shall brief the supervisor from the assisting agency and inform them of the mission, enforcement posture, and any pertinent information related to the incident.
 - 3. The assisting agency will be expected to adhere to their respective policies and procedures, particularly those governing the use of military equipment.

Military equipment owned by the OHAPD should not be used by any other law enforcement agency, unless the military equipment is approved for use in accordance with the outside agency's military equipment policy.

706.9 TEMPORARY ACQUISITION OF MILITARY EQUIPMENT

Military equipment owned by the OHAPD shall not be loaned or used by any other law enforcement agency unless the military equipment is approved for use in the outside agency's policy.

At certain times the Department may require the use of military equipment which is maintained agency inventory. This policy authorizes the Chief of Police to temporarily acquire equipment from outside law enforcement agencies in situations which would enhance the safety of the public and officers, and to bring a critical incident to a safe resolution. Equipment authorized for temporary acquisition is limited to;

- A. Unmanned, remotely piloted, powered aerial or ground vehicle (i.e. drones and throw bots), or
- B. Armored vehicles that provide ballistic protection to their occupants and utilize a tracked system instead of wheels for forward motion.

Instances in which the temporary acquisition of equipment has occurred shall be documented in the annual report.

706.10 TESTING AND EVALUATION OF MILITARY EQUIPMENT FOR POTENTIAL FUTURE ACQUISITION

While the Department's current inventory of military equipment is operationally sufficient advancements in technology, tactics, and operational effectiveness may necessitate the expansion or complete replacement of certain items of military equipment in the current inventory. From time to time, certain equipment vendors and/or manufacturers may loan certain military

Military Equipment

equipment items for testing to conduct assessments involving feasibility of use, cost analysis, effectiveness, and training efficacy. This process is commonly referred to as "Testing and Evaluation" (T&E).

During the Testing and Evaluation process, staff conducts assessments of the equipment being tested and opine the viability of whether or not an item of military equipment should be considered for Department use. Military equipment that is being tested shall not be used operationally without express approval from the Office of the Chief of Police, and approval of the Board of Commissioners.

Only similar military equipment within the Department's current military equipment inventory may be used for Testing and Evaluation provided authorization is received from the Office of the Chief of Police. Military equipment that is not similar to the Department's current military equipment inventory must be approved by the Board of Commissioners and the Office of the Chief of the Police, prior to acquisition for the Testing and Evaluation process.

Military equipment items that have been assessed and recommended for final approval after undergoing the Testing and Evaluation process must be approved by the Board of Commissioners and the Office of the Chief of the Police prior to being formally acquired for Department inventory and operational use.

706.11 ANNUAL REPORT

Upon approval of a military equipment policy, the Lieutenant Adjutant should submit a military equipment report to the Board of Commissioners for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Lieutenant Adjutant shall also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in department inventory.

The annual military equipment report shall, at a minimum, include the following information for the immediately proceeding calendar year for each type of military equipment:

- (a) A summary of how the military equipment was used and the purpose of its use.
- (b) A summary of any complaints or concerns received concerning the military equipment.
- (c) The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.
- (d) The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following the submission of the annual military equipment report.
- (e) The quantity possessed for each type of military equipment (in the form of an annual inventory).

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- (f) If the Department intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

706.12 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment. Any member of the public can submit a complaint to any member of the Department and in any form (i.e. in person, telephone, email, etc.) to the Office of the Chief of Police. The received form will be considered a public records request and handled in accordance to the Oakland Housing Authority's public records policy.

706.13 DIRECTIVE HISTORY AND REVISION(S)

CALEA STANDARD - N/A

Prior Directive - N/A

Revisions - N/A

**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:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER

**A RESOLUTION OF THE OAKLAND HOUSING AUTHORITY BOARD OF
COMMISSIONERS, AUTHORIZING THE EXECUTIVE DIRECTOR TO
EXECUTE AN APPROVED POLICE DEPARTMENT MILITARY EQUIPMENT
USE POLICY**

WHEREAS, on September 30, 2021, Governor Gavin Newsom signed into law Assembly Bill 481 (creating Government Code Section 7070, et seq.), relating to use of military equipment by California law enforcement agencies; and

WHEREAS, AB 481 seeks to provide transparency, oversight, and an opportunity for meaningful public input on decisions regarding whether and how military equipment is funded, acquired, or used; and

WHEREAS, the Oakland Housing Authority Police Department is in possession of certain items of equipment that qualify under the broad definition of "military equipment" under AB 481; and

WHEREAS, AB 481 requires that a law enforcement agency possessing and using such qualifying equipment prepare a publicly released and written military equipment use policy document covering the inventory, description, purpose, use, acquisition, maintenance, fiscal impacts, procedures, training, oversight, and complaint process, applicable to the Department's use of such equipment; and

WHEREAS, the policy and supporting information must be approved by the governing body by resolution, and reviewed annually; and

WHEREAS, the Oakland Housing Authority Board of Commissioners, having received the information required under AB 481 regarding the Oakland Housing Authority Police Department's use of "military equipment" as defined in said law, deems it to be in the best interest of the Board to approve the Military Equipment Use Policy as set forth herein.

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 hereby decrees:

SECTION 1. The Board of Commissioners finds that the above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Board of Commissioners hereby approves and adopts the following Military Equipment Policy.

(a) The Board of Commissioners has made the following determinations:

- (1) The military equipment inventoried and presented to the Board of Commissioners is necessary because there is no reasonable alternative that can achieve the same objective of officer and resident/civilian safety; and
- (2) This proposed military equipment use policy attached hereto as Exhibit "A" ("Policy") will safeguard the public's welfare, safety, civil rights, and civil liberties; and
- (3) The equipment described in the Policy is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety (if any); and

(b) The Oakland Housing Authority Department has made the Policy available on the Authority's website for at least 30 days prior to the public hearing concerning the military equipment at issue and described in the Policy.

(c) The Policy was considered by the Board of Commissioners as an agenda item in an open session of a regular meeting, noticed in accordance with the Ralph M. Brown Act, at which public comment was permitted.

- (d) The Policy shall be made publicly available on the Police Department's website for as long as the military equipment is available for use.
- (e) The Oakland Housing Authority Department shall submit an annual military equipment report to the Board of Commissioners containing the information required in Government Code Section 7072, and the Board of Commissioners shall determine whether each type of military equipment identified in that report has complied with the standards for approval set forth in (a)(1)-(4) above.
- (f) The Board of Commissioners shall review this Resolution, and vote on whether to renew it, on an annual basis at a regular meeting, in accordance with Government Code Section 7071(e)(2).
- (g) The Board of Commissioners approves the use of the Policy and finds that it satisfies the requirements of Government Code Section 7070(d); and

THAT, the Board of Commissioners hereby authorizes and directs the Executive Director to execute this Resolution on behalf of the Oakland Housing Authority forthwith upon its adoption, and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all necessary actions to implement the foregoing.

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 _____, 2022.

Secretary/Executive Director

ADOPTED:

RESOLUTION NO.

**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Ratification authorizing the Executive Director to extend the terms of the current janitorial and as-needed day porter services contracts for two months with Nova Commercial, Inc. in a total amount not to exceed \$74,000.

Date: April 25, 2022

Purpose: Ratification of the extensions of the current janitorial and day porter services contracts with Nova Commercial, Inc. for two months, in a total not to exceed amount of \$74,000, \$44,000 for janitorial services and \$30,000 for as needed day porter services.

Funding: Authorizing a total not to exceed amount of \$74,000 for janitorial services and as needed day porter services utilizing funding under GL Code 4430-10-000

Background

On November 18, 2021, staff issued RFP #21-035 for janitorial and day porter services. After all evaluations were completed, Nova Commercial, Inc. was recommended for award.

On March 21, 2022, staff recommended to the Board of Commissioners to award the janitorial and day porter services contract to Nova Commercial, Inc. to service six administrative sites. The Board of Commissioners requested that staff review the recommendation in more detail before the award takes place. Staff currently is conducting an in-depth review of RFP #21-035 and will present the details at the Board of Commissioners meeting in May.

The contracts with Nova Commercial, Inc. were due to expire on April 1, 2022. To avoid a lapse in service while staff reviews RFP #21-035 and prepares a revised recommendation for the Board of Commissioners, the Executive Director executed extensions to the contracts for two months on March 30, 2022, as janitorial and as needed day porter services are essential to protect the health and safety of the Authority's employees.

It is estimated these contract amendments will cost OHA \$74,000 for two-months to keep services in place, \$44,000 for janitorial and \$30,000 for as needed day porter services. However, while the contracts were executed for both services, the day porter services have been placed on hold unless needed. Therefore, it is only expected that the budgetary impact at this time will be \$44,000.

Recommendation

Staff recommends that the Board of Commissioners ratify the Executive Directors' contract amendments to the existing janitorial and as-needed day porter service contracts with Nova Commercial, Inc. for two months in a total not to exceed \$74,000, \$44,000 for janitorial and \$30,000 for as-needed day porter services. The Executive Director has executed these amendments to protect the health and safety of the Oakland Housing Authority employees.

Attachments: Resolution

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

On Motion of Commissioner

Seconded by Commissioner

And approved by the following vote:

AYES:

NAYS

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RATIFITION TO EXTEND THE TERMS OF THE CURRENT JANITORIAL AND AS-
NEEDED DAY PORTER SERVICES CONTRACTS FOR TWO MONTHS WITH NOVA
COMMERCIAL, INC. IN A TOTAL AMOUNT NOT-TO-EXCEED \$74,000**

WHEREAS, on November 18, 2021, OHA issued RFP #21-035 for janitorial and day porter services; and

WHEREAS, after all evaluations were completed, Nova Commercial, Inc. was recommended for award; and

WHEREAS, on March 21, 2022, OHA recommended awarding the janitorial and day porter services contract to Nova Commercial, Inc. per RFP #21-035 to service six OHA properties to the Board of Commissioners; and

WHEREAS, The Board of Commissioners requested OHA review the recommendation in more detail before the award takes place; and

WHEREAS, OHA is currently conducting an in-depth review of RFP #21-035 and will present the details at the Board of Commissioners meeting in May; and

WHEREAS, the current contracts with Nova Commercial, Inc. were due to expire on April 1, 2022; and

WHEREAS, to avoid a lapse in service while OHA reviews and prepares a recommendation for the Board of Commissioners, the Executive Director executed extensions to the contracts for two months on March 30, 2022; and

WHEREAS, janitorial and as needed day porter services are essential to protect the health and safety of the OHA employees; and

WHEREAS, it is estimated this contract amendment will cost OHA \$74,000 for two months to keep services in place, \$44,000 for janitorial services and \$30,000 for as-needed day porter services; however, the day porter services have been placed on hold and, therefore, it is only expected that the budgetary impact at this time will be \$44,000.

**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 ratifies the two-month contract extensions for janitorial and as-needed day porter services as approved by the Executive Director for Nova Commercial, Inc. not to exceed \$74,000, with the knowledge that the day porter services are on hold but available if needed; and

That the extension is to protect the health and safety of the OHA employees; and

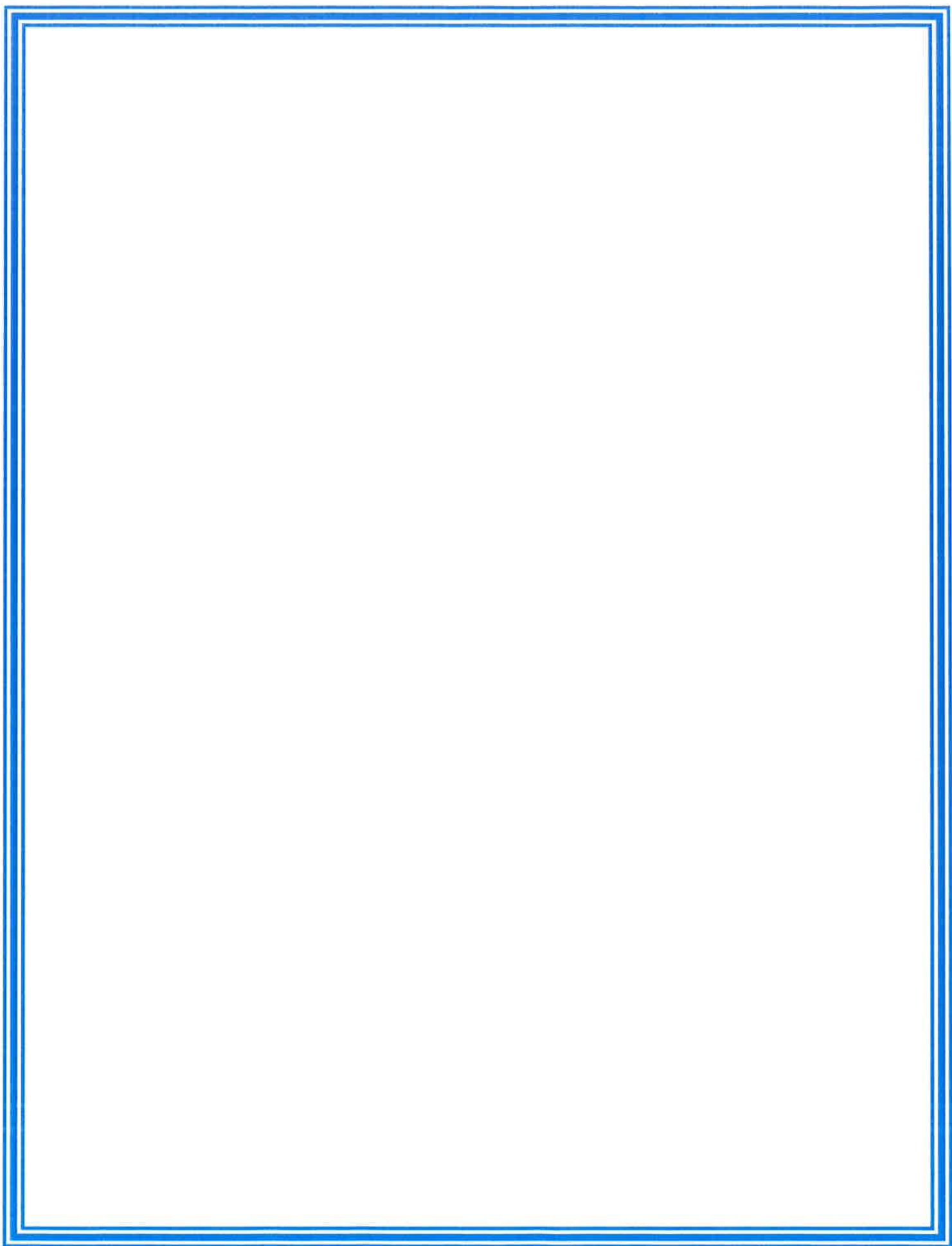
THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*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 April 25, 2022.*

Secretary / Executive Director


ADOPTED: April 25, 2022

RESOLUTION NO.



**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Authorization for the Executive Director to write off \$47,234.75 in Tenant Account Receivables for vacated tenants incurred by the OHA-managed public housing portfolio and deemed to be uncollectible for the period of January 1, 2021 – February 28, 2022.

Date: April 25, 2022

Purpose: This action will authorize the Executive Director to write off \$47,234.75 in Tenant Account Receivables (TARs) for vacated public housing tenants in the Authority-managed properties, Lockwood Gardens and Peralta Village, with balances that have been inactive or uncollectible for the period of January 1, 2021 through February 28, 2022. The Authority should not count these delinquent accounts as an asset or potential income. This action, however, does not hinder on going collection activities.

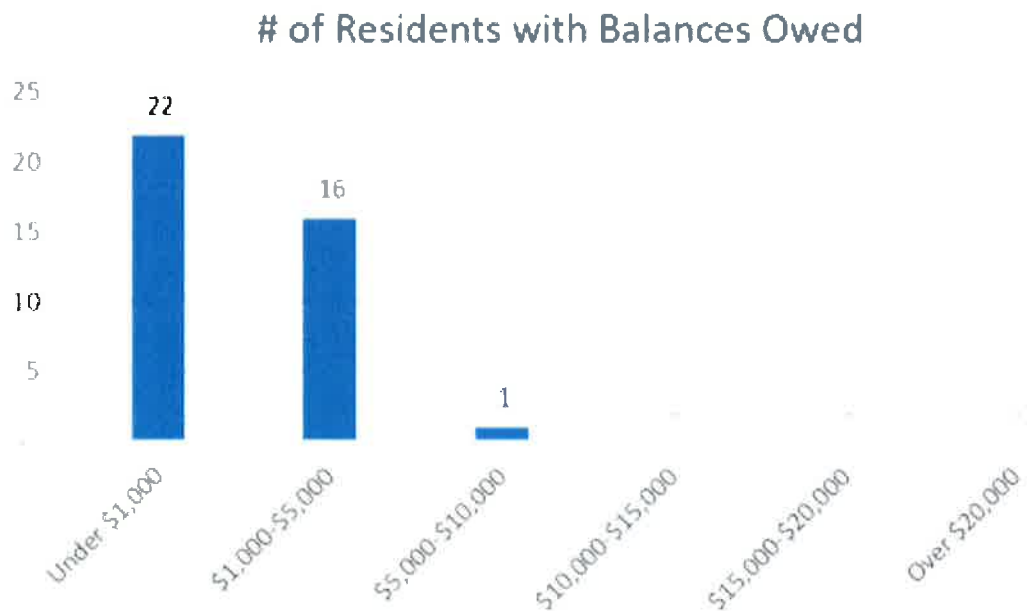
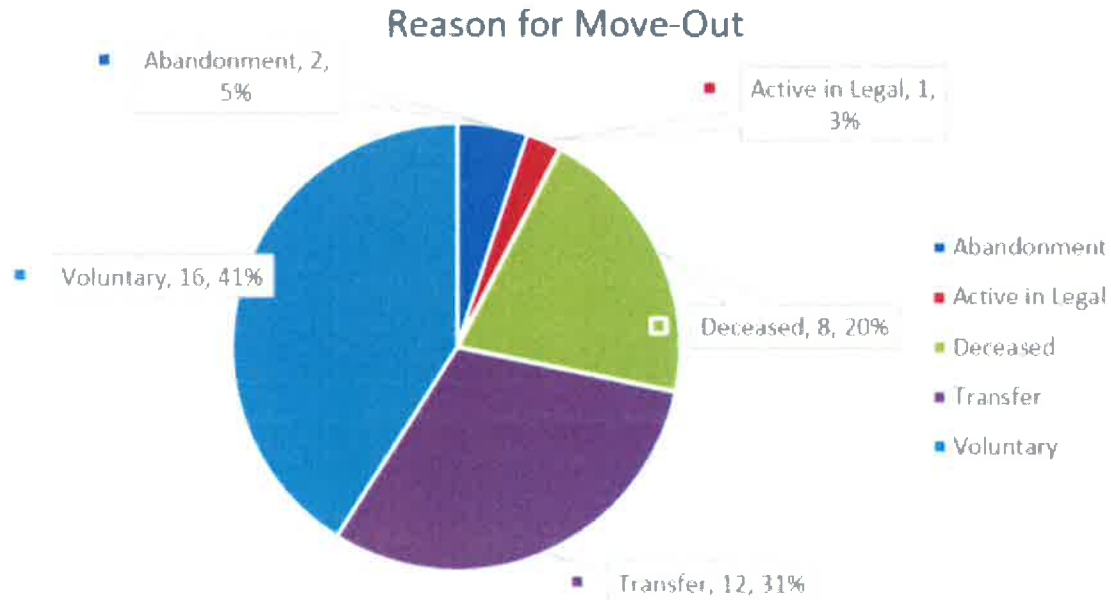
Funding: This request does not require an expenditure of funds. The write off amount of \$47,234.75 is included in the approved FY 2021 public housing operating budget in account 4570-00-000 Bad Debt - Tenant Rents.

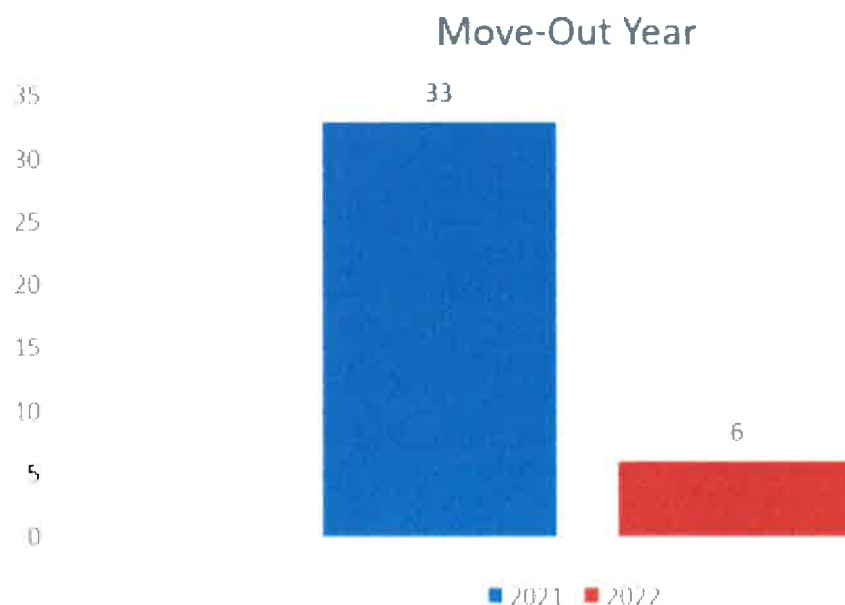
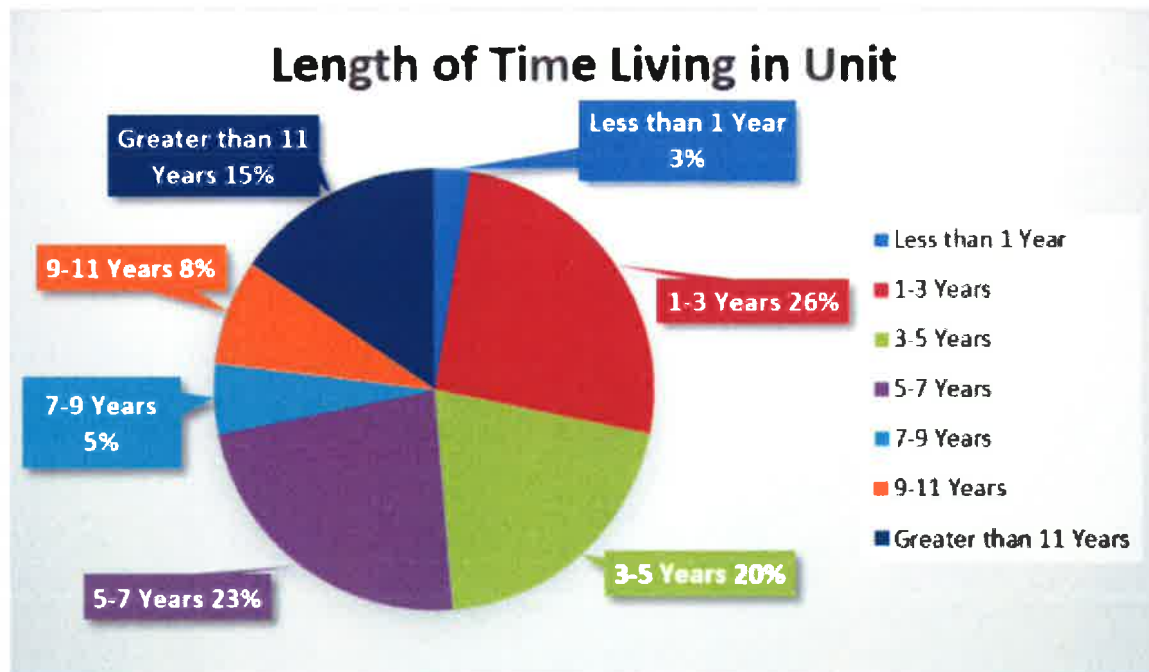
Background

The Department of Housing and Urban Development (HUD) *Financial Management Handbook 7475.1 Revised* states that as a matter of good business practice the Board of Commissioners, on the recommendation of the Executive Director, should periodically write off unpaid rent receivables owed to the Authority and determined to be uncollectable. Best practices of Generally Accepted Accounting Principles (GAAP) recommend that write offs of TARs typically should occur on an annual or semi-annual basis. The amounts written off are still owed to the Authority and the write off process does not hinder future collection activities.

The previous write off action approved by the Board of Commissioners to write off delinquent tenant accounts for vacated tenants occurred on January 25, 2021 for the period July 1, 2020 through December 31, 2020.

This proposed write off in the amount of \$47,234.75 includes thirty nine (39) vacated public housing tenants with balances from January 1, 2021 through February 28, 2022, averaging \$1,211.15 per tenant.





Recommendation

It is recommended that the Board of Commissioners approve the attached resolution authorizing the Executive Director to write off \$47,234.75 in Tenant Accounts Receivables deemed uncollectable for vacated tenants during the period January 1, 2021 through February 28, 2022.

Tenant Accounts Receivables Write Off
Page 4 of 4

Attachments: Attachment A - Write Off Accounts Details by Tenant Number
Resolution

Attachment A

Write off detail for the period January 1, 2021 through February 28, 2022

AMP 104- Lockwood Gardens	
Tenant Number	Balance
b0484412	\$250.00
t0223540	\$2,224.00
f0315729	\$1,326.00
b0223998	\$35.50
t0481462	\$664.55
t0488292	\$35.00
t0494981	\$1,690.97
b0495443	\$350.00
t0310626	\$374.40
f0574314	\$1,120.00
t0456450	\$726.00
t0438053	\$683.00
t0224359	\$171.64
d0226068	\$4,593.00

TOTAL: **\$14,244.06**

AMP 108- Peralta Village	
Tenant Number	Balance
f0222918	\$205.00
t0496983	\$748.70
e0223427	\$275.00
t0223124	\$312.64
t0458166	\$2,166.00
t0316733	\$255.80
t0573192	\$464.57
t0573397	\$1,034.74
y0204272	\$204.00
f0222735	\$1,384.00
t0427920	\$1,820.00
t0484499	\$4,953.00

t0405339	\$201.00
d0666262	\$1,382.37
t0222841	\$3,316.00
t0216753	\$1,760.00
t0483840	\$366.00
t0222864	\$200.87
t0222552	\$1,980.00
t0221491	\$291.00
t0205885	\$345.00
t0571888	\$1,355.00
t0573234	\$2,301.00
f0222716	\$59.00
t0307314	\$5,610.00

TOTAL: **\$32,990.69**

TOTAL: **\$47,234.75**

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

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO WRITE OFF
\$47,234.75 IN TENANT ACCOUNT RECEIVABLES FOR VACATED TENANTS
INCURRED BY THE OHA-MANAGED PUBLIC HOUSING PORTFOLIO AND
DEEMED TO BE UNCOLLECTIBLE FOR THE PERIOD OF JANUARY 1, 2021 –
FEBRUARY 28, 2022**

WHEREAS, it is Generally Accepted Accounting Principles (GAAP) and good business practice to write off uncollected accounts receivables on a regular basis; and

WHEREAS, the previous action approved by the Board of Commissioners to write off delinquent tenant accounts for vacated tenants occurred on January 25, 2021 for the period July 1, 2020 through December 31, 2020; and

WHEREAS, from an accounting standpoint, the write offs reflect receivables for tenants who vacated public housing rental units and these receivables are not likely to be collected; therefore, these delinquent rents should not be counts as an asset or potential income by the authority; and

WHEREAS, this action will write off vacated tenant account receivables for the public housing properties for the period between January 1, 2021 through February 28, 2022; and

WHEREAS, the write off amount of \$47,234.75 consists of thirty nine (39) vacated public housing tenants with balances, averaging \$1,211.15 per tenant for the period January 1, 2021 through February 28, 2022.

WHEREAS, the amounts written off will continue to be tracked on a separate ledger and collection efforts will continue to be made.

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

THAT, the Executive Director is authorized to write off \$47,234.75 in Tenant Account Receivables for vacated tenants incurred by the OHA-managed public housing portfolio and deemed to be uncollectible for the period of January 1, 2021 – February 28, 2022; and

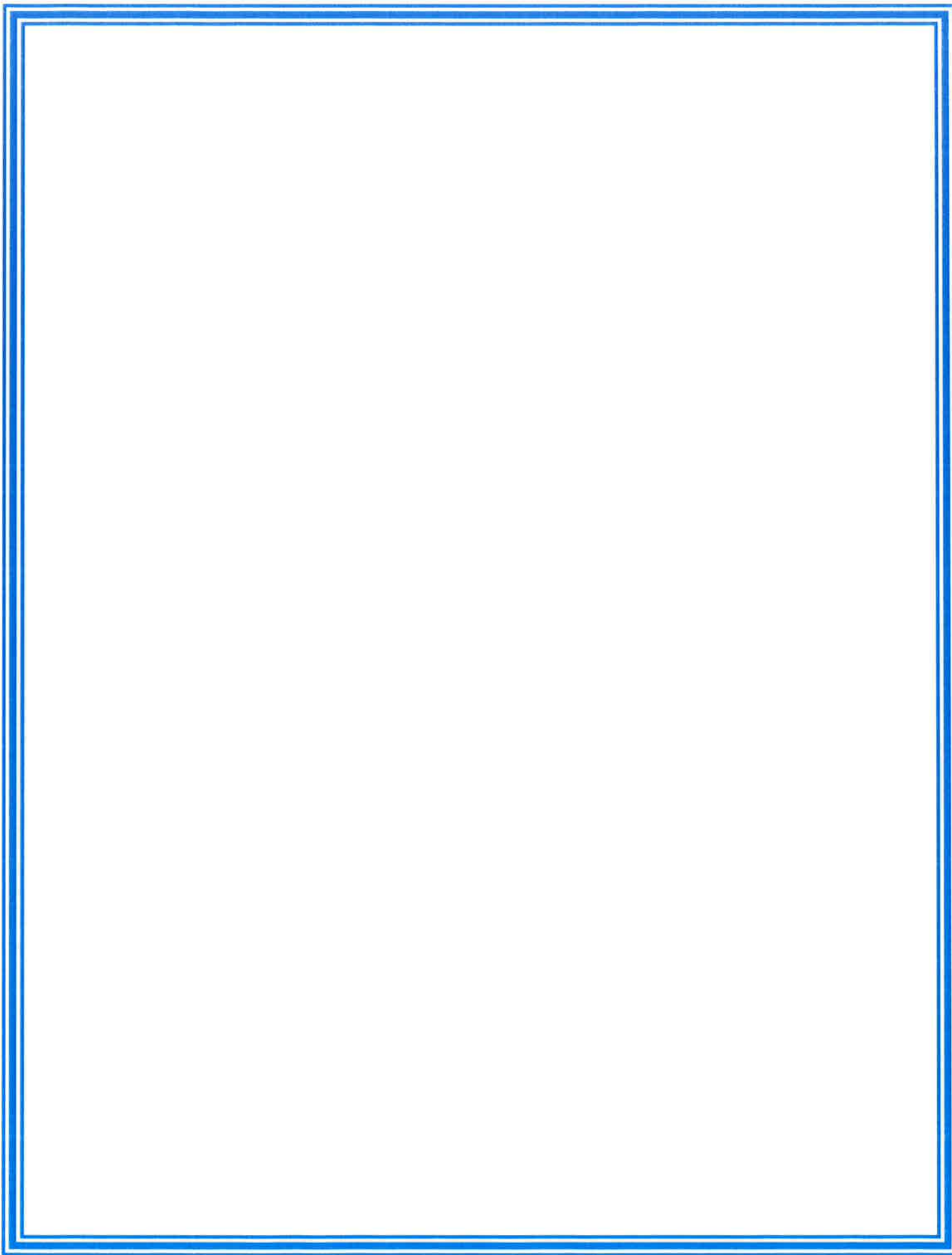
THAT, the Executive Director, on behalf of Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*I hereby certify that the foregoing 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 April 25, 2022*

Secretary

ADOPTED: April 25, 2022

RESOLUTION NO.



Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization to acquire the Limited Partner Interest in Lion Creek Crossings Phase II for an amount not to exceed \$39,000, and authorization to execute a Continuing Project Operations and Exclusive Negotiation Rights Agreement with the Administrative and Managing General Partners.

Date: April 25, 2022

Purpose: This action authorizes the Executive Director to execute agreements to acquire the Investor Limited Partner's and Special Limited Partner's interest and establish an agreement for the continued operation of Lion Creek Crossings Phase II.

Funding: The cost to acquire the Limited Partners' Interest is \$1,000 plus the amount owed to the Limited Partners from the 2021 cash flow distribution, if this has not been paid prior to closing. The amount owed to the Investor Limited Partner from the 2021 cash flow distribution is estimated to be approximately \$31,000. Funds have been set aside in OHA's reserves, budget line item number 5510-00-000 Capital Outlay, to fund Investor Limited Partner buyouts in tax credit projects.

Background:

Lion Creek Crossing Phase II (the Project, LCC Phase II) is a 146-unit tax-credit affordable housing development with 54 public housing units located at 6755 Leona Creek Drive. The Project is owned and operated by Lion Way Housing Partners, L.P. (the Partnership).

The following entities serve as partners in the Partnership:

Investor Limited Partner: MMA Lion Way, LLC (99.99%)

Special Limited Partner: MMA Special Limited Partner, Inc. (0.0001%)

Administrative General Partner: Related/Oakland Coliseum II Development Co. LLC
(0.0048%) (Related)

Managing General Partner: Lion Creek II, LLC (EBALDC) (0.0051%)

Purchase of Limited Partners' Interests

The Authority holds an option to purchase the Project from the Partnership (Authority Option) pursuant to a Purchase Option Agreement dated November 1, 2005 (Option Agreement), and a right of first refusal pursuant to a Right of First Refusal Agreement dated November 1, 2005. The Authority Option period extends from January 1, 2018 to June 30, 2025. If the Authority does not exercise its option by June 30, 2025, EBALDC has the second option to purchase the Project. The purchase price for the Project under the Option Agreement is the greater of fair market value or the amount of outstanding debt plus the investor's taxes to exit the Project.

Exercising the option to purchase the Project would allow the Authority or EBALDC to own the project outright; however, this action would result in the dissolution of the Limited Partnership and the distribution of the project's operating and replacement reserves to the members of the Partnership. At the end of the 15-year Low Income Housing Tax Credit compliance period, it is common for the sponsor or developer of a tax credit project to buy out the Investor Limited Partners' (ILPs) interest in the project instead of purchasing the project outright. This is a preferred method for the Authority to assert its right to control the project and allow for the investor to exit after the tax credit compliance period. This method leaves the limited partnership intact with Lion Creek II, LLC, still in place as the Managing General Partner and prevents the ensuing complications of the dissolution of the Limited Partnership.

The ILPs have agreed to sell their interest to the Authority upon receipt of \$1,000 plus the amount owed to them from the 2021 cash flow distribution, if this has not been paid prior to closing. The 2021 cash flow distribution owed to the limited partners is currently estimated to be approximately \$31,000. The agreed-upon purchase price for the Limited Partners' interest is lower than the estimated cost to purchase the Project under the Option Agreement. The proposed resolution would authorize a purchase price not to exceed \$39,000, which would provide a 20 percent contingency for provide flexibility in case revisions to the 2021 financial statements result in a higher distribution to the limited partners than the current estimate of \$31,000.

The Authority will have its affiliate, OHA Development LLC, purchase the ILP interests and become a Limited Partner in the Project. OHA Development LLC is controlled directly by the Authority as the Authority is the sole member of the LLC. Having OHA Development LLC as the limited partner in development projects reduces the Authority's liability related to the developments. OHA Development LLC has participated as a Special Limited Partner in some of the Authority's development partnerships, including AveVista and Prosperity Place. OHA Development LLC was also the entity that purchased the limited partner interest in Lion Creek Crossings Phase I in 2020 and Mandela Gateway in 2021.

Continuing Project Operations and Exclusive Negotiation Rights Agreement

While purchasing the ILPs' interest in the partnership will remove the investors from the Partnership, the Authority technically will not have exercised its option to purchase the Project under the Purchase Option Agreement. Since the Authority will not have exercised its option to purchase the Project, EBALDC could still exercise its secondary option.

Under the proposed Continuing Property Operations and Exclusive Negotiating Rights Agreement, the Authority and EBALDC and Related would agree that:

- EBALDC will terminate any claims they may have to exercise any option or first refusal rights to acquire the project.
- The Authority or its affiliate will have an option to purchase EBALDC and Related's General Partner interests for a fee of \$100 each, plus an amount to reimburse EBALDC and Related for staff time and third-party costs related to attempting to reposition the project, up to \$50,000.
- Before the Authority exercises its rights to purchase the General Partner interests, the Authority, EBALDC and Related will engage in a period of good faith and exclusive negotiations to attempt to agree to terms under which they would participate in a new partnership to reposition the project.

It is important to note that, while the Authority is seeking to preserve its right to purchase the General Partner interest in the Project through the Continuing Property Operations and Exclusive Negotiation Rights Agreement, the Authority also seeks to maintain its productive and valued partnership with EBALDC and Related as the manager, operator, and services provider for LCC Phase II.

Recommended Action:

It is recommended that the Board of Commissioners authorize the Executive to execute agreements to acquire the Investor Limited Partners interest in LCC Phase II, and to execute a Continuing Property Operations and Exclusive Negotiation Rights Agreement with the Administrative and Managing General Partners of Lion Way Housing Partners, L.P to establish terms for the continued operation of LCC Phase II.

Attachment: Resolution

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

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**AUTHORIZATION TO ACQUIRE THE LIMITED PARTNER INTEREST IN LION
CREEK CROSSINGS PHASE II FOR AN AMOUNT NOT TO EXCEED \$39,000, AND
AUTHORIZATION TO EXECUTE A CONTINUING PROJECT OPERATIONS AND
EXCLUSIVE NEGOTIATION RIGHTS AGREEMENT WITH THE ADMINISTRATIVE
AND MANAGING GENERAL PARTNERS**

WHEREAS, Lion Creek Crossing Phase II (the "Project") is a 146-unit tax credit affordable housing development with 54 public housing units located at 6755 Leona Creek Drive; and

WHEREAS, the Project is owned and operated by Lion Way Housing Partners, L.P. (the "Partnership"); and

WHEREAS, the following entities serve as partners in the Partnership: Investor Limited Partner, MMA Lion Way, LLC; Special Limited Partner, BFIM Special Limited Partner, Inc.; Administrative General Partner, Related/Oakland Coliseum II Development Co. LLC ("Related"); Managing General Partner, Lion Creek II, LLC ("EBALDC"); and

WHEREAS, the Authority holds an option to purchase the Project from the Partnership (Authority Option) pursuant to a Purchase Option Agreement dated November 1, 2005 (Option Agreement), and a right of first refusal pursuant to a Right of First Refusal Agreement dated November 1, 2005; and

WHEREAS, the Authority Option period extends from December 31, 2017 to June 30, 2025; and

WHEREAS, if the Authority does not exercise its option by June 30, 2025, EBALDC has the second option to purchase the Project; and

WHEREAS, exercising the option to purchase the Project would allow the Authority or EBALDC to own the project outright; however, this action would result in the dissolution of the Limited Partnership and the distribution of the project's operating and replacement reserves to the members of the Partnership; and

WHEREAS, a preferred method for the Authority to assert its right to control the Project, and allow for the Investor to exit the Partnership is for an affiliate of the Authority, OHA Development LLC, to acquire the Investor and Special Limited Partners' interest in the Partnership; and

WHEREAS, the Investor and Special Limited Partners have agreed to sell their interest to the Authority for \$1,000 plus an amount equal to the estimated unpaid 2021 Priority Distribution and Cash Flow to be paid by the Partnership to the Investor Limited Partner; and

WHEREAS, 2021 cash flow distribution owed to the Investor Limited Partner is currently estimated to be approximately \$31,000; and

WHEREAS, the Authority intends to have its affiliate, OHA Development LLC, purchase the Investor and Special Limited Partner interests and become a Limited Partner in the Project; and

WHEREAS, the Authority seeks to enter into a Continuing Project Operations and Exclusive Negotiation Rights Agreement to govern the ongoing roles of the Authority, Related, and EBALDC in Lion Creek Crossings Phase II.

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

THAT, the Oakland Housing Authority or its affiliate OHA Development LLC is authorized to acquire the Investor Limited Partner and Special Limited Partner interest in Lion Creek Crossings Phase II for \$1,000 plus an amount equal to the estimated unpaid 2021 Priority Distribution and Cash Flow to be paid by the Partnership to the Investor Limited Partner, not to exceed a combined total of \$39,000; and

THAT, the Executive Director is authorized to execute a Continuing Property Operations and Exclusive Negotiation Rights Agreement with Related and EBALDC to govern the ongoing roles of the Authority, Related, and EBALDC in Lion Creek Crossings Phase II; and

THAT, the Executive Director is authorized to take all actions necessary to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on April 25, 2022.*

Secretary / Executive Director


ADOPTED: April 25, 2022

RESOLUTION NO.

CONSENT AGENDA ITEMS

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: April 25, 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.

On March 21, 2022, The Board of Commissioners adopted Resolution Number 5051, 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, on March 21, 2022, Resolution 5051 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 April 25, 2022.*


Secretary

ADOPTED: April 25, 2022

RESOLUTION NO.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Authorization to execute a three-year contract with Automatic Data Processing, Inc. for Human Capital Management and Managed Business Solutions in an amount not-to-exceed \$1,003,431

Date: April 25, 2022

Purpose: This memorandum transmits for your review and consideration a resolution authorizing the Executive Director to execute a contract with Automatic Data Processing, Inc. (ADP) for Human Capital Management and Managed Business Solutions in an amount not-to-exceed \$678,179 for the two-year initial term and \$325,252 for one-year option term.

Funding: Authorization for the full cost of the three-year term, \$1,003,431, of the contract will be proposed in the Authority's corresponding annual operating budget in the Finance Department budget line item number 4170-00-000.

Background

In addition to the health and safety challenges that COVID-19 has caused for agencies around the country, the sudden need for agencies to provide the ability to work from home, flexibility in work schedule, and a general heightened focus on work life balance, have changed the landscape of the talent management world. This phenomenon has become referred to generally as the "The Great Resignation."

In order to address this shift in the working landscape, and increase the Authority's efficiency in achieving its strategic goals, the Finance and Human Resources teams partnered together to develop processes and find tools to increase the Authority's ability to recruit and retain engaged staff, as well as develop more structured career development and succession plans. The largest of these tools is ADP Comprehensive Services.

ADP Comprehensive Services is an overhaul of our current Human Resources Information System (HRIS) and will provide an enormous amount of new facility, as well as provide employees with new avenues of contact for pertinent employee-related issues. The table below is a brief highlight of the new functions and features that will be

added:

System Changes	Brief Description
Learning Management System	A new online system which provides a means of assigning, tracking, and reporting employee training plans. Many trainings will also be included.
Performance Evaluation	A new module that will provide for a modernized and simplified evaluation procedure that includes 360 degree evaluations, quarterly evaluation periods, integrated goal setting, and more.
Peer to Peer Recognition	A new module that will allow employees to publicly recognize other employees for exhibiting exemplary performance or team work.
Reporting Improvements	Speed, efficiency, and flexibility of the reporting structure inside ADP will be greatly improved to allow for focused and insightful use of Human Resources related data.
Leave Management	A new module as well as services to assist in the management of Family Medical/Military Leave, California Family Relief Act, Worker's Compensation, COVID-19 and other leave types.
Benefit Management	An improvement to our current benefit module that will provide connectivity between ADP and Authority benefit carriers, simplifying and greatly increasing the speed of data transfer while reducing potential for errors.
Employee Advisors	This contract will include dedicated ADP staff with in-depth knowledge of Authority personnel rules, benefits, HRIS, and pay structures. This team will provide an additional level of Human Resources related customer service to employees across the agency.
Compliance Monitoring	ADP will provide constant monitoring and reporting on changes of all personnel related laws, as well as provide assistance with drafting any needed policy and procedure changes related to legal compliance.
Dedicated Service Manager	In lieu of the current practice of relying on general custom service, ADP will provide a dedicated point of contact and customer service to provide consistent and efficient trouble shooting of any HRIS issues.

In addition to the highlights above, many more features will be added such as

enhancements to our time clock system, assistance with federal and state reporting requirements, and compensation analysis assistance

Acquisition and implementation of these new features will be critical in the ongoing effort to recruit and retain the best possible employees as the workplace continues to evolve in the wake of the COVID-19 pandemic. These new engagement and performance management tools will also contribute directly to the Authority's strategic goal of sustained high standards of customer service for residents and stakeholders. Not only will this allow the Finance and Human Resources departments to provide a higher level of customer service to the operating departments and employees, but it will also take a large step toward bolstering a work culture in which all employees are motivated and engaged to provide the residents, and each other, a high level of team work and customer service.

Financial Impact

There are two important items to note in regards to the financial impact. The first is that although this is a request of approximately one million dollars over three years, this new product costs \$178,000 more than the basic services the Authority currently pays for in ADP Workforce Now. The Human Capital Management and Managed Business Solutions would replace ADP Workforce Now. The second item is that given the time and data required for these new modules, if the Authority were to hire employees in the Finance and Human Resources departments to attempt to provide all the new services included in the contract, it would require the skills and work hours of at least two full time employees and a considerable amount of work from our IT department for the customer service and data-related portions. Even then, staff would still need to contract out to a vendor to custom design the other portions of the contract. Two full-time professional employees with medical benefits would cost approximately \$270,000 annually, which is 152% of the cost of the annual contract increase. Factoring in training costs, liability for insurance, and CalPERS retirement funding would make the comparison even more favorable for the contract.

Procurement

According to the HUD Procurement Handbook 7460.8 REV 2, Section 14, public housing authorities are encouraged to use cooperative and interagency agreements to expedite the procurement process and to obtain substantial discounts as a result of leveraged pricing.

Education Service Center has a current and valid contract with ADP that was competitively solicited and meets HUD 2 CFR 200. RFP #20-07 was posted on the Omnia Partners website and the ESC website from June 10, 2020 until August 4, 2020, as well as being posted in the following newspapers: USA Today, Arizona Business Gazette, Daily Journal of Commerce, The Advocate, The Herald News, The Honolulu Star-Advertiser, The New Jersey Herald, The San Bernardino County Sun, The State, The Albany Times Union, Houston Community Newspapers, Deseret News, The

Richmond Times, The Seattle Daily Journal of Commerce, The Helena Independent Record and The Kenebec Maine Journal.

The companies that responded included, ADP, Hire Thinking Inc., Carahsoft Technology Corporation, Ceridian HCM, Inc., Collaborative Solutions, LLC, Kronos Incorporated, GovernmentJobs.com, Inc., Oakland Consulting Group, Inc., Phoenix Business Inc., Precision Task Group, Inc., and Spartrock 365. After evaluations were complete, ESC awarded three companies, ADP, Hire Thinking Inc., and Carahsoft Technology Corporation, a three-year contract from May 1, 2021, through April 30, 2024, with the option to renew for two additional one-year periods through April 30, 2026.

Recommendation

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract with Automatic Data Processing, Inc. for Human Capital Management and Managed Business Solutions in an amount not-to-exceed \$1,003,431 for the three-year term.

Attachment: Resolution

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**AUTHORIZING THE EXECUTIVE DIRECTOR EXECUTE A THREE-YEAR CONTRACT
WITH AUTOMATIC DATA PROCESSING, INC. FOR HUMAN CAPITAL MANAGEMENT
AND MANAGED BUSINESS SOLUTIONS IN AN AMOUNT NOT-TO-EXCEED
\$1,003,431**

WHEREAS, HUD Procurement Handbook 7460.8 REV 2, Section 14, public housing authorities are encouraged to use cooperative and interagency agreements to expedite the procurement process and to obtain substantial discounts as a result of leveraged pricing; and

WHEREAS, Education Service Center has a current and valid contract with ADP that was competitively solicited and meets HUD 2 CFR 200; and

WHEREAS, The companies that responded included, ADP, Hire Thinking Inc., Carahsoft Technology Corporation, Ceridian HCM, Inc., Collaborative Solutions, LLC, Kronos Incorporated, GovernmentJobs.com, Inc., Oakland Consulting Group, Inc., Phoenix Business Inc., Precision Task Group, Inc., and Spartrock 365. After evaluations were complete, ESC awarded three companies, ADP, Hire Thinking Inc., and Carahsoft Technology Corporation, a three-year contract from May 1, 2021, through April 30, 2024, with the option to renew for two additional one-year periods through April 30, 2026; and

WHEREAS, the Oakland Housing Authority (Authority) is in need of changes to the Human Resources Information System (HRIS) that can provide improved services to the agency; and

WHEREAS, Auto Data Processing (ADP) is able to provide significant improvements to the Authority's current HRIS platform in a timely manner and without significant disruption; and

WHEREAS, this new product offering costs \$178,000 more than the basic services the Authority currently pays for in ADP Workforce Now and offers a variety of enhanced features; and

WHEREAS, given the limited staff capacity of the Authority and the challenges experienced industry-wide to recruit and retain skilled talent, the added value and benefits far outweigh the increased costs of the new services.

**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 execute a three-year contract with Automatic Data Processing, Inc. for Human Capital Management and Managed Business Solutions in an amount not-to-exceed \$1,003,431; 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 April 25, 2022.*

Secretary

ADOPTED: April 25, 2022

RESOLUTION NO.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorizing the Executive Director to amend the contract to purchase ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA Partners cooperative agreement with Club Car, LLC, to add \$1,830.01, increasing the total amount not to exceed amount to \$201,830.01.

Date: April 25, 2022

Purpose: This action will authorize the Executive Director to amend the contract for the purchase of ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA Partners cooperative agreement with Club Car, LLC for use at Authority-owned and managed properties, in an amount not to exceed \$201,830.01.

Funding: Funds for the initial \$200,000 were included in the approved Coronavirus Aid, Relief, and Economic Security Act (CARES Act) budget. Funding for the additional \$1,830.01 is included in the FY 2022 annual operating budget in account 5510-00-000 Capital Outlay.

Background:

On March 22, 2021, the Board of Commissioners authorized the purchase of ten (10) electric golf cart vehicles from Turf & Industrial Equipment in an amount not to exceed \$200,000 by approving Resolution No. 4966.

The purchase replaced vehicles removed from the fleet due to increased maintenance occurrences and vehicle recalls. Without these vehicles staff will be unable to mobilize to locations to perform specific tasks.

After delays due to inventory shortages attributed to the pandemic, the Office of Property Operations received the vehicles in December 2021 and the vendor received payment at the authorized level. On July 1, 2021, during the period of delay, the City of Oakland increased its sales tax thereby increasing the total cost of the vehicles by

\$1,830.01. The Office of Property Operations requests approval to increase the initial authorization and remit the final payment of \$1,830.01 to Turf & Industrial Equipment.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to amend the contract to purchase ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA Partners cooperative agreement with Club Car, LLC to add \$1,830.01, for a total not to exceed amount of \$201,830.01.

Attachments: Resolution 4966
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: 4966

**AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT TO
PURCHASE TEN ELECTRIC GOLF CART VEHICLES FROM TURF & INDUSTRIAL
EQUIPMENT UTILIZING OMNIA PARTNERS COOPERATIVE AGREEMENT WITH
CLUB CAR, LLC. IN AN AMOUNT NOT TO EXCEED \$200,000**

WHEREAS, the Oakland Housing Authority's Office of Property Operations (OPO), has immediate need for vehicles due to vehicles being removed from the existing fleet based on due to increased maintenance occurrences and vehicle recalls; and

WHEREAS, without these vehicles neither department will be able to mobilize staff to locations to perform specific tasks; and

WHEREAS, OMNIA Partners helps public agencies and non-profits reap the benefits of national leveraged pricing, with no cost to the OMNIA Partners members; and

WHEREAS, OMNIA Partners competitively solicits proposals and awards contracts for commonly purchased products and services, providing governmental and public entities opportunities for greater efficiency and economy in procuring goods and services; and

WHEREAS, Club Car, LLC, was awarded a seven-year agreement from January 1, 2020 through December 31, 2026 with up to four (4) additional one (1) year options to renew (through December 31, 2030); and

WHEREAS, Turf & Industrial Equipment is an authorized vendor to sell Club Car vehicles using OMNIA pricing; and

WHEREAS, the Authority's Contracts, Compliance and General Services department has reviewed the procurement and has found that the contract is valid and meets 2 CFR Part 200 and OHA's Procurement Policy, allowing the Authority to utilize this Contract; and


WHEREAS, the Authority will purchase ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA contract in an amount not to exceed \$200,000; and

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

THAT, the Board of Commissioners authorizes the Executive Director to purchase ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA Partners cooperative agreement with Club Car, LLC in an amount not to exceed \$200,000; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on March 22, 2021.*



Patricia Wells, Secretary / Executive Director

ADOPTED: March 22, 2021

RESOLUTION NO. 4966

**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:

**AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT TO
PURCHASE TEN ELECTRIC GOLF CART VEHICLES FROM TURF & INDUSTRIAL
EQUIPMENT UTILIZING OMNIA PARTNERS COOPERATIVE AGREEMENT WITH
CLUB CAR, LLC. TO ADD \$1,830.01 TO INCREASE THE TOTAL PURCHASE
AMOUNT NOT TO EXCEED TO \$201,830.01**

WHEREAS, the Oakland Housing Authority's Office of Property Operations (OPO), purchased the vehicles due to vehicles being removed from the existing fleet based on due to increased maintenance occurrences and vehicle recalls; and

WHEREAS, on March 22, 2021, the Board of Commissioners authorized the purchase of ten (10) electric golf cart vehicles from Turf & Industrial Equipment in an amount not to exceed \$200,000 by approving Resolution No. 4966; and

WHEREAS, funds for the initial \$200,000 was included in the approved Coronavirus Aid, Relief, and Economic Security Act (CARES Act) budget; and

WHEREAS, the Office of Property Operations received the vehicles in December 2021 and the vendor received payment at the board authorized not to exceed amount; and

WHEREAS, on July 1, 2021 the City of Oakland increased the sales tax, thereby increasing the total cost of the vehicles by \$1,830.01; and

WHEREAS, the Office of Property Operations requests approval to increase to the initial authorized amount and to remit the final payment of \$1,830.01 to Turf & Industrial Equipment.

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

THAT, the Board of Commissioners authorizes the Executive Director to amend the contract to purchase ten (10) electric golf cart vehicles from Turf & Industrial Equipment utilizing OMNIA Partners cooperative agreement with Club Car, LLC to add \$1,830.01, for a total not to exceed amount of \$201,830.01; and

THAT, the Executive Director, on behalf of the Oakland Housing Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on April 25, 2022.*

Secretary

ADOPTED: April 25, 2022

RESOLUTION NO.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization and approval to amend the property address of Coliseum Place, an affordable housing project, from 905 72nd Ave, Oakland, California 94621 to 7120 Hawley Street, Oakland, California, 94621 for the Agreement to Enter into Housing Assistance Payment contract and related documents

Date: April 25, 2022

Purpose: This action will authorize and approve an amendment to the property address of affordable housing project, Coliseum Place from 905 72nd Avenue, Oakland, California, 94612 to 7120 Hawley Street, Oakland, California, 94621 for the Agreement to Enter into Housing Assistance Payment contract (Agreement) and other related documents with Coliseum Place II, L.P for Coliseum Place.

Funding: No funding is required for this action. The funding commitment for the Agreement and subsequent HAP contract was approved by Resolution 4688 and will be included in the corresponding annual operating budget in the Leased Housing Department's budget line item number 4715-05-000 HAP Expense.

Background:

On May 23, 2016, the Board of Commissioners adopted Resolution Number 4688 authorizing the conditional award of 37 Project-Based Vouchers (PBV) to Coliseum Place, located at 905 72nd Ave, Oakland, California. This project also received affordable housing development funding from the City of Oakland.

On November 15, 2019, the Oakland Housing Authority and Coliseum Place, II, L.P executed an Agreement for Coliseum Place. The project address in the Agreement is 705 72nd Avenue, Oakland, California, 94621.

On March 28, 2022, the City of Oakland Planning and Building Department issued written notification to Coliseum Place, L.P confirming the assignment of a new address for parcel Number 041 415301302, which is the Coliseum Place project. The new assigned address is 7120 Hawley Street, Oakland, CA 94621 in accordance with California Building code

section 502.1. As such, staff must modify the PBV project address to align with the new one assigned by the City.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to amend the property address of Coliseum Place, an affordable housing project, from 905 72nd Ave, Oakland, California 94621 to 7120 Hawley Street, Oakland, California 94621 for the Agreement to Enter into Housing Assistance Payments contract and other related documents.

Attachments: Resolution 4688
 AHAP dated December 15, 2019
 City of Oakland letter dated March 28, 2022
 Resolution

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

On Motion of Commissioner: Lynette Jung-Lee

Seconded by Commissioner: Barbara Montgomery

And approved by the following vote:

AYES: Commissioner Jung-Lee, Montgomery, Hartwig, Hurd, Castillo, Griggs-Murphy

NAYS: 0

ABSTAIN: 0

EXCUSED: 0

ABSENT: 0

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 4688

**RESOLUTION AUTHORIZING THE AWARD OF THIRTY-SEVEN (37)
SECTION 8 PROJECT-BASED VOUCHERS TO THE COLISEUM PLACE, A
PROJECT THAT WAS AWARDED AFFORDABLE HOUSING DEVELOPMENT
FUNDING FROM THE CITY OF OAKLAND**

, The primary goal of the Authority's Project-based Voucher (PBV) program is the creation of new affordable housing units, whether through new construction or the rehabilitation of units that were not formally affordable; and

WHEREAS, provisions exist in the Authority's Moving to Work Plan which allow the Authority to utilize other affordable housing competitions for selecting projects to be awarded Project-based Voucher assistance; and

WHEREAS, the Authority has collaborated with the City of Oakland since 2006 in leveraging resources to ensure that affordable housing projects identified as City of Oakland priorities, have the opportunity to request PBV assistance, and

WHEREAS, the Coliseum Place ("The Project"), was selected for affordable housing development funding from the City of Oakland in 2016, via a competitive selection process; and

WHEREAS, the Project is being developed by Resources for Community Development and involves the new construction of 59 affordable housing units, and

WHEREAS, the Project has requested 37 Project Based Vouchers which will be attached to 9 units for households who are homeless or at risk for homelessness, 6 units for HOPWA eligible households and 22 units for low income families; and

WHEREAS, Resources for Community Development has developed a comprehensive services plan to offer residents the support necessary to retain housing, improve their health and maximize their economic opportunities, and

WHEREAS, Resources for Community Development will request \$300,000 from the City of Oakland for the Project, apply for 4% tax credits, HOPWA funding and \$9,000,000 in Affordable Housing and Sustainable Communities program funding; and

WHEREAS, the award of the 37 PBV's to the Project will provide the financial leveraging needed for the Project to apply for additional financing; and

WHEREAS, the Project-based Vouchers awarded to the Coliseum Place are conditioned upon the project securing all necessary financing and receiving HUD approval of an environmental review and a subsidy layering review within two years from the date of a PBV award, and

WHEREAS, this proposal is accordance with the Authority's mission to, "further the expansion of affordable housing within Oakland" and the Authority's MTW goal of, "increasing housing choice for low-income households"; and

WHEREAS, the capacity exists within the Commission to approve this award of Section 8 project-based vouchers.

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

THAT, the Board of Commissioners adopts the resolution authorizing the Conditional Award of Thirty-seven (37) Section 8 Project-Based Vouchers to Coliseum Place, located at 905 72nd Avenue, Oakland, California, a project selected to receive affordable housing development funding from the City of Oakland; and

THAT, the award shall be contingent on the Project securing adequate financing and all HUD approvals for the project by June 1, 2018; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and
correct copy of a resolution passed by the Commissioners of the Housing
Authority of the City of Oakland, California on May 23, 2016.*


Eric Johnson, Secretary / Executive Director

ADOPTED: May 23, 2016

RESOLUTION NO. 4688



(OHA ORIGINAL)

Coliseum Place

Project-Based Voucher Program – 37 Units Oakland Housing Authority Contract # CA003-PBV-054

Owner: Coliseum Place II, LP, a California limited partnership

AHAP Effective Date:	November 12, 2019
Term:	20 Years Initial Term
HAP Effective Date:	TBD
HAP Initial Term Expiration Date:	TBD

Coliseum Place

AHAP Contract

Project-Based Voucher Program – 37 Units

Oakland Housing Authority

Contract # CA003-PBV-058

**Owner: Coliseum Place II, L.P., a California limited
partnership**

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- 2- AHAP Contract Part II**
- 3- Exhibit A: Owner's Approved PBV Proposal**
- 4- Exhibit B: Description of work to be performed under this Agreement**
- 5- Exhibits C: Description of Housing**
- 6- Draft HAP Contract and OHA Administrative Plan – Chapter 17**
- 7- Exhibit E: Consent to Assignment of AHAP Contract**
- 8- Exhibit F: Section 8 Project-Based Program Regulations and HERA Notice (2008)**
- 9- Exhibit G: Subsidy Layering Review and Approval**
- 10-Exhibit H: HUD Environmental Review and Approval**
- 11-Exhibit I: Appraiser Market Rent Study and Estimate of Initial Contract Rent**
- 12-Exhibit J: Renewal Agreement**

AHAP Contract

Part I

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

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM
PBV AGREEMENT TO ENTER INTO HOUSING ASSISTANCE
PAYMENTS CONTRACT**

NEW CONSTRUCTION OR REHABILITATION

PART I

1.1 Parties

This Agreement to Enter into Housing Assistance Payments Contract ("Agreement") is entered into between:

_____ **Oakland Housing Authority, an MTW Authority** _____ ("PHA"), and

_____ **Coliseum Place II, L.P.** a California limited partnership _____ ("owner")

1.2 Purpose

The owner agrees to develop the Housing Assistance Payments Contract ("HAP contract") units to in accordance with Exhibit B to comply with Housing Quality Standards ("HQS"), and the PHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the PHA will enter into a HAP contract with the owner of the contract units.

1.3 Contents of Agreement

This Agreement consists of Part I, Part II and the following Exhibits:

EXHIBIT A: The approved owner's PBV proposal.

EXHIBIT B: Description of work to be performed under this Agreement, including:

- If the Agreement is for rehabilitation of units, this exhibit must include the rehabilitation work write-up and, where the PHA has determined necessary, specifications and plans.
- If the Agreement is for new construction of units, the work description must include the working drawings and specifications.
- Any additional requirements beyond HQS relating to quality, design and architecture that the PHA requires.
- Work items resulting from compliance with the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205 and the accessibility requirements under section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR 8.22 and 8.23.

EXHIBIT C: Description of housing, including:

- Project site.
- Total number of units in project covered by this Agreement.
- Location of contract units on site.
- Number of contract units by area (size) and number of bedrooms and bathrooms.
- Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.
- Utilities available to the contract units, including a specification of utility services to be paid by owner (without charges in addition to rent) and utility services to be paid by the tenant.
- Estimated initial rent to owner for the contract units.

Exhibit D: The Housing Assistance Payments (HAP) Contract ("Contract") complete with respect to the Agreement/Contract number, the identification of the PHA and Owner and HAP

Exhibit E: OHA Chapter 17 of Admin Plan

Exhibit F: Consent to Assignment of AHAP Contract

Exhibit F: Section 8 Project-Based Program Regulations and HERA Notice (2008)

Exhibit H: Subsidy Layering Review Approval

Exhibit I: HUD Environmental Review Approval

Exhibit J: Renewal Agreement

1.4 Significant Dates

- A. Effective Date of the Agreement: The Agreement must be executed promptly after PHA notice of proposal selection to the owner has been given. The PHA may not enter this Agreement with the owner until any required subsidy layering review has been performed and an environmental review has been satisfactorily completed in accordance with HUD requirements.
- B. A project may either be a single-stage or multi-stage project. A single- stage project will have the same Agreement effective date for all contract units. A multi-stage project will have separate effective dates for each stage.

☒ Single-state Project

- i. Effective Date for all contract units is: __November 11, 2019__
- ii. Date of Commencement of the Work: The date for commencement of work is not later than __120__ calendar days after the effective date of this Agreement
- iii. Time for completion of work: the date for completion of the work is not later than __606__ calendar days after the effective date of this Agreement.

☐ Multi-stage Project

Enter the information for each stage upon execution of the Agreement for the corresponding stage.

STAGE	NUMBER OF UNITS	EFFECTIVE DATE	DATE OF COMMENCEMENT	TIME FOR COMPLETION

1.5 Nature of the Work

- ☒ This Agreement is for **New Construction** of units to be assisted by the project-based voucher program.
- ☐ This Agreement is for **Rehabilitation** of units to be assisted by the project-based voucher program.

1.6 Schedule of Completion

- A. **Timely Performance of Work:** The owner agrees to begin work no later than the date for commencement of work as stated in section 1.4. In the event the work is not commenced, diligently continued and completed as required under this Agreement, the PHA may terminate this Agreement or take other appropriate action. The owner agrees to report promptly to the PHA the date work is commenced and furnish the PHA with progress reports as required by the PHA.
- B. **Time for Completion:** All work must be completed no later than the end of the period stated in section 1.4. Where completion in stages is provided for, work related to units included in each stage shall be completed by the stage completion date and all work on all stages must be completed no later than the end of the period stated in section 1.4.
- C. **Delays:** If there is a delay in the completion due to unforeseen factors beyond the owner's control as determined by the PHA, the PHA agrees to extend the time for completion for an appropriate period as determined by the PHA in accordance with HUD requirements.

1.7 Changes in Work

The owner must obtain prior PHA approval for any change from the work specified in Exhibit B which would alter the design or quality of the rehabilitation or construction. The PHA is not

required to approve any changes requested by the owner. PHA approval of any change may be conditioned on establishment of a lower initial rent to owner as determined by PHA in accordance with HUD requirements.

- A. If the owner makes any changes in the work without prior PHA approval, the PHA may establish lower initial rents to owner as determined by the PHA in accordance with HUD requirements.
- B. The PHA may inspect the work during rehabilitation or construction to ensure that work is proceeding on schedule, is being accomplished in accordance with the terms of the Agreement, meets the level of material described in Exhibit B and meets typical levels of workmanship for the area.

1.8 Work Completion

- A. Conformance with Exhibit B: The work must be completed in accordance with Exhibit B.
- B. The owner is solely responsible for completion of the work.
- B. Evidence of Completion: When the work is completed, the owner must provide the PHA with the following:
 - 1. A certification by the owner that the work has been completed in accordance with the HQS and all requirements of this Agreement.
 - 2. A certification by the owner that the owner has complied with labor standards and equal opportunity requirements in the development of the housing. (See 24 CFR 983.155(b)(1)(ii).)

3. Additional Evidence of Completion: At the discretion of the PHA, or as required by HUD, the owner may be required to submit additional documentation as evidence of completion of the housing. Check the following that apply:

☒ A certificate of occupancy or other evidence that the contract units comply with local requirements.

☒ An architect or developer's certification that the housing complies with:

☒ The HQS

☒ State, Local or other building codes

☒ Zoning

☐ The rehabilitation work write-up for rehabilitated housing

☒ The work description for newly constructed housing; or

☒ Any additional design or quality requirements pursuant to this Agreement.

1.9 Inspection and Acceptance by the PHA of Completed Contract Units

- A. Completion of Contract Units: Upon receipt of owner notice of completion of contract units, the PHA shall take the following steps:

1. Review all evidence of completion submitted by owner.

2. Inspect the units to determine if the housing has been completed in accordance with this Agreement, including compliance with the HQS and any additional requirements

imposed by the PHA under this Agreement.

- B. Non-Acceptance: If the PHA determines the work has not been completed in accordance with this Agreement, including non-compliance with the HQS, the PHA shall promptly notify the owner of this decision and the reasons for the non- acceptance. The parties must not enter into the HAP contract at this point. However, work deficiencies may be corrected in accordance with Section 1.10 of this Agreement.
- C. Acceptance: If the PHA determines that the work has been completed in accordance with this Agreement, and that the owner has submitted all required evidence of completion, the PHA must submit the HAP contract for execution by the owner and must then execute the HAP contract.

1.10 Acceptance Where Work Deficiencies Exist

- A. If the PHA determines that work deficiencies exist, the PHA shall determine whether and to what extent the deficiencies are correctable, whether the units will be accepted after correction of the deficiencies, and the requirements and procedures (consistent with HUD requirements) for such correction and acceptance of contract units. The PHA shall notify the owner of the PHA's decision.
- B. Completion in Stages: When the units will be completed in stages, the procedures of this section shall apply to each stage.

1.11 Execution of HAP Contract

- A. Time and Execution: Upon acceptance of the units by the PHA, the owner and the PHA execute the HAP contract.
- B. Completion in Stages: When the units will be completed in stages, the number and types of units in each stage, and the initial rents to owner for such units, shall be separately shown in the HAP contract for each stage. Upon acceptance of the first stage, the owner shall execute the HAP contract and the signature block provided in the HAP contract for that stage. Upon acceptance of each subsequent stage, the owner shall

execute the signature block provided in the HAP contract for such stage.

- C. Form of HAP contract: The terms of the HAP contract shall be provided in Exhibit D of this Agreement. There shall be no change in the terms of the HAP contract unless such change is approved by the PHA. Prior to execution by the owner, all blank spaces in the HAP contract shall be completed by the PHA.
- D. Survival of Owner Obligations: Even after execution of the HAP contract, the owner shall continue to be bound by all owner obligations under the Agreement.

1.12 Initial Determination of Rents

- A. The estimated initial rent to owner shall be established in Exhibit C of this Agreement.
- B. The initial rent to owner is established at the beginning of the HAP contract term.
- C. The estimated and initial contract rents for each unit may in no event exceed the amount authorized in accordance with HUD requirements. Where the estimated or the initial rent to owner exceeds the amount authorized under HUD requirements, the PHA shall establish a lower estimated or initial rent to owner (as applicable), in accordance with HUD requirements.

1.13 Uniform Relocation Act

- A. A displaced person must be provided relocation assistance at the levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24.
- B. The cost of required relocation assistance may be paid with funds provided by the owner, or with local public funds, or with funds available from other sources. Payment of relocation assistance must be in accordance with HUD requirements.
- C. The acquisition of real property for a project to be assisted under the project-based voucher program is subject to the URA and 49 CFR part 24, subpart B.
- D. The PHA must require the owner to comply with the URA and 49 CFR part 24.

- E. In computing a replacement housing payment to a residential tenant displaced as a direct result of privately undertaken rehabilitation or demolition of the real property, the term “initiation of negotiations” means the execution of the Agreement between the owner and the PHA.

1.14 Protection of In-Place Families

- A. In order to minimize displacement of in-place families, if a unit to be placed under HAP contract is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the project’s site-based waiting list (if it is not already on the list) and, once its continued eligibility is determined, given an absolute selection preference for an appropriately sized unit in the project.
- B. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.
- C. The term “in-place family” means an eligible family residing in a proposed contract unit on the proposal selection date.
- D. Assistance to in-place families may only be provided in accordance with HUD requirements.

1.15 Termination of Agreement and HAP Contract

The Agreement or HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

1.16 Rights of HUD if PHA Defaults Under Agreement

If HUD determines that the PHA has failed to comply with this Agreement, or has failed to take appropriate action, to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under this Agreement, HUD may assume the PHA’s rights and obligations under the Agreement, and may perform the obligations and enforce the rights of the PHA under the Agreement. HUD will, if it determines that the owner is not in default, pay annual contributions for the purpose of providing housing assistance payments with respect to the dwelling unit(s) under this Agreement for the duration of the HAP contract.

1.17 Owner Default and PHA Remedies

A. Owner Default

Any of the following is a default by the owner under the Agreement:

1. The owner has failed to comply with any obligation under the Agreement.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the Agreement.
4. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or a mortgage insured by HUD and:
 - A. 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
 - B. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

B. PHA Remedies

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the Agreement.
2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.
3. The PHA's rights and remedies under the Agreement include, but are not limited to: (i) terminating the Agreement; and (ii) declining to execute the HAP contract for some or all of the units.

C. PHA Remedy is not Waived

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

1.18 PHA and Owner Relation to Third Parties

A. Selection and Performance of Contractor

1. The PHA has not assumed any responsibility or liability to the owner, or any other party for performance of any contractor, subcontractor or supplier, whether or not listed by the PHA as a qualified contractor or supplier under the program. The selection of a contractor, subcontractor or supplier is the sole responsibility of the owner and the PHA is not involved in any relationship between the owner and any contractor, subcontractor or supplier.
2. The owner must select a competent contractor to undertake rehabilitation or construction. The owner agrees to require from each prospective contractor a certification that neither the contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from participation in contracts by any Federal department or agency or the Comptroller General. The owner agrees not to award contracts to, otherwise engage in the service of, or fund any contractor that does not provide this certification.

B. Injury Resulting from Work under the Agreement: The PHA has not assumed any responsibility for or liability to any person, including a worker or a resident of the unit undergoing work pursuant to this Agreement, injured as a result of the work or as a result of any other action or failure to act by the owner, or any contractor, subcontractor or supplier.

C. Legal Relationship: The owner is not the agent of the PHA and this Agreement does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractor or subcontractors used by the owner in the implementation of the Agreement.

D. Exclusion of Third Party Claims: Nothing in this Agreement shall be construed as creating any right of any third party (other than HUD) to enforce any provision of this Agreement or the HAP contract, or to assert any claim against HUD, the PHA or the

owner under the Agreement or the HAP contract.

- E. Exclusion of Owner Claims against HUD: Nothing in this Agreement shall be construed as creating any right of the owner to assert any claim against HUD.

1.19 PHA-Owned Units

Notwithstanding Section 1.18 of this Agreement, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

1.20 Conflict of Interest

- A. Interest of Members, Officers, or Employees of PHA, Members of Local Governing Body, or Other Public Officials

1. No present or former member or officer of the PHA (except tenant- commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the Agreement or HAP contract.
2. HUD may waive this provision for good cause.

- B. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the Agreement or HAP contract. The owner must fully and promptly update such disclosures.

1.21 Interest of Member or Delegate to Congress

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of the Agreement or HAP contract or to any benefits arising from the Agreement or HAP contract.

1.22 Transfer of the Agreement, HAP Contract or Property

A. PHA Consent to Transfer

The owner agrees that the owner has not made and will not make any transfer in any form, including any sale or assignment, of the Agreement, HAP contract or the property without the prior written consent of the PHA. A change in ownership in the owner, such as a stock transfer or transfer of the interest of a limited partner, is not subject to the provisions of this section. Transfer of the interest of a general partner is subject to the provisions of this section.

B. Procedure for PHA Acceptance of Transferee

Where the owner requests the consent of the PHA for a transfer in any form, including any sale or assignment, of the Agreement, the HAP contract or the property, the PHA must consent to a transfer of the Agreement or HAP contract if the transferee agrees in writing (in a form acceptable to the PHA) to comply with all the terms of the Agreement and HAP contract, and if the transferee is acceptable to the PHA. The PHA's criteria for acceptance of the transferee must be in accordance with HUD requirements.

C. When Transfer is Prohibited

The PHA will not consent to the transfer if any transferee, or any principal or interested party is debarred, suspended subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

1.23 Exclusion from Federal Programs

A. Federal Requirements

The owner must comply with and is subject to requirements of 2 CFR part 2424.

B. Disclosure

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.

2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation or otherwise excluded under 2 CFR part 2424.

1.24 Lobbying Certifications

- A. The owner certifies, to the best of owner's knowledge and belief, that:
 1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, to any person for influencing or attempting to influence an officer or employee of any 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 the Agreement or HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
 2. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the Agreement or HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- B. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

1.25 Subsidy Layering

A. Owner Disclosure

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal Government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any

loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.

B. Limit of Payments

Housing assistance payments under the HAP contract must not be more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

1.26 Prohibition of Discrimination

A. The owner may not refuse to lease contract units to, or otherwise discriminate against, any person or family in leasing of a contract unit, because of race, color, religion, sex, national origin, disability, age or familial status.

B. The owner must comply with the following requirements: The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.* ; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959–

1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29

U.S.C. 794) and implementing regulations at part 8 of this title; title II of the

Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.* ; 24 CFR part 8; section

3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–

1970

Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977

Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise).

- C. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

1.27 PHA and HUD Access to Premises and Owner Records

- A. The owner must furnish any information pertinent to this Agreement as may be reasonably required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.
- B. The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers and records of the owner to the extent necessary to determine compliance with the Agreement.

1.28 Notices and Owner Certifications

- A. Where the owner is required to give any notice to the PHA pursuant to this Agreement, such notice shall be in writing and shall be given in the manner designated by the PHA.
- B. Any certification or warranty by the owner pursuant to the Agreement shall

be deemed a material representation of fact upon which reliance was placed when this transaction was entered into.

1.29 HUD Requirements

- A. The Agreement and the HAP contract shall be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements. The owner agrees to comply with all such laws and HUD requirements
- B. HUD requirements are requirements that apply to the project-based voucher program. HUD requirements are issued by HUD Headquarters as regulations, Federal Register notices or other binding program directives.

1.30 Applicability of Part II provisions – Check all that apply

☒ Training, Employment and Contracting Opportunities

Section 2.1 applies if the total of the contract rents for all units under the proposed HAP contract, over the maximum term of the contract, is more than \$200,000.

☒ Equal Employment Opportunity

Section 2.2 only applies to construction contracts of more than \$10,000.

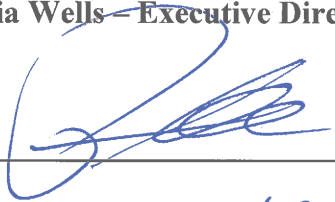
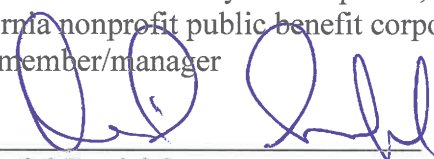
☒ Labor Standards Requirements

Sections 2.4, 2.8 and 2.10 apply when this Agreement covers nine or more units.

☒ Flood Insurance

Section 2.11 applies if units are located in areas having special flood hazards and in which flood insurance is available under the National Flood Insurance Program.

EXECUTION OF THE AGREEMENT

PUBLIC HOUSING AGENCY (PHA)
OAKLAND HOUSING AUTHORITY
By: Patricia Wells - Executive Director Signature:  Date: 11-15-19
OWNER : COLISEUM PLACE II, L.P., a California limited partnership
By: RCD GP LLC, a California limited liability company, its general partner By: Resources for Community Development, a California nonprofit public benefit corporation, its sole member/manager By:  Daniel Sawislak, Executive Director
Date: 11/15/19

AHAP Contract

Part II

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

SECTION 8 PROJECT-BASED VOUCHER PROGRAM

**AGREEMENT TO ENTER INTO A
HOUSING ASSISTANCE PAYMENTS CONTRACT**

NEW CONSTRUCTION OR REHABILITATION

PART II

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. 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. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

2.1 Training, Employment, and Contracting Opportunities

- A. The project assisted under this Agreement is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. The owner shall carry out the provisions of section 3 and the regulations issued by HUD as set forth in 24 CFR part 135 and all applicable rules and orders of HUD issued thereunder prior to the execution of this Agreement. This shall be a condition of the Federal financial assistance provided to the project, binding upon the owner, the owner's contractors and subcontractors, successors and assigns. Failure to fulfill these requirements shall subject the owner, the owner's contractors and subcontractors, successors and assigns to the sanctions specified by this Agreement, and to such sanctions as are specified by 24 CFR part 135.
- B. The owner shall incorporate or cause to be incorporated into any contract or subcontract for work pursuant to this Agreement in excess of \$100,000 the following clause:

1. The work to be performed under this contract is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3 shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
2. The parties to this Agreement agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, and shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
4. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135

require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

6. Pursuant to 24 CFR §135.90, recipients of HUD financial assistance that is subject to Part 135 requirements, are required to submit Section 3 Annual Reports on Form HUD-60002 to the Office of Fair Housing and Equal Opportunity (FHEO). This form must be submitted electronically and can be found at www.hud.gov/section3.
7. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.
8. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 405e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprise. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

2.2 Equal Employment Opportunity

- A. The owner shall incorporate or cause to be incorporated into any contract in excess of \$10,000 for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR chapter 60, which is to be performed pursuant to this Agreement, the following nondiscrimination clause:

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, creed, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising;

layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, creed, sex, or national origin.
3. The contractor will send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding, a notice to be provided by or at the direction of the Government advising the labor union or workers representative of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and with the rules, regulations, and relevant orders of the Secretary of Labor.
5. The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by HUD and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor or as otherwise provided by law.

7. The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the Government may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Government, the contractor may request the United States to enter into such litigation to protect the interest of the United States.
- B. The owner agrees to be bound by the above nondiscrimination clause with respect to his or her own employment practices when participating in federally assisted construction work.
- C. The owner agrees to assist and cooperate actively with HUD and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the nondiscrimination clause and the rules, regulations, and relevant orders of the Secretary of Labor, to furnish HUD and the Secretary of Labor such information as they may require for the supervision of such compliance, and to otherwise assist HUD in the discharge of HUD's primary responsibility for securing compliance.
- D. The owner further agrees to refrain from entering into any contract or contract modification subject to Executive Order No. 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the nondiscrimination clause as may be imposed upon contractors and subcontractors by HUD or the Secretary of Labor pursuant to the Executive Order. In addition, if the owner fails or refuses to comply with these undertakings, HUD may take any or all of the following actions; cancel, terminate, or suspend in whole or in part this Agreement; refrain from extending any further assistance to the owner under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the owner, and refer the case to the Department of Justice for appropriate legal proceedings.

2.3 Reserved

2.4 HUD—Federal Labor Standards Provisions

The owner is responsible for inserting the entire text of section 2.4 of this Agreement in all construction contracts and, if the owner performs any rehabilitation work on the project, the owner must comply with all provisions of section 2.4. (Note: Sections 2.4(b) and (c) apply only when the amount of the prime contract exceeds \$100,000.)

(a)(1) Minimum Wages. (i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project) will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made part hereof regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-

1321)) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(ii)(A) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination;

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(C) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(B) or (C) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determinations or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program: Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(2) Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractors under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and

on account of the contractor or subcontractor to the respective employees to whom they are due.

(3)(i) Payrolls and Basic Records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

*(ii)(A) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD the PHA. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included in weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at:
<http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor*

site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit them to the applicant, sponsor, or owner, as the case may be, for transmission to HUD, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, sponsor, or owner).

(B) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i) and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (a)(3)(ii)(B) of this section.

(D) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution

under section 1001 of Title 18 and section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under paragraph (a)(3)(i) of this section available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(4) Apprentices and Trainees. (i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the

contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employee and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted

under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal Employment Opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

(5) Compliance with Copeland Act Requirements. The contractor shall comply with the requirements of 29 CFR part 3 which are incorporated by reference in this Agreement.

(6) Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in section 2.4(a)(1) through (11) and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section 2.4(a).

(7) Contract Terminations; Debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

(8) Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

(9) Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the PHA, HUD, the U. S. Department of Labor, or the employees or their representatives.

(10) Certification of Eligibility. (i) By entering into this Agreement, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.

(ii) No part of this Agreement shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, section 1010, Title 18, U.S.C., "Federal Housing Administration transactions, provides in part: "Whoever, for the purpose of ...influencing in any way the action of such Administration...makes, utters or publishes any statement, knowing the same to be false... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Agreement are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Agreement to his employer.

(b) Contract Work Hours and Safety Standards Act. The provisions of this paragraph (b) are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime Requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the

basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; Liability for Unpaid Wages; Liquidated Damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$25 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for Unpaid Wages and Liquidated Damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any monies payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontractors. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

(c) Health and Safety. The provisions of this paragraph (c) are applicable only where the amount of the prime contract exceeds \$100,000.

- (1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to his health and safety as established under construction safety and health standards promulgated by the Secretary of Labor by regulation.*
- (2) The contractor shall comply with all regulations issue by the Secretary of Labor pursuant to Title 29 part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.*
- (3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.*

2.5 Reserved

2.6 Reserved

2.7 Reserved

2.8 Wage and Claims Adjustments

The owner shall be responsible for the correction of all violations under section 2.4, including violations committed by other contractors. In cases where there is evidence of underpayment of salaries or wages to any laborers or mechanics (including apprentices and trainees) by the owner or other contractor or a failure by the owner or other contractor to submit payrolls and related reports, the owner shall be required to place an amount in escrow, as determined by HUD sufficient to pay persons employed on the work covered by the Agreement the difference between the salaries or wages actually paid such employees for the total number of hours worked and the full amount of wages required under this Agreement, as well as an amount determined by HUD to be sufficient to satisfy any liability of the owner or other contractor for liquidated damages pursuant to section 2.4. The amounts withheld may be disbursed by HUD for and on account of the owner or other contractor to the respective employees to whom they are due, and to the Federal Government in satisfaction of liquidated damages under section 2.4.

2.9 Reserved

2.10 Evidence of Unit(s) Completion; Escrow

- A. The owner shall evidence the completion of the unit(s) by furnishing the PHA, in addition to the requirements listed in Part I of this Agreement, a certification of compliance with the provisions of sections 2.4 and 2.8 of this Agreement, and that to the best of the owner's knowledge and belief there are no claims of underpayment to laborers or mechanics in alleged violation of these provisions of the Agreement. In the event there are any such pending claims to the knowledge of the owner, the PHA, or HUD, the owner will place a sufficient amount in escrow, as directed by the PHA or HUD, to assure such payments.
- B. The escrows required under this section and section 2.8 of shall be paid to HUD, as escrowee, or to an escrowee designated by HUD, and the conditions and manner of releasing such escrows shall be designated and approved by HUD.

2.11 Flood Insurance

If the project is located in an area that has been identified by the Federal Emergency Management Agency as an area having special flood hazards and if the sale of flood insurance has been made available under the National Flood Insurance Program, the owner agrees that: (1) the project will be covered, during the life of the property, by flood insurance in an amount at least equal to its development or project cost (less estimated land cost) or to the limit of coverage made available with respect to the particular type of property under the National Flood Insurance Act of 1968, whichever is less; and (2) that it will advise any prospective purchaser or transferee of the property in writing of the continuing statutory requirement to maintain such flood insurance during the life of the property.

Exhibit A

Owner's approved PBV Proposal



April 23, 2016
Eric Johnson
Executive Director
Oakland Housing Authority
1619 Harrison St
Oakland, CA 94612

**RE: Coliseum Place Housing Development Request for Project Based Vouchers
Narrative Cover Letter**

Dear Mr. Johnson:

Resources for Community Development (RCD) is pleased to submit an application for Coliseum Place, 59 affordable apartments for families and households with special needs. Coliseum Place will meet the diverse housing needs of Oakland families, primarily serving households ranging from 30-50% AMI, as well as homeless and HOPWA-eligible households. With a location at 905 72nd Avenue, across from the Coliseum BART Station, residents will have superb access to BART and AC Transit, as well as amenities in the neighborhood and along International Boulevard. Between the transit improvements underway on International Blvd and the development plans for Coliseum City, this neighborhood is on the verge of change. Coliseum Place will ensure there is continued affordable housing for working and special needs Oakland families amidst these coming changes.

RCD submitted an application for funding to the City of Oakland through their 2015-2017 NOFA. The City reviewed the application and recommended that the project move forward, pending funding availability. With this application, RCD is requesting an allocation of 37 Project Based Vouchers. This represents vouchers for 100% of the special needs and homeless units (15 units) as well as 50% of the family units (22 of the 44 remaining units). Given the limited funds available from the City of Oakland, and the competition for state and federal funding sources, these Vouchers are critical to the feasibility of this project.

Project Location

The proposed project is ideally situated to meet local and state goals for sustainability and transit-oriented development. The site is across the street from a BART Station, which offers access to BART as well as the multiple AC Transit lines that have stops at the station. The



site is also less than ½ mile from International Boulevard, providing access to the upcoming Bus Rapid Transit. Both areas are also poised for market rate development of housing, retail, and, in the case of Coliseum City, new stadiums and hotels. The neighborhood is already served by parks, services, and retail, but these resources will likely expand greatly in the near future.

RCD hopes to help catalyze this change with the development of Coliseum Place. This prominent location – the first thing riders see when standing on the BART platform – is currently occupied by a rundown warehouse. The 20,290 square foot lot is vastly underutilized with a one-story, approximately 10,000 square foot structure used by a painting contractor. On the other hand, Coliseum Place will bring the site in line with the City's development goals: "to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian oriented activities, transit opportunities, and concentrated development" (Oakland Zoning Code, S-15 District).

Community Outreach

RCD has met with numerous neighbors, community leaders, and community organizations during the early design phase of Coliseum Place. RCD is committed to creating a development that serves not only the 59 future households, but that benefits the entire neighborhood. RCD has walked door-to-door to meet with project neighbors; hosted an evening community meeting open to the public; attended organized community meetings at Lions Creek Crossing, the Elmhurst District, and the local neighborhood watch; and met with local churches.

By far, the most common feedback RCD has heard during this outreach is that Oakland needs affordable housing; neighbors are constantly asking how quickly the project can get started. This feedback comes from across the spectrum, both current residents of affordable housing, such as those at Lions Creek Crossing, as well as those living in the private market rate homes in the neighborhood. Neighbors and community members have commented on the beauty of the proposed design and improvement over the current site use.

Beyond providing much-needed affordable housing, Coliseum Place will bring a range of community benefits. Construction activities will generate about 85 jobs for a period of 13 months. RCD is in conversation with local workforce development organizations, such as Mandela Gateway, to ensure that local disadvantaged workers have access to employment opportunities. Furthermore, RCD partnered with the City of Oakland and local transit agencies to apply for AHSC funding that would bring a range of improvements to the wider neighborhood, such as new buses and bike lanes. Coliseum Place and the partner transit projects have the potential to be landmark projects in this neighborhood.



Project Features

The City of Oakland Planning Commission unanimously approved the Coliseum Place development. The development will consist of 11 one-bedroom units, 28 two-bedroom units, and 20 three-bedroom units (including one manager's unit). The ground floor podium level will include a lobby, community room, manager's office, services office, and thirty parking spaces. There will be ground-level and podium courtyards as well as individual balconies. The development will be six stories, with the full height on the BART-facing side and a step-back on the residential-facing side.

Coliseum Place has been thoughtfully designed to act as a transition between the existing residential fabric and the forthcoming development at BART and Coliseum City (where developments as tall as 140 feet are allowed). The streetscape improvements will vastly improve the pedestrian experience for the many commuters and residents who walk along this path on the way to BART. The site currently has no sidewalk and blank walls on all sides. Coliseum Place, in contrast, will install new sidewalks (including pedestrian amenities like bulb-outs), new street trees, and street lighting. The ground floor will feature large windows onto community spaces, creating a pleasant and safe environment for pedestrians.

RCD is particularly excited about the green building possibilities for Coliseum Place. RCD has a long commitment to sustainable building, with most of our new properties certified by Green Point Rating or LEED. At Coliseum Place, RCD and David Baker Architects are examining opportunities to go to the "next level" of green building by exploring Zero Net Energy and water re-use opportunities, as part of the Living Building Challenge. At a minimum, Coliseum Place will achieve a Green Point Rating, but RCD expects much higher levels of certification to be possible once the building details and systems are finalized.

Resident Services

Coliseum Place will build on RCD's success in operating properties with a mix of family and special needs housing. The development will be considered a "large family" property, but will set aside 25% of the units for households who are homeless or living with HIV/AIDS. RCD has found that, through experience at properties such as Fox Courts and Clinton Commons in Oakland, this balance of populations allows an opportunity for all residents to thrive.

At Coliseum Place, there will be 9 apartments for households who are homeless or at-risk of homelessness, 6 apartments for HOPWA-eligible households, 43 apartments not targeted to any special needs population, and 1 manager's unit. To meet the needs of this population, RCD has developed a comprehensive services plan to offer residents the support necessary to retain housing, improve their health and maximize their economic opportunities. Services



will include an on-site Resident Services Manager, educational classes and workshops, community activities, intake assessments, and referrals to partner agencies. HOPWA residents will be specifically supported by RCD's HIV/AIDS Medical Case Manager, who has over 15 years of experience.

On-site services will be available in the community room, in the services office, and in the outdoor spaces. Coliseum Place residents will have access to a mobile computer lab and technology lessons from the Resident Services Manager. RCD is also in conversation with other local community organizations about opportunities for service partnerships. Lions Creek Crossing, just two blocks away, hosts preschools, computer classes, and other community resources. RCD has met with Lions Creek Crossing staff multiple times to explore opportunities for partnership and service coordination. The nearby churches, East Oakland Community Project, and East Oakland Youth Development Center will also serve as community resources for future Coliseum Place residents.

Financing Plan

The total development cost for Coliseum Place is approximately \$34,800,000. In response to a changing funding environment, RCD has restructured the project's financing plan since the Oakland NOFA application in 2015. With revisions to the state's AHSC program, the limited availability of Oakland funds, and the ability to request vouchers for 50% of the family units, Coliseum Place can now be financed with 4% tax credits rather than the 9% credits envisioned in the Oakland NOFA application. The proforma spreadsheets submitted with this application reflect the most recent financing strategy. With a commitment of Project Based Vouchers, Coliseum Place can leverage a substantial private loan. Other permanent sources will include 4% tax credits, Federal Home Loan Bank AHP, Alameda County HOPWA, AHSC funds, and a small amount of Oakland funding.

RCD applied for HOPWA funding and AHP funding in recent months, with funding announcements expected by Summer 2016. An initial concept application for AHSC funding was submitted in March 2016; final applications are due in June 2016. Construction is scheduled to begin by mid- to late-2017.

Conclusion

RCD is excited to participate in the continued development of East Oakland. The goal of this project is to enhance the self-sufficiency and quality of life of future residents while positively impacting the community at large. This is accomplished by developing affordable housing convenient to jobs, retail and public transit, providing ample on-site amenities and maintaining a comprehensive services program tailored to the needs of individual residents.



Creating & Preserving Affordable Housing

If you have any questions about our application, please contact Carolyn Bookhart, Director of Housing Development, at 510-841-4410 x 320 or cbookhart@rcdhousing.org. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Sawislak', written over a horizontal line.

Daniel Sawislak
Executive Director

3. Application Form

Project Summary

Project Name: Coliseum Place
Project Address: 905 72nd Ave
Zip Code: 94621 City Council District: 7
Census Tract: 4088 Parcel No.: 41-4153-13-2

OUSD Elementary School Boundary That Property is Located Within:

Community United

Academic Performance Index (API) Score for this Elementary School: 700

Total Number of Housing Units: 59

Number of Affordable Units: 59

Number of Bedrooms: 127

Target Population: families, HOPWA, and homeless and at-risk of homeless households

Number of Accessible Units:

Mobility Impaired: 6 Hearing/Visually Impaired: 3

Number of Special Needs Units: 6

Special Needs Population Targeted: HOPWA-eligible households

Number of Units for Homeless Households: 9

Other City Funds Previously Received, if any: none

Funds Currently Requested: \$330,313

Total Development Costs (Affordable Residential Only): \$34,836,529

Other Expected Sources of Funding (not including private bank loans):

- | | | |
|--|--|---|
| <input type="checkbox"/> 9% Tax Credits | <input checked="" type="checkbox"/> 4% Tax Credits/CDLAC | <input type="checkbox"/> HUD 202 or 811 |
| <input checked="" type="checkbox"/> AHP | <input type="checkbox"/> Project-based Section 8 | <input type="checkbox"/> CalHFA |
| <input type="checkbox"/> MHP | <input type="checkbox"/> MHSA | <input checked="" type="checkbox"/> HOPWA |
| <input type="checkbox"/> Infill Infrastructure Grant (IIG) | <input type="checkbox"/> Transit Oriented Devt (TOD) | |
| X Other: <u>AHSC</u> | | |
| X Other: <u>private predevelopment grants</u> | | |
| X Other: <u>GP Capital Contribution</u> | | |

What type of short term and long term jobs are projected to be created from the development of this affordable housing project? List both the positions types and the estimated number of jobs: The contractor estimates that construction of Coliseum Place will result in approximately 85 jobs for a duration of 13 months. If awarded Oakland funds, at least half of these jobs will be reserved for Oakland residents. Long-term positions include a full-time property manager, full-time maintenance personnel, and part-time services coordinator.

Applicant Information

A. Identify Applicant

- ☐ Applicant is current owner and will retain ownership.
- ☒ Applicant is the project developer and will be part of the final ownership entity.
- ☐ Applicant is the project developer and will not be part of the final ownership entity for the project.

Applicant Name: Resources for Community Development

Address: 2220 Oxford St
Berkeley, CA 94704

Contact Person: Carolyn Bookhart Phone: (510) 841 - 4410 x320

E-mail: cbookhart@rcdhousing.org Fax:

Property Management Company: The John Stewart Company

Property Management Contact: Eric Knecht Phone: (510) 841 - 4410 x324

B. Legal Status of Applicant

- | | | |
|--|--|--|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Individual | <input type="checkbox"/> Limited Partnership |
| <input type="checkbox"/> Corporation | <input checked="" type="checkbox"/> Nonprofit Organization | <input type="checkbox"/> Local Government |
| <input type="checkbox"/> Joint Venture | <input type="checkbox"/> Other (specify) <u></u> | |

C. Status of Organization

- ☒ Currently Exists
- ☐ To be formed, estimated date:
- ☐ Federal Tax I.D. Number: Coliseum Place, L.P: 47-2600023

D. Name(s) of individuals who will be General Partner(s) or Principal Owner(s)

- Owner is Coliseum Place, L.P.
- RCD is and will remain the sole member of the General Partner (RCD GP, LLC)
- See attached organizational chart

E. Developer Type

- ☒ Nonprofit ☐ For Profit ☐ Joint Venture

Site Control

Site control at the time of application is required. Indicate the level of site control currently held by the developer. ~~Evidence of site control must be included as Exhibit 7 to the Application.~~

- a. Copy of Deed, for Fee Ownership
- b. Purchase agreement: Date of Expiration:
Provision for Extension: Yes ☐ No ☐ Cost of Extension:
- c. Option: Date of Expiration:
Provision for Extension: Yes ☐ No ☐ Cost of Extension:

Project and Site Information

A. Current Site Use (complete as many as apply):

☐ Residential: _____ Number of Units

☐ Commercial: ☐ Vacant ☐ Occupied _____ # of Buildings _____ Sq. Ft.

If occupied, briefly describe uses: _____

X Industrial: ☐ Vacant X Occupied 1 # of Buildings 10,000 Sq. Ft.

If occupied, briefly describe uses: RCD purchased the property from a painting contractor. That contractor now leases the space from RCD for his continued use, until new construction commences.

☐ Parking Lot: ☐ In Use ☐ Not In Use _____ # of Parking Spaces

☐ Vacant Lot

B. 1 Number of Residential Structures in planned project

C. yes Proposed Buildings are on a contiguous site (yes/no)

D. 0 Number of Community Structures, if separate

E. yes In a floodplain (yes/no). Map used: FEMA
If yes, type of floodplain (# of years): 500

F. 125 Total units per acre

G. 20,290 Total square footage of lot

H. 79,752 Total square footage of all project structures

I. 79,752 Total gross residential square footage

J. 52,214 Total square footage of all residential units

K. 0 Total gross commercial square footage

L. 0 Total net leasable commercial square footage

M. 8,484 Total parking structure square footage

N. 30 Total parking spaces

_____ Open parking spaces

_____ Covered parking spaces

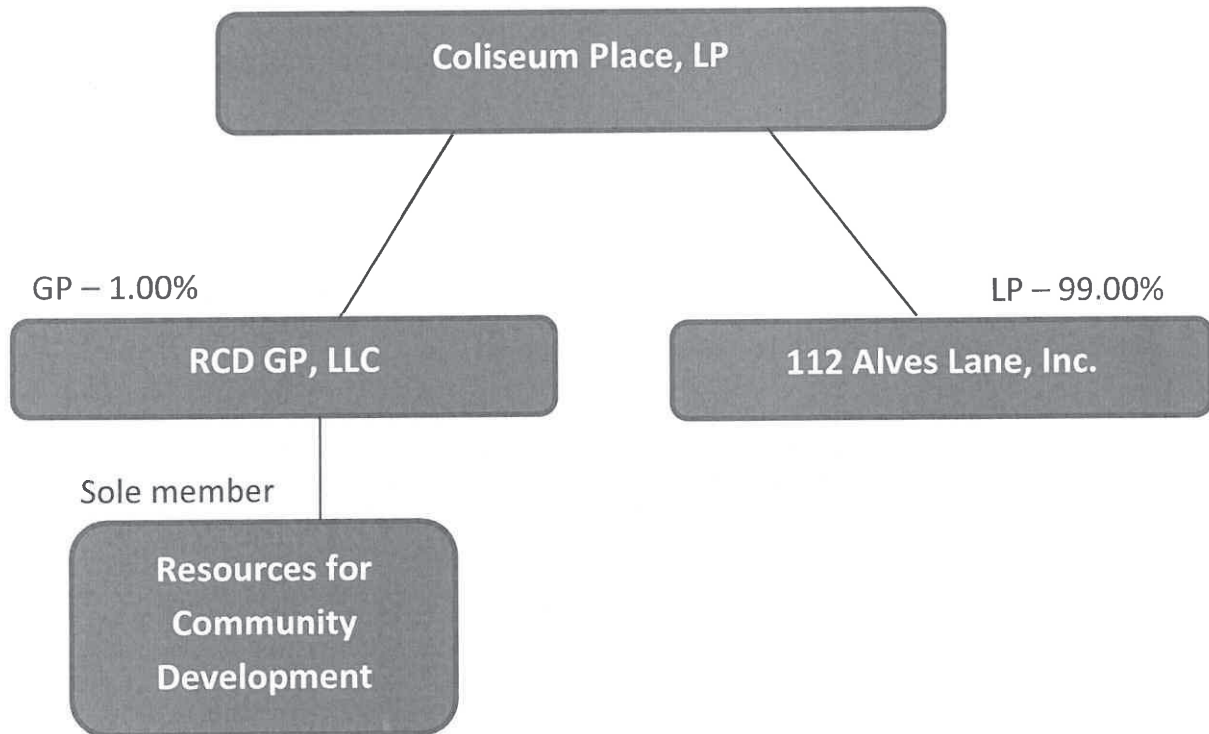
30 Structured parking spaces

_____ Other parking spaces, type _____

Partnership: Coliseum Place, LP

General Partner: RCD GP, LLC (1.00%)
Resources for Community Development is 100% sole member/manager

Limited Partner: 112 Alves Lane, Inc. (99.00%)



4. Community Outreach Plan and Activities

An extensive amount of community outreach has been conducted since Resources for Community Development (RCD) first contemplated purchasing and developing the Coliseum Place site in Fall 2014. We have outreached to and met with individual neighbors, neighborhood leaders, community groups, and leading community organizations. Below is a summary of the outreach that has occurred in the past year.

In addition to meeting with local individuals and groups, RCD has met twice with Councilmember Reid to review the project. He has offered strong support for RCD's plans and his staff has facilitated connections with local neighborhood groups.

Community Groups

RCD reached out to contacts at the City (including Councilmember Reid and Caroline Laron, Program Coordinator for CDBG, Housing & Community Development), the Police Department (including Edith Guillen, Neighborhood Services Coordinator), and local organizations (including East Bay Housing Organizations) to compile a list of community groups that would potentially have a stake in this property's development. As a result of those conversations, we met with the following groups:

- East Oakland Youth Development Center – This East Oakland organization provides services to hundreds of children and young adults in the vicinity of the Coliseum Place site. RCD met with the director, Regina Jackson, in June 2015. She was supportive of the proposal for affordable housing and we brainstormed opportunities for partnerships and services that could benefit future Coliseum Place residents.
- Acts Full Gospel Church – This large congregation is located just a few blocks from Coliseum Place. RCD met with one of their pastors in June 2015 to review the proposed plans. They were fully supportive of the plans and expressed hope for partnership with their Men of Valor Program, which offers job training for individuals facing obstacles in the job market.
- Cypress Mandela Training Center – RCD met with the director, Art Shanks, in June 2015. RCD is committed to meeting and exceeding the City's local hire and apprenticeship goals, and plans to partner with Cypress Mandela as part of these efforts. Mr. Shanks expressed support for the project and an eagerness to identify partnership opportunities early on.
- Neighborhood Crime Prevention Council (NCPC) Beat 26Y – RCD attended and presented at the November 2014 meeting of this NCPC, which encompasses the Coliseum Place site. RCD received an enthusiastic response from members to the proposed plans. See enclosed agenda and materials from that meeting. RCD will attend future Beat 26Y meetings in the future as Coliseum Place development proceeds.
- Neighborhood Crime Prevention Council (NCPC) Beat 32Y – This is a NCPC adjacent to the Coliseum Place neighborhood, with active community leaders. RCD met with two active members in March 2015 to review RCD's experience and approach to affordable housing, and led a short tour of one of our Berkeley properties.

- Elmhurst District Community Development Board – RCD presented to the regular meeting of this local group in June 2015, discussing the proposed unit mix and building massing. RCD returned for a follow-up presentation in October 2015 to present the revised building design. The group was supportive of our proposal during both presentations.
- Lions Creek Crossing – RCD has had multiple meetings with Lions Creek Crossing staff and residents. Meetings with staff (the Resident Services Manager and Healthy Neighborhoods Coordinator) has helped RCD identify neighborhood needs, service priorities, and areas of concern as well as opportunity for partnership. RCD presented at a well-attended community meeting September 2015. Lions Creek Crossing residents were excited to hear about plans for Coliseum Place and many offered letters of support for the project.

Individual Neighbors

RCD attempted to contact all neighbors, both owners and renters, in the immediate vicinity of Coliseum Place. We requested a list from the City of all property owners within 300' of the property, and mailed them an informational flyer about the proposed project. On July 8, 2015, RCD staff walked around the neighborhood and knocked on the doors of all homes on the immediate block of Coliseum Place and the two adjacent blocks. We left information with 30+ households and spoke to 13 families. Most people we spoke with were very supportive of the project. Several people asked about the process of leasing the apartments, because they knew family or friends in need of affordable housing. Neighbors encouraged us to start the project as soon as possible. Only one neighbor expressed concern about building height and density, preferring to keep the neighborhood at one or two story buildings.

RCD made extra effort to communicate with the project's immediate neighbors, who will share a property line with Coliseum Place. One household did not respond to our multiple attempts at letters and door-knocking, but the other household was very interested in learning more about the project. RCD and the architect met individually with this family on a Saturday in September, to make sure everyone in the family was available and that we had sufficient time to fully explore their questions and interests. The family had concerns about living next to a construction site, which were alleviated when we discussed the City's standards for working hours and noise mitigation. We discussed RCD's approach to property management, the design's relationship to the existing neighborhood, and who to contact at each stage of the development process for specific questions, among other topics.

Community Meeting / Open House

A community meeting was held on July 14, 2015 to further provide the community with an opportunity to learn about RCD's experience and proposal for the site, and to solicit neighbor feedback.

To promote this meeting, we mailed out an announcement and project description to 64 neighboring properties a week prior to the event (see attached). We also dropped this invitation off by-hand to approximately 30 homes and mailed it to approximately 35 community groups and local agencies. The invitation was posted in common areas at nearby Lions Creek Crossing, home to more than 500 families and the location of the meeting.

The meeting was structured as an “open house,” and the following development team members were on hand to discuss the project and field questions:

- Carolyn Bookhart, Director of Housing Development (RCD)
- Eric Knecht, Director of Operations (RCD)
- Olivia King, Director of Resident Services (RCD)
- Jessica Sheldon, Project Manager (RCD)
- Daniel Simons (David Baker Architecture)
- Katie Ackerly (David Baker Architecture)
- Carole Suazo, Regional Manager (John Stewart Company) – also served as Spanish translator

Approximately a dozen neighbors attended the meeting. Most questions focused on when housing applications would be available. Only a handful of neighbors had questions about the design and programming.

Community and Neighbor Feedback

Throughout this extensive outreach, by far the most common feedback RCD has heard is support and encouragement to build Coliseum Place as soon as possible. The families in this neighborhood are directly burdened by Oakland’s rising housing costs, and expressed strong support for more affordable housing in the neighborhood. They also generally commented on the beautiful building design and appreciated the amenities such as bike parking, street trees, and street improvements.

RCD also heard useful feedback that will be incorporated into building design and programming. For example, one neighbor indicated that 72nd Ave often suffers from flash flooding. RCD will work with the City to examine current storm drainage and identify opportunities for improvement. Several neighbors commented on crime in the neighborhood. RCD always makes security a high priority in our properties, but here will make a specific effort to install exterior lights and cameras. The building is designed with common spaces on the first floor, with large windows, to increase “eyes on the street” on this currently vacant corner. Staff will also participate in neighborhood watch and Safe Routes to School efforts.



250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031

Planning & Building Department
Bureau of Building
www.oaklandca.gov

(510) 238-3891
FAX: (510) 238-2263
TDD: (510) 238-3254

March 28, 2022

**Coliseum Place LP
2220 Oxford St
Berkeley, CA 94704**

ATTN: Jake Rosen

RE: Address Assignment Confirmation

Dear Mr. Rosen,

This letter confirms the assignment of a new address for the location referenced. The new address is as follows:

Parcel # **041 415301302**

Existing Address(es): **3300 Hawley St, Oakland, CA 94621**

New Address Assignment(s): **7120 Hawley St, Oakland, CA 94621**

In accordance with California Building Code section 502.1- Address identification: New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Regards,

Alan Lu
Process Coordinator

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE PROPERTY
ADDRESS OF COLISEUM PLACE, AN AFFORDABLE HOUSING PROJECT, FROM
905 72ND AVE, OAKLAND, CALIFORNIA, 94621 TO 7120 HAWLEY STREET,
OAKLAND, CALIFORNIA, 94621 FOR THE AGREEMENT TO ENTER INTO
HOUSING ASSISTANCE PAYMENT CONTRACT AND RELATED DOCUMENTS**

WHEREAS, on May 23, 2016, the Board of Commissioners adopted Resolution Number 4688 authorizing the conditional award of 37-project –Based Vouchers (PBV) to Coliseum Place, located at 905 72nd Ave, Oakland, California; and

WHEREAS, this project also received affordable housing development funding from the City of Oakland; and

WHEREAS, on November 15, 2019, the Oakland Housing Authority and Coliseum Place, II, L.P executed an Agreement for Coliseum Place; and

WHEREAS, the project address in the Agreement is 705 72nd Avenue, Oakland, California, 9462; and

WHEREAS, on March 28, 2022, the City of Oakland Planning and Building Department issued written notification to Coliseum Place, L.P confirming the assignment of a new address for parcel Number 041 415301302, which is the Coliseum Place project; and

WHEREAS, the new assigned address is 7120 Hawley Street, Oakland, CA 94621 in accordance with California Building code section 502.1; and

WHEREAS, staff must modify the PBV project address to align with the new one assigned by the City.

**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 authorize the Executive Director to amend the property address of Coliseum Place, an affordable housing project, from 905 72nd Ave, Oakland, California 94621 to 7120 Hawley Street, Oakland, California 94621 for the Agreement to Enter into Housing Assistance Payments contract and other related documents; and

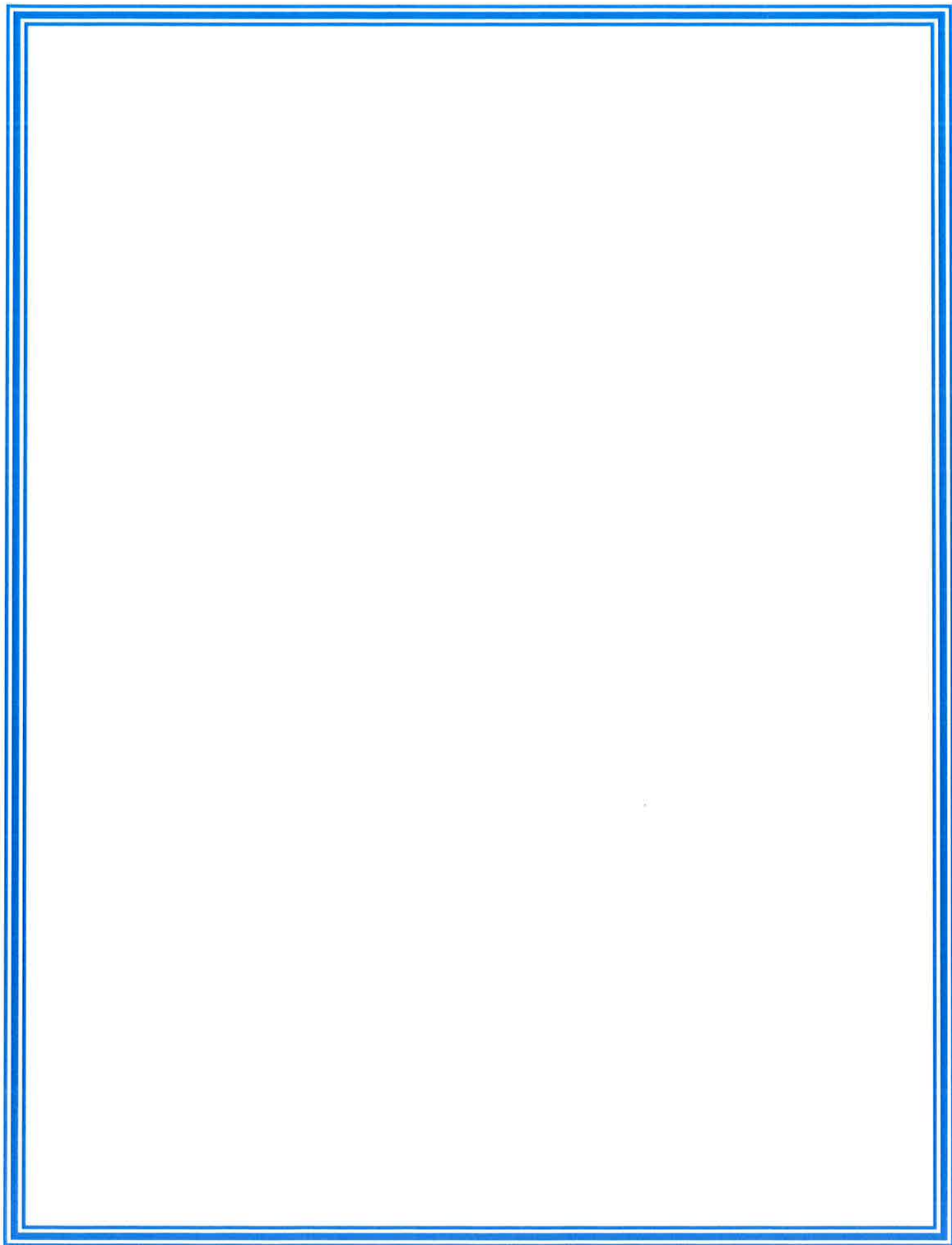
THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and
correct copy of a resolution passed by the Commissioners of the Housing
Authority Of the City of Oakland, California on April 25, 2022.*

Secretary

ADOPTED: April 25, 2022

RESOLUTION NO.



**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association.

Date: April 25, 2022

Purpose: Presentation and acceptance of this prestigious award for the eighth consecutive year.

Funding: No funding is being authorized with this item.

Background:

For the eight consecutive year, the Oakland Housing Authority has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada (GFOA), for its Comprehensive Annual Financial Report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

The Authority's CAFR has been judged by an impartial panel to meet the high standards of the program including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

The Government Finance Officers Association is a nonprofit professional association serving approximately 17,500 government finance professionals with offices in Chicago, IL and Washington, DC. The GFOA's mission is to enhance and promote the professional management of governmental financial resources by identifying, developing, and advancing fiscal strategies, policies, and practices for the public benefit.

Attachment: Announcement of Award
Press Release



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

4/21/2022

Patricia Wells
Executive Director
Housing Authority of the City of Oakland, California

Dear Ms. Wells:

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended June 30, 2020 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

A handwritten signature in black ink, reading "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

4/21/2022

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **Housing Authority of the City of Oakland** for its annual comprehensive financial report for the fiscal year ended June 30, 2020. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.

203 NORTH LASALLE STREET, SUITE 2700, CHICAGO, ILLINOIS 60601-1210

WRITTEN
COMMUNICATIONS
(MONTHLY REPORT)



Oakland Housing Authority
Monthly Status Report
March 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 (1 st) - 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 (1 st) – 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 (1 st)	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 (1 st)	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 (1 st)	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 (1 st)	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	0		
Total	0	0	0	YTD Total	1 (non construction)

Section 3 Compliance

FCP received three (3) trade requests from three (3) contractors for twenty - one (21) Section 3 employment opportunities. Three (3) 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 & Westates Mechanical Corp	Sprinkler Fitter	5	0	0	1
Nibbi Bros. & Premium Roofing & Waterproofing	Roofer	1	0	0	1
Nibbi & Bay City Mechanical	Sheet Metal	15	0	0	1
Total	-	21	0	0	3

Employment and Economic Development

FCP Program	Job Retention	Referrals	Job Readiness	Budget	Total
FSS	0	1	7	2	10
General Support	0	10	0	0	10
Section 3	0	0	2	0	2
ROSS	0	15	15	0	30
Homeownership	0	0	0	0	0
Total	0	26	24	2	52

Winning Wednesday Hiring Events

OHA facilitated three (3) virtual hiring/career events in partnership with Laney College and were followed by employability workshops on Interview Skills & Resume Development.

Winning Wednesdays Attendance Table)

Company	OHA participants	Community Participants	Employability Workshop participants
AC Transit 3/2/22	6	31	NA
Oakland Zoo 3/9/22	6	9	10
Frito Lay 3/16/22	8	7	12
TOTAL	20	47	22

On March 24th, OHA partnered with the Oakland Private industry Council (PIC) and Alameda County Social Services Agency to host a mini-job fair with ten (10) employers and approximately one hundred (100) job seekers were in attendance.



General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position	Pay Hourly Rate
FSS/Section 3	1		1	Select Staffing	Forklift Operator	\$20
FSS	1		1	Randstad Staffing	Recruiter	\$28
FSS	1	1		Access Pharmacy	Pharmacy Tech	\$20
General Services	1		1	United Airlines	Ramp Agent	\$16 w/\$10k bonus after 1 yr
FSS	1		1	GrubbHub	Delivery	\$18
FSS	1		1	East Oakland Community Project	Case Manager	Not available
Total	6	1	5	YTD Total	11	

Employment & Training Assessments

The employment team begun completed five (5) employment assessments with FSS and FUP program participants.

Youth Employment Development

To date one hundred and sixty-four (164) youth have enrolled in the FY21 contract and one hundred, thirty-four (134) have completed their job readiness training with ninety (90) employed.

Youth Employment

Provider	Enrolled this month	Enrolled in this contract term	Enrolled in Training	Completed Training	Job Placements
LAO Family	1	148	138	125	81
YEP	2	16	1	9	9
Total	3	164	139	134	90

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	4	0	4
Total	4	0	4

- One (1) FSS participant completed eight (8) FDIC Financial Literacy Workshop modules.
- Three (3) FSS completed Operation Hope Financial Literacy training.

Volunteer Income Tax Assistance (VITA)

FCP partnered with United Way's Earn It, Keep It, Save It campaign and the East Bay Asian Local Development Corporation (EBALDC) to offer OHA residents free tax services. Twenty-nine (29) residents were provided with free tax services information, seventeen (17) scheduled a VITA appointment and five (5) residents received assistance with getting their taxes prepared and a total of \$21k was refunded amongst the group.

Family Self-Sufficiency Program (FSS)

- One (1) FSS participant graduated the Family Self-Sufficiency (FSS) program with \$29,418.24 in escrow funds. The participant is a full-time bus driver with WeDriveU and she completed the eight hour First Time Homebuyers Education Certification to prepare for her future home purchase. She also completed five additional financial literacy workshops; and plans use her escrow funds for a down payment when she enroll into the OHA's Homeownership program. The participant feels like she has achieved economic independence and self-sufficiency.
- One (1) FSS participant graduated the FSS program with \$6,384.22 in escrow funds. The participant is a full-time Administrative Assistant for a homeless shelter called Community Forward San Francisco. While in the program she increased her credit score above 640, accrued \$6,000 in her FSS escrow account, and purchased a car. She plans to use the FSS escrow funds to pay down debt and to become a homeowner.
- Two (2) residents enrolled in the FSS program effective March 1, 2022.
- Twelve (12) FSS participants are within six (6) months of graduation and have met with their Coordinator to prepare for their graduation. Seventeen (17) FSS participants received a quarterly contact to review to update their Individual Training Service Plans (ITSP) for program graduation.
- Five (5) FSS participants received a COVID-19 care bag with PPE supplies.

Family Self-Sufficiency (FSS)

Program	Total	New Enrollees	Escrow Accounts	Graduates	Escrow Disbursed	Termination or Exits	Escrow Forfeited	Escrow Transferred (RHA)
Section 8	153	2	96	2	\$35,802.46	1	\$0	\$0
PH	13	0	1	0	\$0	0	\$0	\$0
FUP- Youth	11	0	4	0	\$0	1	\$0	\$0
Total	177	2	101	2	\$35,802.46	2	\$0	\$0

Family Unification Program (FUP)

- The FUP participants received informational resources to employment opportunities, parenting training and financial education.
- One (1) FUP participant exited the OHA FUP program because she received a Housing Choice Voucher from the Housing Authority of Alameda County (HACA).

Family Unification Program (FUP)

Applicants	Current Participants	New Enrollments (Current Month)	Transitioned to FSS	Program Exits To Date	Program Enrollments To Date
1	10	0	11	8	29

Parents and Children Together (PACT) Program

- Eight (8) PACT families attended the weekly small group therapy sessions facilitated on-site by the PACT staff and participated in parenting classes.
- Eight (8) PACT participants are receiving drug rehabilitation services.
- All the PACT families received informational resources to employment opportunities and financial education.

Parents and Children Together (PACT) Program

New Enrollments (Month)	Program Participants	Pending Terminations	Enrollments (YTD)	Exits (YTD)
0	8	6	0	1

Resident Opportunities Self Sufficiency (ROSS) Program

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

- Fourteen (14) ROSS participants were referred to the Alameda County Social Services Agency to apply for the CalWORKs 10 month paid Public Service Trainee Program.
- One (1) ROSS participant was encouraged to apply for the OHA Housing Assistance Representative I position.

- The ROSS coordinators met with twenty-eight (28) ROSS program participants to issue them employment and community resource information; three (3) participants received PPE bags.

Civic Engagement and Leadership Development Programs

OHA Resident Advisory Board (RAB)

The Resident Advisory Board held a virtual workshop on March 9th with eight (8) RAB members in attendance. Two (2) RAB members also attended the RAB agenda planning committee meeting.

OHA Volunteer Program

One (1) resident volunteered 18 hours to support the senior lunch food program this month.

	RAB committee meetings	RAB Meetings	Volunteers	Total
OHA Residents	2	8	1	11
Non OHA Residents	0	0	0	0
Total	2	8	1	11

Youth and Education

Ninety-six (96) OHA youth are enrolled in the Promise Plus program. Forty-five (45) students attend a partner school and Fifty-one (51) attend a non-partner school.

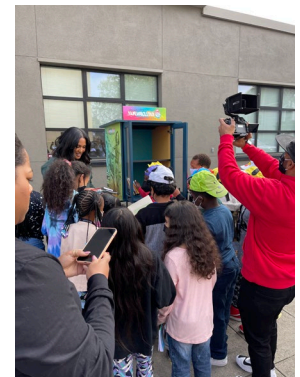
School	Current Enrollment	Enrollment 2015 - Present
Lockwood Steam Academy	17	80
Markham	3	21
MLK Jr.	11	54
Parker	0	35
Prescott	0	21
WOMS	14	30
Non-Partner School	51	107
Total	96	348

The Education Team outreached via phone to all one-hundred and thirty-one (131) Promise Plus families to confirm their interest to remain in the program and ninety-six (96) confirm their participation. Families were also informed of FCP's supportive services and

families sign up forty (40) students to attend the 10 day Camp Mendocino scheduled for July.

Community Events

- The education team partnered with OPO's Conservation team to host a Youth "Re-art" community event for Earth Day at Lockwood Gardens and Peralta Village to distribute art recycling materials for the youth to use. Twenty-two (22) art packets were distributed and three (3) youth submitted their art projects. The you art projects will be showcased on April 7, 2022 at the Earth Day events.
- On March 31st, the last day on Women History Month OHA welcomed Steph and Ayesha Curry, Eat, Learn, Play Foundation to house a "Little Town Library" at the West District building. FCP staff invited MLK Elementary School 3rd grade class students who had the best attendance to participate in the unveiling of the community "Little Town Library" with Ayesha Curry as the Guest of Honor. Also in attendance were The Good Tidings Foundation, Oakland Literacy Coalition, The Oakland Library and Kaiser Permanente in addition to OHA staff. FCP launched the Little Town Library as well as the OHA Learning Lab at 935 Union Street office, a hub for nearly 300 OHA families and the surrounding community. Our partner school MLK Elementary's attendance winners—were present for a magical day of eating, learning and playing. Each student received books and had opportunities to read aloud, play educational games, and eat healthy, nutritious snacks all while having fun in a safe environment. In addition, they were able to engage with OHA and community leaders, including the Deputy Chief and Captain of the OHAPD, who read stories to them, all in the lead up to what all considered the highlight of the day—meeting the incomparable Ayesha Curry, who read to and celebrated the youth. Of particular note, was Mrs. Curry taking the time to meet the students one-by-one as they introduced themselves and shared with her the Thank You cards they had prepared.



OUSD School Site Attendance Meetings

The Education team participated in Lockwood STEAM Academy Elementry monthly attendance to support six (6) OHA youth to address the students with attendance challenges and also provide school site with their Easter Basket giveaway.

Tutoring Referrals

Referrals	In-Progress	Assigned Tutor	Total Assigned Tutor (YTD)
0	7	30	0

Senior Services

OBAR Grant- “Seniors Connect “ Newsletter and Art & Craft kits

Ninety-six (96) senior residents from: Peralta Village, Lockwood Gardens, Palo Vista and Campbell Village received, a “*Seniors Connect*” newsletter. For this month, seniors received the following art craft items: Memory Activity Book and Creative gardening kit to color and plant.

The Seniors Connect Newsletter, March, the “St. Patrick’s Day” edition included information regarding: Free CV-19 home test kit ordering instructions for four additional kits, updated Mask requirements and the March “*Zoom on the Move*” schedule. This month, seniors were invited to a Seniors Connect Zoom session, to connect with other seniors while showing off their creative artwork. The *Seniors Connect Newsletter* is a platform where seniors can share their art work with their senior community members at Lockwood Gardens, Palo Vista, Campbell Village and Peralta Village.



This program allows senior residents to expand their creative growth, promote stress relief, bolster memory, and stimulate an optimistic attitude. Seniors have expressed the gratitude for the Art & Craft kit and the *Seniors Connect Newsletter*

- “Keep the art kits coming, I fully enjoy all the activities!”
- “The Seniors Connect/Art & Craft program is one of a kind, thank you OHA!”
- “I feel so creative, thank you OHA!”

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

For the month of March, twenty-seven (27) Peralta Village senior residents received a hot meal from the Spectrum meal program. The total number of hot meals provided to seniors for the month of March was three hundred and sixty-three (363).



In order to reduce trash and help the environment, Spectrum collaborated with *Spark! Reusable* to provide Peralta Village seniors with reusable food containers. The senior residents have been doing a great job in returning the containers.

The seniors received weekly educational materials and resources provided by Spectrum. Seniors have expressed the following comments to the food assistance they are receiving from Spectrum and OHA:

- “The hot meals are so good and they are healthy”
- “Thank you OHA and Spectrum”
- “I love the soups”



Senior Lunch Delivery Program

	<i>Monthly Total</i>	<i>YTD</i>
Seniors (unduplicated)	27	51
Meals “Grab &Go”	363	870

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)	96	122	218
Semi Freddi's bread donation	75	75	150
Households Served	96	122	218
People Served	262	223	485

Health and Wellness

Zoom on the Move Virtual Workshops

FCP continues to host the virtual workshop series called "Zoom on the Move". Twenty-six (26) residents attended virtual sessions provided by FCP; one (1) for homeownership, and twenty-five (25) for senior programming.

Zoom on the Move Attendance Table

Organizations	Number of Sessions (Month)	Number of Participants (Month)
FCP Homeownership	1	1
Seniors Arts & Crafts Special (PV/LWG)	1	25
Total	13	26*

*Contains Duplicate Participants

Wellness Checks

FCP continues to conduct wellness calls 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 sixteen (16) orders of personal protective equipment (PPE) and cleaning supplies for residents in need.

COVID-19 Relief Closet

	Individual Resident Orders	Bulk Orders	Total
Residents served	16	0	16

- In response to COVID-19, FCP set up a relief closet to provide emergency supplies for OHA residents.
- The COVID-19 Relief closet filled sixteen (16) orders for residents in need.

Homeownership

- Two (2) homeownership program participants continues their home search and have reported that the process is moving slowly due to the costs of homes in Oakland.
- On March 15th, one (1) OHA resident participated in the “Zoom on the Move” Homeownership Q&A session.
- To date, twenty (20) residents have 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.
- The Homeownership Coordinator continues to two (2) current homeowners with ongoing mortgage payment issues with their lender.

Residents Pre-qualified for Homeownership

Voucher Size	# Families Searching	Average Household Income	Average Loan Amount
1 Bedroom	0	N/A	N/A
2 Bedrooms	2	\$44,600	\$377,500
3 Bedrooms	0	N/A	N/A
4 Bedrooms	0	N/A	N/A

Homeownership Applicants

Homeownership Requirements Met	Approved for Mortgage	Executed Purchase Contract/In Escrow	Closings	Homes Purchased (YTD)	Homes Purchased Outside of Oakland (YTD)
20	2	0	0	0	0

Homeownership Program

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

Site Services

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	2	0	1	0	0	0	0	3	13
Peralta	8	0	0	0	0	0	0	8	18
Deep East (9)	0	0	0	0	0	0	0	0	2
East (10)	3	0	0	0	0	0	0	3	3
Fruitvale (11)	0	0	0	0	0	0	0	0	3
San Antonio (12)	0	0	0	0	0	0	0	0	2
West (13)	2	0	0	0	0	0	0	2	5
North (14)	1	0	0	0	1	0	0	2	8
Asset Management	0	0	0	0	0	0	0	0	0
Leased Housing	0	1	0	0	0	1	1	2	15
OHAPD	0	0	0	0	0	0	0	0	0
Total	16	1	1	0	1	1	1	20	69

Site Outreach

On March 29th, FCP staff conducted door to door outreach to seventy (70) OAHPI sites and residents received a host of information on on-site Covid-19 vaccinations, employment and career training opportunities, program orientations dates, April's "Zoom on the Move" calendar schedule, VITA site tax preparation and rental assistance.

Site Meetings

FCP staff participated in sixteen (16) site meetings with a total of fifty-eight (58) residents in attendance. The site meetings were conducted in coordination with the OPO Green Team and OHAPD.

Site Meetings	Residents in attendance
16	58

Leased Housing Department- March 2022 Report

2011 Housing Choice Voucher Wait List

There are a total of **1,917** applicants on the waitlist. OHA is purging the remaining applicants. A final active list will be available April 2022.

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
March 2022	64	62

Mainstream Section 8

Intake Date	# of Families invited	# of Families attended
September 21, 2021	87	30
January 13, 2022	111	35
March 10, 2022	61	16

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
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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
March 24, 2022	100	29	0	7

*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 May 2022.

Summary Report

February 2022

March 2022

Eligibility

Waitlist Activities and Port-in

• Intake appointments scheduled 2011 waitlist	0	0
• Intake appointments attended 2011 waitlist	0	0

<u>Summary Report</u>	February 2022	March 2022
• Briefing and voucher issued for applicants from 2011 wait list and Mainstream	0	8
• Intake, Briefing and voucher issued for Port-In and Survivor vouchers/FUP	0	0
Project Based Voucher and Tenant Protection Vouchers		
• New Move-in Intake and briefing PBV/TPV	33	43
• Relocation vouchers issued for OAHPI Households	0	0
Special Programs (including non-MTW) Intake, briefing and voucher issued:		
• HUD VASH	0	4
• Mod Rehab/S+C to Section 8	1	1
• Intake, briefing: Local Programs/ PACT	0	0
Public Housing and OAHPI Eligibility:		
• Intake	29	
• Processing for Eligibility	92	
• Referred Households	16	
Total new vouchers issued (tenant & unit based)	8	44
Denial of Admission/Withdrawals	39	0
<u>Owner Services</u>		
Initial Inspections		
• Move-in inspections	202	251
• Passed Inspections	65	90
• New contracts (new, transfer, port-ins)	123	141
Rent Increases		
• Rent increases requested	563	380
• Rent increases approved	264	299
• Rent increases denied/declined	293	51
• Rent increases pending review/HQS	6	30
Annual Inspections		
• Total number of Annual Inspections performed	580	631

Summary Report

	February 2022	March 2022
• Number of annual inspections passed	172	193
• Failed with owner and tenant items	267	300
• Inspections rescheduled, vacant, or cancelled	70	64
• No Shows	71	74

Reasonable Accommodations

• Total number of requests received	35	27
• Total number approved	21	16
• Total number pending	10	7
• Total number denied	4	4

Occupancy

• Total annual recertification scheduled	249	263
• Total annual recertifications completed	210	265
• Total interim recertifications completed	177	179
• Transfer voucher within Oakland	41	76
• Portability vouchers issued	23	29
• Total no. of transfer vouchers issued	64	105
• Total no. of Decisions to Terminate Assistance	12	30
• Total Meet & Discuss appointments	0	0
• Resolution cases	75	187

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	0
• 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

Summary Report

February 2022

March 2022

Customer Service

• Walk in visitors	0	0
• 1540 Leased Housing main phone line	5,153	3,857
• Avg. calls/day to Customer Service	258	193

LEP Calls

• Cantonese/Mandarin	50	86
• Spanish	34	21
• Vietnamese	9	5

Leased Housing Department Special Programs and Initiatives:

VASH

OHA has a total allocation of 526 VASH vouchers and 306 leased. OHA received a new allocation of 130 new vouchers effective January 1, 2021. OHA received 3 new referrals. 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 12 units are leased to VASH voucher holders.

Mainstream

OHA has a total allocation of 212 Mainstream vouchers (MS5/MS28), 180 utilized and 18 searchers. Intake scheduled on March 10, 2022, sixteen families attended, six vouchers were issued in March 2022.

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 14 CCR's for review and processing.

Portability

A total of 16 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 \$17,686.80 in vacancy loss to 6 owners. Units had an average vacancy period of 96 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 49 new owners a \$1,000 bonus/\$49,000.

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 March 2022

PBV	43
Section 8	86
HUD VASH	4
TRA/Shelter Plus	8
Mod Rehab	0
Other	0
Contracts Entered for Payment	141

Project Based Vouchers

Projects in the pipeline/leasing

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Fruitvale Studios	12	12	1	10	1
2	Coliseum Place	37	38	8	37	3
3	Fook Lok West	65	20	8	12	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 30 client interactive/warning meetings, processed 20 owner notification letters, resolved 11 late rent notices, resolved 82 resolution cases and processed 14 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 380 rent increase requests. There were 180 Housing Choice Vouchers completed. A total of 200 were Project Based Vouchers. The average rate of increase was 5% and average amount approved was \$92.

Existing Units PBV 16-008 project update

The Oakland Housing Authority issued RFQ #16-008 to invite qualified owners, property managers, and developers servicing the residents within the City of Oakland to solicit proposals for the award of Project Based Voucher Rental Assistance for existing units.

There are a total of 636 project based vouchers in 21 projects which received an award through the Existing Project Based Voucher program. OHA has executed Housing Assistance Payment contracts for twenty (20) projects.

Projects in process :

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Kenneth Henry Court	15	13	1	8	4

Special Needs Housing

The Harrison Hotel is part of the County's Shelter Plus Care program subsidizing 59 units, reported 100% lease up for formerly homeless disabled residents. The County refers applicants to OHA for intake and unit inspections.

Local Programs

Sponsor Based Housing Assistance Program (SBHAP)

On June 22, 2020, the Board of Commissioners passed resolution 4915 approving funding in the amount of \$3,081,093 for FY21 to serve an additional 40 homeless families with children.

The program can serve up to 140 households in FY22.

Services/ Funder	HH Served Min - Max.	Target Population	Supportive Services Provider	Housing Services Provider
PATH: Community Housing Services	27-30	Encampments/ Shelter	Lifelong Medical St. Mary's Center Building Futures w/ Women & Children	Abode Services
Behavioral Health Care Services	18 - 20	Encampments/ Shelter: Homeless. Serious Mental Illness	Lifelong Medical	Abode Services
Oakland Unite: Dept. of Human Services	25-30	Re-entry: Adult Probation & Parole	Abode Services	Abode Services
PATH: ESG & THP+ Funding	17-20	Homeless Youth Ages 18-24 who are homeless or at-risk of homelessness and exiting the foster care or juvenile justice system	First Place for Youth	First Place for Youth
City of Oakland – HSD - CHS	20-40	Families experiencing homelessness, at risk of homelessness or victims of domestic violence	Building Futures for Women & Children	Building Futures for Women & Children

Building Bridges

The Building Bridges Program is a result of recommendations from the Board of Commissioners Ad Hoc Special Needs committee whose purpose was to identify special needs populations who will benefit in securing stable short term local housing assistance. Two pilot programs were implemented: the first serving Emancipated Foster Youth participating in the THP+ program, and the second serving CalWORKs participants participating in County short term housing assistance program. Through systems alignment, Alameda County Social Services Agency and, First Place for Youth in partnership with OHA will ultimately improve the effectiveness of the delivery of assistance programs and services to low-income households by allocating scarce resources more effectively, leveraging other public and private resources, and institutionalizing best practices.

CalWORKs

CalWORKs Building Bridges program, provides a stable shallow housing subsidy (1-2 years) for Social Services Agency clients who are actively engaged in a plan to achieve self-sufficiency, specifically employable, formerly homeless CalWORKs clients.

An average of 50 families per month will receive an average of \$1,500 per month local rental assistance from OHA. Contract term is 5 years. Costs to not exceed \$5,000,000 over the five year term; with \$1,000,000 budgeted annually. Reasons for denial: Incomplete information, client exited from Housing Support Program by County, client request, non-compliance with CalWORKs program, or no inspection requested or passed.

Available	Referrals received	Households admitted	Households in eligibility process/inspection
50	38	27	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	22	23

Local Housing Assistance Program/Single Room Occupancy – LHAP/SRO

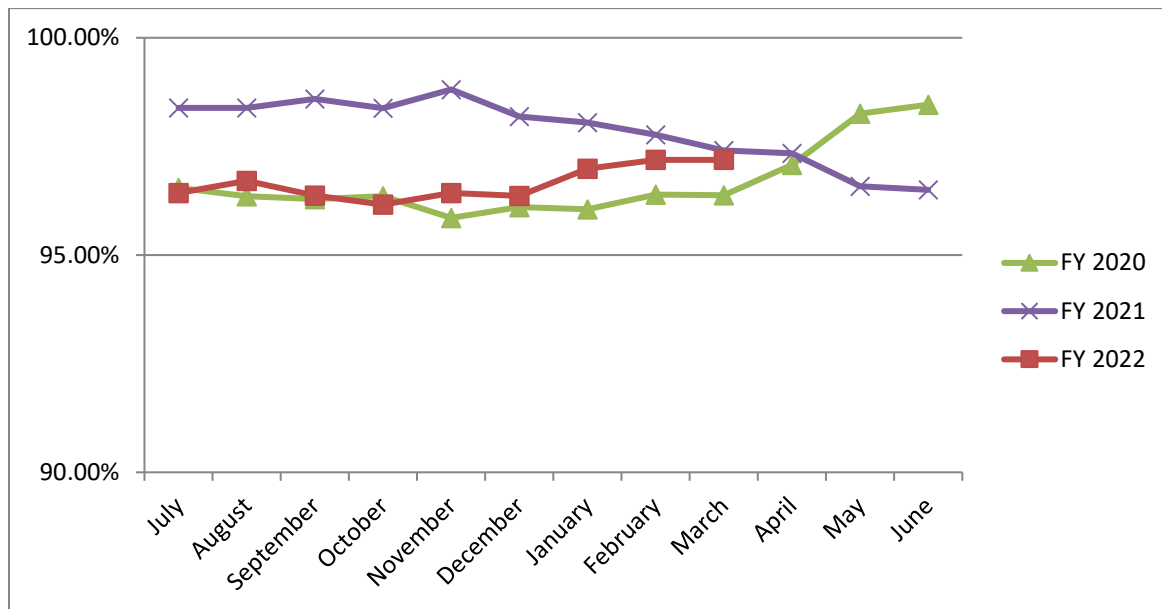
As of December 2021 TOTALS	Total Units	Vacant or Non- Eligible Units	Eligible Units	Subsidy Per Unit
	311	126	185	\$897

- 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
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%
March 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	361	5	0	4	97.84%	97.57%
Peralta Villa	390	2	388	374	5	4	5	96.39%	96.39%
Total	762	4	758	735	10	4	9	97.10%	96.97%

OAHPI Project Based Section 8 Units

Portfolio	Total Units	Excluded Units (HCEB)	Available Units	Occupied Units	Down Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Deep East	278	10	268	221	24	1	3	19	82.84%	82.46%
East	258	0	258	221	29	0	2	6	84.88%	85.66%
Fruitvale	270	3	267	250	11	2	4	0	94.38%	93.63%
San Antonio	244	4	240	230	7	0	2	1	96.25%	95.83%
West	231	0	231	220	9	2	0	0	94.37%	95.24%
North	239	0	239	223	8	0	4	4	92.89%	93.31%
Total	1,520	17	1,503	1,365	88	5	15	30	90.75%	90.82%

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	14	1	1	0	0	0	4	73.70%	78.9%

Recertification Report

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/ Outstanding	Recertifications/ Legal	Current Month Backlog
Lockwood Gardens	79	109	7	102
Peralta Villa	47	17	3	14
Total	126	126	10	116

Tenant Rent Collections

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected
Lockwood Gardens	\$148,901	\$101,223	67.98%
Peralta Village	\$124,854	\$110,984	88.89%

OAHPI Project Based Section 8 Units (Includes HAP)

Portfolio	Charged	Collected	Percent Collected
Deep East	\$525,900	\$453,724	86.28%
East	\$553,946	\$482,791	87.15%
Fruitvale	\$631,570	\$621,417	98.39%
San Antonio	\$541,896	\$520,317	96.02%
West	\$495,910	\$501,892	101.21%
North	\$574,499	\$520,171	90.54%

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	\$84,700	\$68,938	\$60,758	\$589,670	(\$48,328)	\$755,738
Peralta Villa	\$72,435	\$48,669	\$39,501	\$328,178	(\$82,839)	\$405,943

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	\$61,315	\$56,536	\$58,149	\$1,780,101	(\$58,492)	\$1,897,608
East	\$110,689	\$82,687	\$81,435	\$1,608,550	(\$70,705)	\$1,812,656
Fruitvale	\$91,110	\$83,267	\$67,584	\$944,184	(\$86,274)	\$1,099,871
San Antonio	\$63,613	\$54,140	\$46,225	\$645,567	(\$120,030)	\$689,515
West	\$84,236	\$62,634	\$53,191	\$688,362	(\$124,956)	\$763,467
North	\$78,688	\$66,075	\$60,247	\$865,705	(\$154,817)	\$915,898

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	426	191	284	333
Peralta Villa	390	67	188	214	41
Total	762	493	379	498	374

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	482	179	146	515
East	278	718	228	108	838
Fruitvale	270	138	224	236	126
San Antonio	244	103	141	167	77
West	231	291	214	161	344
North	239	311	157	122	346
Total	1,540	2,043	1,143	940	2,246

Legal Report

Legal Report – Authority Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
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	\$ -
Mar-22	0	0	0	\$ -

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
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	\$ -
Mar-22	1	0	0	\$ 4,024.00

Resource Conservation Community Engagement and Outreach

Authority Managed Public Housing Units

Development	Site Assessments	Resident Contact	Flyer Outreach	In-Person Site Meetings
Lockwood Gardens	5	0	361	0
Peralta Villa	3	0	374	0
Total	8	0	735	0

OAHPI Project Based Section 8 Units

Portfolio	# of Sites Visited	Site Assessments (includes multiple visits)	Resident In-Person Contact	Resident Phone Outreach	Flyer Outreach	In-Person Site Meetings
Deep East	27	23	0	0	221	0
East	41	59	14	0	221	2
Fruitvale	15	15	14	0	250	3
San Antonio	33	43	8	0	230	4
West	12	13	13	0	220	4
North	12	12	17	0	223	3
Total	140	175	66	0	1,365	16

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	\$15,145.00	15	\$170,749.50	\$185,894.50
East	13	\$18,983.94	5	\$38,997.00	\$57,980.94
Fruitvale	12	\$2,645.00	7	\$43,432.74	\$46,077.74
San Antonio	33	\$4,468.00	16	\$109,276.67	\$113,744.67
West	21	\$0	13	\$122,656.08	\$122,656.08
North	26	\$10,235.00	14	\$104,156.75	\$114,391.75

Emergency Rental Assistance – Authority Managed Public Housing Units

Portfolio	# Residents Processed	Assistance Processing	# of Residents Paid	Assistance Received	Total Dollars
Lockwood Gardens	77	\$27,662.00	11	\$56,647.06	\$84,309.06
Peralta Village	52	\$9,907.00	34	\$110,726.52	\$120,633.52

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 March	2	9
Units Received From OPO in March	1	3
Units Completed in Fiscal Year 2021-22 To Date	20	73

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:

- 2226 94th Ave. #2
- 1726 38th Ave. #4
- 2238 90th Ave. #4
- 2238 90th Ave. #5
- 1102 Kirkham Way
- 827 52nd St. #5
- 907 Union Unit B
- 2961 Georgia #3
- 2558 35th #11
- 7510 Ney St. Unit D
- 2056 35th Ave. #5
- 1900 Commerce Deck Repairs
- 5125 MLK Jr. Way sewer clean out install
- 1726 38th Ave. sewer clean out install
- 1385 12th St. sewer clean out install
- 1249 66th Ave. sewer clean out install
- 1243 65th Ave. sewer clean out install
- 1215 65th Ave sewer clean out install
- 2126 High Street, #9 deck repairs

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
- 3217 West St. deck and repairs
- Palo Vista deck edge repairs and concrete walk replacements

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 17 th St. & 570 16 th 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:

RAMP: \$100 GP Equity

Disbursements to Date:

\$100 GP Equity

Current Project Status: Work is completed on Oak Grove North and almost complete at Oak Grove South.**Construction Progress:**

% Complete on 2/28/22: 99.99%

% Complete last Month: 99.50%

Scheduled Completion Date: 5/2022

New Hires:

Number of New Hires: 158

Number of Section 3 Hires: 47

% Section 3: 29.75%

Construction Contract Status:

Original Contract Amount	\$44,117,725.00	Pending Change Orders (PCOs)	\$63,543.14
Approved Change Orders	\$ 5,011,488.21	Potential Future Changes	\$0.00
Current Contract Amount	\$49,129,213.21	Potential Contract Amount	<u>\$49,191,756.35</u>

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 are complete with some minor painting of planters remaining
- 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 or less
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:

\$4,840,000 for Predev. in FY21 OAHPI Budget

Disbursements to Date:

\$700,941

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 8 th 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:	MidPen
		Total Development Cost:	\$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:

MTW: \$10,000,000 Land Acquisition

Disbursements to Date:

\$10,000,000

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:

% Complete on 1/31/21:	100%
% Complete last Month:	100%
Completion Date	1/31/21

New Hires:

Number of New Hires:	767
Number of Section 3 Hires:	65
% Section 3:	8.47%
% Local Residents:	31.55%
% Local Apprentices:	27.12%

Milestones Completed Past Month:

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 to the left where Foon Lok East (Project 4) will be built. The Orion, a market rate property is to the right (April 1, 2022).

Project Description:

Project Address:	311 9 th 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)	• Alameda County A1 Funds	\$9,698,000
• SF Federal Home Loan Bank AHP	• Tax Credits – Wells Fargo	\$50,907,000
• CA HCD – No Place Like Home	• General Partner Equity	\$110,000
• City of Oakland	• Permanent Mortgage – CA Community Reinvestment Corporation	\$19,970,000
\$1,290,000		
\$5,500,000		
\$12,442,000		

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:

MTW: \$10,000,000 Land Acquisition

Disbursements to Date:

\$10,000,000

Current Project Status:

Construction is 95% complete. All play structures in the podium courtyard are installed; landscaping planting and FFE installation in the courtyard and in the public right of way is nearing completion; in preparation for state elevator inspections on 4/19, elevators are undergoing life safety systems pre-testing; PGE's electrical and gas meter installations are complete; unit punches are 95% complete; all corrections will be done in 7-10 days; common area punch walks and corrections are ongoing; Temporary Certificate of Occupancy expected on 4/29.

Construction Progress:

% Complete:	95.88%
% Complete last Month:	90.40%
Scheduled Completion Date	May 2022

New Hires:

Number of New Hires:	308
Number of Section 3 Hires:	35
% Section 3:	11.36%
% Local Residents:	43.51%
% Local Apprentices:	47.66%

Milestones Completed Past Month: Construction is ongoing.

Brooklyn Basin, Project 4 Partnership with MidPen Housing Corp.



VIEW ALONG NINTH AVENUE AND CLINTON LANE
RENDERINGS
MIDPEN HOUSING CORP.
BROOKLYN BASIN, PARCEL A
Rising Housing A.5

*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 9 th 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:

- | | |
|--|--|
| <ul style="list-style-type: none"> • OHA Land Loan • CA HCD – No Place Like Home (homeless funding) • City of Oakland | <ul style="list-style-type: none"> • 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:

MTW: \$10,000,000 Land Acquisition

Disbursements to Date:

\$10,000,000

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 and as of 4/8/22, they are on track to do so.

Construction Progress:

% Complete: 0%
% Complete last Month: 0%
Scheduled Completion Date

New Hires:

Number of New Hires:
Number of Section 3 Hires:
% 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 12 th 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:

<ul style="list-style-type: none"> • Tax Credit Investor Equity • Permanent Hard Loan • OHA Land Purchase • General Partner Equity • Deferred Developer Fee 	Soft Loans & Grants <ul style="list-style-type: none"> • OHA Loan • Multifamily Housing Program • Infill Infrastructure Grant • Housing for a Healthy California
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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:

MTW: \$12,000,000 for land purchase and loan

Disbursements to Date:

\$6,843,286.11

Current Project Status:

Predevelopment – EBALDC is continuing architecture and engineering design, refining construction cost estimates, and applying for funding. EBALDC submitted an application for funding from the Housing for a Healthy California Program from the California Department of Housing and Community Development and is waiting to find out if their application will be funded.

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:

<ul style="list-style-type: none"> • Tax Credit Investor Equity • Permanent Hard Loan • OHA Land Purchase • General Partner Equity • Deferred Developer Fee 	Soft Loans & Grants <ul style="list-style-type: none"> • OHA Loan • Calif. HCD Veterans Housing & Homelessness Prevention Program (VHHP) • Calif. HCD Multifamily Housing Program (MHP) • Calif. HCD Infill Infrastructure Grant (IIG)
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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:

MTW: \$7,500,000 for land purchase and loan

Disbursements to Date:

\$6,499,291

Current Project Status: Predevelopment – EAH is continuing architecture and engineering design, refining construction cost estimates, and applying for funding. EAH is working on their application for MHP and IIG funding through the California Department of Housing and Community Development “SuperNOFA”.

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	24	1	76	0	0	0	76	100.00%	100.00%
Adel Court	30	0	0	0	30	0	2	2	28	96.67%	93.33%
Campbell Village	154	2	0	1	151	0	3	3	148	98.01%	98.01%
Palo Vista	100	0	0	1	99	0	3	3	96	96.97%	96.97%
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	100.00%	100.00%
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	1	1	98	98.99%	98.99%
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	24	3	663	0	17	17	646	97.59%	96.57%

Recertification Report - Contract Managed Public Housing Units

Development	Completed Annual Re-certifications	Re-certifications/ Outstanding	Re-certifications/ Legal	Total Backlog
Harrison Towers	2	0	0	0
Adel Court	0	0	0	0
Campbell Village	8	1	0	1
Palo Vista Gardens	0	0	0	0
Linden Court	0	1	0	1
Mandela Gateway	0	0	0	0
Chestnut Court	0	1	0	1
Lion Creek Crossings	0	8	0	8
Foothill Family	0	0	0	0
Total	10	11	0	11

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	\$30,210	\$31,855	-\$1,645	-5.45%	\$0	\$0	\$0	-\$1,654
Adel Court	\$10,059	\$11,104	-\$1,045	-10.39%	\$2,935	\$677	\$10,607	\$13,174
Campbell Village	\$46,392	\$47,373	-\$981	-2.11%	\$13,659	\$7,768	\$31,952	\$52,399
Palo Vista Gardens	\$30,966	\$29,256	\$1,710	6%	\$4,332	\$3,912	\$16,396	\$26,350

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	16	0	16	0
Adel Court	30	6	14	20	0
Campbell Village	154	4	66	67	3
Palo Vista	100	1	101	102	0
Chestnut Court	38	7	29	2	34
Linden Court	45	8	7	15	0
Mandela Gateway	46	0	56	48	8
Lion Creek Crossings*	157	160	82	21	221
Foothill Family	21	0	18	4	14
Total	692	202	373	295	280

Senior Site Activities

Outreach Efforts/Activities	Harrison Towers	Adel Court	Palo Vista Gardens	Total
Wellness Phone Calls	156	10	15	181
Mercy Brown Bags	130	34	35	199
DEEP Food Produce Bags	N/A	N/A	50	50
Home Visits	3	N/A	N/A	3
Spectrum Senior Lunches Served	N/A	N/A	736	736
Case Management	4	N/A	N/A	4
Home Management	2	N/A	N/A	2
Benefits/Insurance Support	27	N/A	N/A	27
Birthday Cards	9	0	9	18
Laundry Card Refill	N/A	N/A	21	21

Bingo	11	N/A	0	11
Arts and Crafts	6	N/A	N/A	6
St. Patrick's Day Celebration	N/A	28	75	103

Food Resources

- Mercy Brown Bags/Produce Bags:** During the month of March, the Mercy Brown Bag program provided one hundred thirty (130) bags to Harrison Towers residents, thirty-four (34) to Adel Court residents, and thirty-five (35) bags to Palo Vista Gardens residents. Furthermore, at Palo Vista Gardens, a new food bag program provided by DEEP Food Produce provided additional bags of fresh produce to the residents. Fifty (50) residents happily signed up to receive these supplemental bags. Each Mercy Brown Bag contained a variety of protein, fresh produce and baked goods, such as ground beef, pork chops, eggs, cereal, bread, potatoes, celery, mustard greens, tomatoes, apples, strawberries, and oranges. For those residents with mobility constraints, the staff continued to help with bagging their groceries and delivering the bags directly to the resident's unit.



- Spectrum Lunch Program:** Each month, from Monday to Friday, Spectrum Foods provides hot meals to the residents of Palo Vista Gardens. In March, seven hundred thirty-six (736) hot lunches were served. Residents were able to pick up their hot lunches from the community room and property management staff provided lunch delivery to those residents with mobility issues.

Health & Wellness

- **Wellness Checks:** The property management staff at Harrison Towers continues to conduct outreach to each household. Staff walks the floors every Tuesday of the week to ensure that the notices left at residents' doors have been received. If management observes that notices have been left out for a few days and/or residents do not answer their doors, the team calls the resident and their emergency contacts. In March, the management team was able to get in touch with each household. The respective 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. When calling each household, the property management staff conduct a check-up and assess residents' wellness with a series of questions that were designed to determine whether the residents required additional support and assistance.
- **Birthday Celebrations:** In March, nine (9) Harrison Towers residents and nine (9) Palo Vista residents had their birthdays (none of the Adel Court residents had a birthday this month). To celebrate, property management staff at Harrison Towers continued the tradition of delivering a birthday gift bag of goodies and a birthday card to each celebrant. The gift bag included snacks, hand soap, laundry detergent, household cleaning products, and a birthday cupcake. Celebrants at Palo Vista Gardens were invited to a birthday party in the community room to celebrate with their fellow residents.



- **Social Activities:** As of March 2022, the management team at Harrison Towers has been able to resume in-person game and social activities for residents in the Community Room. To help keep residents safe and healthy, management continues to encourage social distancing in the common areas. Residents have been informed to sign-up for and participate in activities, including Bingo, mahjong and tai chi. In March, eleven (11) residents came together to play Bingo while

another six (6) residents got together to do arts and crafts. Similarly, at Palo Vista Gardens, in-person social activities have opened back up and the management team planned activities for the residents, such as Bingo and meditation classes, although with many residents still cautious of COVID-19, participation levels have remained low.



- Supplementary Services:** Based on the additional needs of the residents, Harrison Towers property management continued to provide supplementary services in March. As many of the residents continue to prefer to stay at home due to concerns over Covid-19, the management team provide these supplementary services through a drop-box where tenants request assistance by dropping their documents in this drop-box in the lobby and once received, a management team member schedules a phone appointment with the respective resident, and then returns the document(s) by dropping it back off at the resident's door. This month, twenty-seven (27) residents received language translation services, which included assistance reading social security letters, green card renewal letters, bank statement letters, filling out applications for food stamp renewal, calling social security for income verifier letters, calling the IRS for a tenant who was dealing with possible identity theft, calling AT&T for tenants dealing with phone service issues, scheduling doctor appointments, and scheduling appointments for booster shots.
- St. Patrick's Day Celebration:** To celebrate St. Patrick's Day, a handful of residents of Harrison Towers volunteered to decorate the front entry door and lobby. At Adel Court and Palo Vista Gardens, the residents were given St. Patrick's goodie bags that were filled with green candy, green party necklaces and fun socks. As part of the celebration, the residents were also provided with a meal catered by Subway. Twenty-eight (28) and seventy-five (75) residents at Adel Court and Palo Vista Gardens, respectively, were provided with Subway sandwiches of their choice.



Campbell Village Community Center

Outreach Efforts/Activities	Total
Contactless Food & Supply Delivery (Seniors only)	29
Phone Calls	54
Auto-Dialer Resident Phone Calls	22
Garden Club	3
Birthday Cards	24
Computer Lab	5
Ross Program (Zoom on the Move)	5
Coffee Hour	2
Rent Assistance	10

Food Resources

- **Senior Meal & Supply Delivery:** Twenty-nine (29) senior households had boxes containing food, water, toilet paper, and hand sanitizer brought to their household's door through contactless delivery.

Health & Wellness

- **Wellness Checks:** In the month of March, the resident service coordinator reached out to fifty-four (54) households by telephone. During the phone conversations, the resident services coordinator assessed the needs of the residents and provided them with information about the programs currently running at Campbell Village including the ROSS program and opportunities to volunteer outside in the garden. The calls also gave residents an opportunity to provide feedback about programs they would like to see at Campbell Village. In addition to these regular calls, twenty-two (22) auto-dialer calls were made to residents to inform them about site updates.
- **Garden club:** In March, three (3) residents participated in the Garden Club. They helped to clean out weeds from the garden and harvested a round of herbs and greens. The harvested produce was then distributed and made available to residents at the Community Produce Stand.
- **Computer Lab:** Five (5) residents used the computer lab to print documents and apply for unemployment benefits during March. Each time, the computer lab was utilized by only one person through an appointment and was thoroughly cleaned in between uses.

- **Birthday Celebrations:** In March, twenty-four (24) residents celebrated their birthdays and the property management acknowledged each one of them with a birthday card.
- **Rent Assistance:** the resident service coordinator worked with ten (10) 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.

Key to Home Activities

Outreach Efforts/Activities	1242 95 th	1733 92 nd	1900 E. 24 th	2353 E. 24 th	2349 83 rd	Key to Home Total
Wellness Phone Calls	6	5	4	4	4	23
Socially Distanced Wellness Checks	3	3	3	3	4	16
Conflict Resolution	1	0	0	0	1	2
Harbor House Ministries Food Bag	1	1	0	1	1	4
Services Matching	3	3	2	2	1	11
Banana Childcare	1	1	1	1	1	5

Food Resources

- **Harbor House Ministries Food Supply:** Every Tuesday and Thursday, households can choose to receive a three-day supply of food from the Harbor House Ministries. To minimize waste due to unwanted items, households are encouraged to select the foods they would like from available items. A total of four (4) three-day food supplies were delivered to Key to Home residents during the month of March. 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

- **Service Matching and Support:** The resident services coordinator worked with a total of eleven (11) residents with service matching to support them in finding additional opportunities to improve their quality of life. This service also included working with each resident to help them draft up an action and financial plan to manage their finances to help mitigate rent delinquency.
- **BANANAS Childcare:** In coordination with BANANAS, an organization whose mission is to partner with families and child-care providers to raise happy and confident children, the resident service coordinator connected five (5) residents

with case managers and online resources regarding childcare classes and professional development training.

WRITTEN
COMMUNICATIONS
(Executive Director's Report)

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners
From: Patricia Wells, Executive Director
Subject: Celebration of Juneteenth National Independence Day Holiday
Date: April 25, 2022

Purpose: This memorandum is an informational recognition of the Authority observing its first Juneteenth National Independence Day holiday, and notification of the observance of this holiday henceforth.

Background

June 19th, referred to as “Juneteenth” is a date that has marked the end of slavery in the United States, and has been celebrated in different forms for over one hundred and fifty years. Beginning in 1980, individual states have adopted this holiday and have observed it, however until recently the federal government has not recognized Juneteenth as a federal holiday.

On June 17th, 2021, President Biden signed the “Juneteenth National Independence Day Act” which declared Juneteenth, officially referred to now as “Juneteenth National Independence Day” A federally observed holiday. Unfortunately, due to the short notice, many organizations, including the Authority, were not able to pivot quickly enough to observe the holiday in 2021 without significant disruptions to operations. I am glad to report that this year, and every year moving forward, the Authority will observe Juneteenth National Independence Day. This holiday will function like all other federal holidays in that it will be celebrated on an alternative day in the event that the actual holiday falls on a regularly scheduled day off. We hope that this long over due holiday provides the Authority employees some much needed time to decompress and celebrate in their own ways.



**Public Housing Authorities
Directors Association**

511 Capitol Court, NE Phone: 202-546-5445
Washington, DC Fax: 202-546-2280
20002-4937 www.phada.org

March 29, 2022

Honorable Marcia L. Fudge
Secretary
U.S. Department of Housing
and Urban Development
451 7th Street, SW
Washington, DC 20410

Dear Madame Secretary:

PHADA represents the professional administrators of almost 1,900 housing authorities located throughout the United States. Many of our members are concerned about the rising amount of past due rents that could result in their agencies' fiscal insolvency. The problem is exacerbated by issues with HUD's Operating Fund formula that could contribute to evictions in the coming months. We are writing to explain the problems and ask your assistance in avoiding a potentially dire outcome for many low-income families.

Background and PHADA's Survey

The pandemic has had a major impact on rental income for more than 2 years. Because many residents lost jobs or their incomes declined through no fault of their own, Housing Authorities (HAs) adjusted their rents downward. In addition, other residents simply opted not to pay rent even in cases where their incomes remained stable. Unable to enforce their leases because of the national eviction moratorium, HAs facing this problem were left with no viable options.

Regardless of the reason rents went unpaid, many HAs have faced higher than usual tenant account receivables (TARs). This is one of a few contributing factors to the dire financial problems some HAs are now encountering.

To help determine the magnitude of the situation, PHADA undertook a recent survey of HAs across the country, both PHADA members and nonmembers. We received about 200 responses to some or all of the survey questions. Among other things, our survey confirmed that some HAs have lost almost 20 percent of their budgeted rental income while TARs have risen by more than 40 percent.

Some respondents noted that they have worked diligently with their states, local governments, and others to help secure Emergency Rental Assistance Program (ERAP) funding for their residents. Indeed, ERAP has been a lifeline and success for millions of residents in both the private and subsidized housing markets. Notwithstanding the positive impact of the two ERAP programs, the needs of many subsidized families and public housing agencies remain unaddressed.

Concerns About Potential Evictions

Most alarmingly, about 80 percent of respondents reported that they plan to move forward with evictions for nonpayment. To be clear, housing professionals do not wish to evict low-income families, and most will use every remedy possible to avoid the legal requirement. In some cases, evictions may occur because HAs and residents are unable to secure outside sources of funding. In other cases, evictions and/or HA insolvency are possible because tenants opted not to pay rents

even though their income was unaffected by the pandemic. One survey respondent explained this scenario quite well:

Our residents with unpaid TARs have gone nearly 2 years without paying even after all rents were adjusted based on their new income. They just basically chose to stop paying even if not affected by COVID. Now the moratorium is lifted, and not only do we have a huge amount of unpaid TARs but now we have the cost of evictions and flipping an increased amount of units in a short period to avoid our OR [operating reserve] rate from being affected. Our unpaid TARs have already surpassed the budget for annual write-offs for the entire year and we are only in February with a FYE of 12/31. The inability to effectively enforce our lease has affected the OR, the unpaid TARs, the budget, maintenance costs to maintain the OR and overtime for staff to try to move applicants into the numerous vacancies caused by evictions and terminations.

Housing authorities reported similar problems in their local Housing Choice Voucher programs, expressing concerns that private owners may move to evict families if rents remain unpaid. Almost 30 percent of our survey respondents said they have seen an increase in owners pursuing such evictions. This could hinder efforts to secure more private owner participation in the HCV program and lead to the loss of some current landlords.

Operating Fund Formula Problems

HUD has reported that Operating Fund proration for the year could exceed 100 percent. While this may be technically accurate and sounds positive, it is misleading. For example, the Department's formula employs pre-pandemic low inflation factors at a time when inflation has surged to about 8 percent.

In addition, the formula uses rents charged, not actual rents collected, to determine operating subsidies. According to HUD's own data, many HAs have not been able to collect those rents (through no fault of their own). In fact, the Department reported that tenant account receivables rose nationally by about 42 percent from 2020 to 2021. In addition to these large shortfalls, HAs have experienced typical operating fund losses of 10–15 percent compared to last year.

The Houston Housing Authority took in about \$1.7 million less than what was expected. Fortunately, residents were able to make up losses from local government and some charitable sources. The San Antonio Housing Authority reported that about 4,000 families owe \$5 million in rent. Not surprisingly, the most astounding and illustrative example of the problem is in our nation's biggest city. At the New York City Housing Authority, 42 percent of its residents owe \$360 million in back rent. PHADA will share other examples from its survey.

Some HAs may be better positioned to absorb these losses. Others will have no way to make up for them and may face real challenges paying bills and maintaining operations. This is especially true of HAs that do not have adequate operating reserves or whose reserves are encumbered for Other Post-Employment Benefits (OPEB) and similar legally required commitments. In any event, the negative consequences jeopardize the ability of HAs to serve residents.

PHADA'S SPECIFIC RECOMMENDATIONS

PHADA respectfully requests that the Biden Administration coordinate efforts to make eligible assisted housing residents a greater priority, especially under ERAP 2. The Administration should stress this need to state governments, too. This would help the residents and HAs with their finances while preventing potential evictions of thousands of low-income families.

We appreciate that HUD officials are communicating with the Treasury Department concerning ERAP funding that may be available to HAs and their residents in a number of states. HUD needs to do its utmost to work with Treasury Department and other federal agencies to cover these rent arrears. There is ample ERAP 2 funding that could be used for this purpose and possibly be re-allocated from states where it is not needed to other states where there is a desperate need.

Indeed, Bloomberg News recently reported that just \$5.6 billion of the \$21.5 billion in the second tranche of funds has been obligated or expended.

If necessary, **the Biden Administration should seek supplemental appropriations for the FY 22 Operating Fund.** While we realize this may prove challenging with Congress, it is more than warranted given the shortcomings in the formula that we noted above.

As long as they were able, most residents paid their rent during the course of the pandemic. **A relatively small, but considerable number, whose incomes were unaffected, did not. Working in collaboration with HAs, HUD needs to educate and even urge those public and assisted housing residents to pay their rent unless they have lost income or employment.** This is a real problem that is growing worse as evidenced by anecdotal information and PHADA's survey results.

HUD should adjust its regulatory framework considering the lost income many HAs have experienced and not penalize HAs for things that are outside of their control. In fact, the law states this very clearly. Section 6(j)(1) of the Housing Act of 1937 states that "(1) The secretary shall: (1) administer the system of evaluating public housing agencies flexibly to ensure that such agencies are not penalized as a Result of circumstances beyond their control."

We appreciate that HAs can "appeal" to HUD for a waiver of their PHAS, SEMAP scores. However, putting the onus on HAs creates considerable burdens at a time when many are already overwhelmed. In addition, a number of the HAs that responded to our survey would still fail the TARs indicator even with the temporary adjustments HUD has instituted. Others will score poorly on the operating reserves indicator because they are now forced to draw on those needed reserves. In addition, HAs report huge inflationary increases, supply chain issues, and Covid-related staff shortages that have affected their abilities in the area of inspections, unit turnover, and other daily operations.

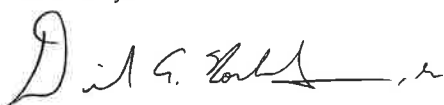
While conditions are better now than they were during the heart of the pandemic, we are not yet in a "normal" state. **Thus, PHADA believes it is unfair for the Department to grade our members' performance in the present context and again calls on HUD to make its assessment programs (PHAS and SEMAP) advisory only.** Again, a member's response to our survey makes a compelling justification for our position:

Even though there are funds to assist residents with rent, the time lag between the resident applying and us receiving the payments is slow. This keeps our TAR balances high. In public housing, we have always maintained an occupancy rate between 98-99% prior to the pandemic. Since the pandemic we have struggled to maintain a 94-95% rate. The turnover of the unit is more difficult because of both staffing and supply chain issues. We have had to hire contractors to assist in turnover that we normally would do in-house, and we still struggle with a 95% occupancy rate. All of these things have a negative effect on our budgets.

In sum, we have two main priorities. First, we want to ensure that residents who cannot pay their rent through no fault of their own do not lose their housing. Second, we want to preserve the fiscal solvency of all HAs so that they can continue to provide safe, decent, and sanitary housing to low-income families.

As always, we are committed to working with you and your staff to address these critically important concerns. Thank you for your consideration.

Sincerely,



David A. Northern, Sr.
President



Timothy G. Kaiser
Executive Director



Fiscal Year (FY) 2023 Public Housing and Section 8 Program Funding Needs (April 2022)

The National Association of Housing and Redevelopment Officials (NAHRO), the Public Housing Authorities Directors Association (PHADA), the Council of Large Public Housing Agencies (CLPHA), the MTW Collaborative, and the Local Housing Administrators Coalition (LHAC) are pleased to release our joint funding recommendations for Office of Public and Indian Housing and Office of Housing programs administered by the U.S. Department of Housing and Urban Development. These programs provide resources essential to ensuring that seniors, families, veterans, and persons with disabilities across the country have access to decent, safe, and sanitary affordable housing to help stabilize and improve the quality of their lives.

	FY 2023 Funding Recommendations (in millions)
Public Housing Operating Fund	\$5,039 ¹
Public Housing Capital Fund	\$5,000
Public Housing Infrastructure	\$70,000
Emergency Capital Needs	\$75
Resident Opportunities and Supportive Services (ROSS)	\$35
Jobs Plus	\$20
Public Housing Financial and Physical Assessment Activities	\$50
Section 8 Tenant-Based Housing Choice Voucher HAP Renewal	\$26,234
Incremental Voucher Assistance	\$1,550
Incremental Voucher Supportive Services Fees	\$473
Mobility Funding	\$445
Tenant Protection Vouchers	\$220
Section 8 Ongoing Administrative Fees & Special Fees	\$3,046 ²
Section 8 Project-Based Rental Assistance	\$15,000
Consolidated Family Self-Sufficiency (FSS) Program	\$200
Choice Neighborhoods Initiative	\$500

Public Housing Operating Fund: \$5.039 billion for the Public Housing Operating Fund, which is the only major source of federal funds available to housing authorities, aside from tenant rent, to support public housing operations. Full funding for this account ensures that housing authorities can continue to adequately maintain operations and support the needs of residents who reside in public housing. These needs, and the funds to address them, have expanded significantly due to COVID-19. HUD is aware that the associations believe that the \$5.039 billion needs to be enhanced to reflect current inflation factors as well as rents collected rather than rents charged.

Public Housing Capital Fund: \$5 billion, to be distributed by formula. This amount would allow PHAs to address their newly accruing needs, estimated at \$3.4 billion annually,³ as well as make progress towards addressing critical repairs and pursuing much-needed programs for modernization. These dollars represent an investment in public housing and local economies.

Public Housing Infrastructure: \$70 billion, with shares to be distributed by formula and competitive processes. This amount would allow PHAs to address the Capital Fund backlog, which today is estimated to be in excess of \$70 billion. In the past, HUD has acknowledged: "Public Housing constitutes an economic and social asset that cannot be created or sustained by the private market. Replacing this inventory would be cost prohibitive. The Capital Fund preserves as many of these units as possible to mitigate the heightened costs of future replacement." Public Housing receives the lowest funding per unit of any of HUD's rental assistance programs, despite serving the same low-income populations. Public Housing is also unique because it is permanently affordable, with no threat of opt-outs. But as the public housing stock ages and its physical needs increase, chronic underfunding is threatening the future viability of this important component of our national infrastructure. According to HUD, each year roughly 10,000 units of public housing are lost due to disrepair.⁴

¹ The White House budget states that its \$5 billion request represents 100 percent proration for the Operating Fund. HUD's formula uses an unrealistic inflation factor and is based on rents charged, not collected. PHAs have been unable to collect rents at pre-COVID levels and this has greatly affected their ability to operate effectively.

² This amount includes administrative fees for renewal vouchers and administrative fees for recommended incremental vouchers.

³ *Capital Needs in the Public Housing Program* by Abt Associates (2010), p.21.

⁴ HUD Archives: news Releases, HUD No. 17-033, May 11, 2017.

Emergency Capital Needs: \$75 million to address needs resulting from non-Presidentially declared disasters and emergencies, including safety and security measures related to crime and drug-related activity. These funds allow PHAs to pay for unforeseen capital emergencies that could not otherwise be supported through Operating or Capital funding.

Jobs-Plus Initiative: \$20 million in funding for this evidence-based strategy for increasing the employment opportunities and earnings of public housing residents through employment services, rent-based work incentives, and community support for work. This increase in funding will allow an expansion of this program to serve more residents.

Resident Opportunities and Supportive Services (ROSS): \$35 million to renew all existing service coordinators and provide additional funds for expansion. Through this important program, PHAs continue to link public housing residents with supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient.

HUD-REAC: \$50 million to support ongoing Public Housing Financial and Physical Assessment activities for its ongoing Quality Assurance physical inspections of Public Housing.

Section 8 Tenant-Based Housing Choice Voucher Housing Assistance Payment (HAP) Renewal: \$26.234 billion to ensure the renewal of assistance for all voucher-assisted low-income households served in addition to funding to cover an additional 32,000 vouchers that HUD expects will occur through additional leasing from reserves. This amount includes \$50 million for the Rental Assistance Demonstration to support the cost-effective conversion of public housing properties that are unable to convert using only the funds provided through existing appropriations. Finally, we support an expansion of the voucher program to all eligible households.

Incremental Voucher Assistance: \$1.550 billion for new incremental vouchers that are general-purpose vouchers that PHAs should have maximum flexibility in utilizing according to the needs of their communities. These vouchers should be subject to MTW single-fund authority.

Incremental Voucher Supportive Services Fees: \$473 million for new supportive services fees that should be structured to allow broad flexibility to PHAs in using the fees to provide supportive services or assist PHAs in utilizing their vouchers. The supportive services fee should be distributed with the new incremental vouchers. These fees should be subject to MTW single-fund authority.

Mobility Funding: \$445 million to allow families with children to expand their neighborhood choice. This funding will enable PHAs provide mobility-related services and incentives, similar to the services offered in the Community Choice Demonstration (i.e., the Mobility Demonstration). These services may include security deposit assistance, enhanced search assistance, and other services. Incentives may include landlord incentive payments. These fees should be subject to MTW single-fund authority.

Tenant Protection Vouchers (TPVs): \$220 million. Finding that PHAs are increasingly using TPVs for redevelopment, NAHRO, PHADA, CLPHA, the MTW Collaborative, and LHAC support funding sufficient to provide all eligible households with a Tenant Protection Voucher for FY 2023. The final enacted number should be reflective of current TPV needs and all subsequent legislative actions and HUD initiatives.

Section 8 Ongoing Administrative Fees & Special Fees: \$3.046 billion to support effective and efficient management of the HCV program by PHAs. At this time, we believe this figure is sufficient to fund all PHAs at 100 percent of their eligibility based on the fee rates formula in effect immediately prior to the enactment of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). This amount also includes \$30 million in special administrative fees funding to support the administration of tenant protection vouchers and special purpose vouchers, including, but not limited to HUD-Veterans Assisted Supportive Housing (VASH) and Family Unification Program (FUP) Vouchers. This amount also includes administrative fees for the recommended incremental vouchers.

Choice Neighborhoods Initiative (CNI): \$500 million. As has been the practice in previous years, NAHRO, PHADA, CLPHA, the MTW Collaborative, and LHAC recommend that two-thirds of these funds be reserved for applications in which a public housing authority is the lead applicant or a co-applicant. Large capital grants through programs like Choice Neighborhoods are among the most effective tools to help PHAs address the needs of severely distressed public housing developments by attracting private capital and transforming communities into thriving, mixed-income neighborhoods with reduced crime and increased opportunities for residents. The groups also note that the initiative needs to be streamlined to address PHA obstacles to participation.

Family Self-Sufficiency (FSS) Program: \$200 million with \$165 million reserved for PHAs. This funding level is needed to maintain funding for all existing program coordinators in the consolidated Public Housing and Section 8 FSS programs and would ensure that as many PHAs as possible will not lose funding under HUD's proposed Performance Measurement System. The additional amounts would support the restoration of funding to PHAs that lost the grant when public housing properties were converted under the RAD-PBRA option and would extend funding availability to Section 8 PBRA properties. Funding would also allow for expansion of FSS in voucher and public housing programs. An increased request is also made to address increased needs due to COVID-19 and the effects the pandemic has had on the economy and the loss of jobs.

Section 8 Project-Based Rental Assistance (PBRA): \$15 billion to fully fund renewal of all contracts based on 12-months of funding needs rather than based on quarterly increments throughout each year. NAHRO, PHADA, CLPHA the MTW Collaborative, and LHAC support the application of Annual Operating Cost Adjustment Factors (OCAFs) for FY 2023 for Sections 8, 202, 811 and 236 developments, including RAD-PBRA converted properties. This amount includes \$60 million for the Rental Assistance Demonstration to support the cost-effective conversion of public housing properties that are unable to convert using only the funds provided through existing appropriations. This amount also includes \$375 million for project-based contract administrators, \$275 million for certain rental adjustments for certain properties, and \$31 million for the cost of service coordinators to help elderly residents age in place.

Comparative Funding Chart for FY23

March 28, 2022

	FY2021 Final (12-22-20)	FY2022 Final (3-10-21)	FY 2022 CLPHA Request *Joint Industry Request	FY 2023 HUD Request (3-28-22)
Public Housing Fund²:				
[Operating Fund]				
[Capital Fund]				
[Emergency Capital Needs]	\$7.806 billion ²	\$8.451 billion	Fully Fund*	\$8.78 billion
	[\$4.839 billion]	[\$5.039 billion]	[\$5.039 billion]*	[\$5.035 billion]
	[\$2.765 billion]	[\$3.2 billion]	[\$5.0 billion]*	[\$3.2 billion]
	[\$75 million]	[\$75 million]	[\$75 million]*	[\$40 million]
Housing Choice Voucher (HCV)	\$25.78 billion	\$27.370 billion	\$32.130 billion	\$32.130 billion
HCV Renewals	\$23.08 billion	\$24.095 billion	\$26.234 billion*	\$26.234 billion
HCV Administrative Fees	\$2.159 billion	\$2.411 billion	\$3.046 billion*	\$3.014 billion
HUD-VASH Vouchers	\$40 million	\$50 million	\$50 million	\$0
Tenant Protection Vouchers (TPV)	\$116 million	\$100 million	\$220 million*	\$220 million
Section 811 Mainstream Vouchers	\$314 million	\$459 million	n/a	\$667 million
Incremental Homeless Vouchers	\$43.439 million	\$0	n/a	\$0
Incremental Vouchers	n/a	\$200 million	\$1.550 billion*	\$1.550 billion
Incremental Voucher Services Fees	n/a	n/a	\$473 million	\$0
HCV Mobility Vouchers/Services	\$0	\$25 million	\$445 million*	\$445 million
Family Unification Program (FUP)	\$25 million	\$30 million	\$30 million	\$0 ⁴
Self Sufficiency Account³:				
[Family Self Sufficiency Program (FSS)]	\$155 million	\$159 million	\$270 million	\$175 million
[ROSS Grants]	[\$105 million]	[\$109 million]	[\$200 million]*	[\$120 million]
[Jobs Plus]	[\$35 million]	[\$35 million]	[\$35 million]*	[\$35 million]
	[\$15 million]	[\$15 million]	[\$20 million]*	[\$20 million]
Choice Neighborhoods Initiative (CNI)	\$200 million	\$350 million	\$500 million*	\$250 million
	[\$100 million] ¹	[\$175 million] ¹	[\$333 million] ¹	[\$100 million] ¹
Project-Based Rental Assistance	\$13.465 billion	\$13.940 billion	\$15.0 billion	\$15.0 billion
[Contract Administration]	[\$350 million]	[\$355 million]	[\$375 million]	[\$375 million]
Homeless Assistance Grants	\$3.0 billion	\$3.213 billion	\$3.576 billion	\$3.576 billion
CDBG	\$3.475 billion	\$3.3 billion	\$4.20 billion	\$3.55 billion
HOME	\$1.35 billion	\$1.5 billion	\$2.50 billion	\$1.950 billion

¹ Not less than this amount shall be awarded to public housing authorities.

² Consolidates Operating and Capital Fund into a Public Housing Fund

³ New Self Sufficiency Program account

⁴ FUP funding under TPV account