

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 **Special Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Special Meeting

Monday, May 09, 2022 at 5:30 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/81630602808?pwd=REXuREdCaDR1TTZYVENnd3VvYng0QT09>

Meeting ID (access code): 816 3060 2808 Meeting Password: 694845

Closed Caption – provided through the link

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

Meeting ID (access code): 816 3060 2808 Meeting Password: 694845#

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
Special Meeting
May 09, 2022, 5:30 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Recognition of people wishing to address the Commission
- IV. Old or Unfinished Business
- V. Modifications to the agenda
(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.
- VI. New Business:
 - A. Fiscal Year 2023 Oakland Housing Authority Annual Budget Workshop Discussion.
- VII. Adjournment of Public Session.

Gregory D. Hartwig, Chair of the Commission

By

Patricia Wells, Secretary

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Fiscal Year 2023 Oakland Housing Authority Annual Budget Workshop Discussion.

Date: May 03, 2022

The Oakland Housing Authority leadership team will present the Oakland Housing Authority Fiscal Year (FY) 2023 Operating Budget, including the Comprehensive Consolidated Budget. Each member of the leadership team will present their prior year accomplishments, FY 2023 goals, as well as trends in program and operations metrics that will influence future strategic planning.

This workshop will provide information for the Board and Executive Director to comply with HUD's New Operating Fund Rule (24 CFR Part 990.255), requiring that the Housing Authority prepare and approve the annual operating budget prior to the beginning of the Fiscal Year (July 1, 2022).

This proposed budget was prepared based on the following assumptions:

- FY 2023 Capital Fund Program (CFP) Grant to be awarded by HUD is estimated at \$10,288,343 million.
- Operating Subsidy at \$10,241,383 million with funding expected at 97.77% proration of eligibility.
- HUD-Held Reserves, both HUD-held cash and unspent budget authority is estimated at \$102.4 million as of December 2021.
- The Budget was prepared with an aggressive expenditure of existing HUD held reserves demonstrating the obligations and commitments the Board and agency have made the funds to increase opportunity and preserve and expand housing choices in Oakland.
- As outlined in our MTW FY 2023 Plan approved earlier this year, MTW funds will be utilized to support Building Bridges Local MTW Programs, capital improvements in OHA public housing and project based Section 8 units, support and expand economic opportunities offered through the Family and Community Partnerships Department, fund Police Services, and make significant investments in preservation and development activities by the Authority.

- An estimated salary increase based on the local CPI index to provide funds for the annual Cost of Living Adjustment was included in the budget, as a placeholder pending negotiations with trade union organizations.
- Staffing level will stay stable at 376 Full Time Equivalents, as the Authority continues to assess its current operations and program structure to maximize efficiencies, address the current needs of the Oakland community, and achieve the vision outlined in the Strategic Goals and MTW Plan.
- SBHAP/Local Housing Program (OPRI) with the City of Oakland is \$4,209,693 to serve a total of 180 households including new 40 cabin exits.

Commissioner Travel:

The impacts of COVID-19 have driven us to the use of technology for online engagement. However, the plans for conferences and training are still scheduled for FY 2023; the budget includes a travel/conference budget to accommodate some Commissioner related travel to conferences for the fiscal year for \$30,000, not including registration fees.

Recommendation:

No action is requested at this time. This item will forward to the June 27, 2022 Board of Commissioners Annual Meeting for consideration and approval of the Consolidated Agency Budget, Public Housing Budget by AMP and Staffing Plan for the Fiscal Year ending June 30, 2023.

Attachment: OHA Comprehensive Consolidated FY 2023 Operating Budget:
FY2023 Consolidated OHA Only including YoY FY23 vs. FY22

Making Transitions Work



FY 2023 Oakland Housing Authority Annual Budget Workshop

MAY 9, 2022



FY 2023 Budget Quarterly Status Report Schedule

November 2022



February 2023



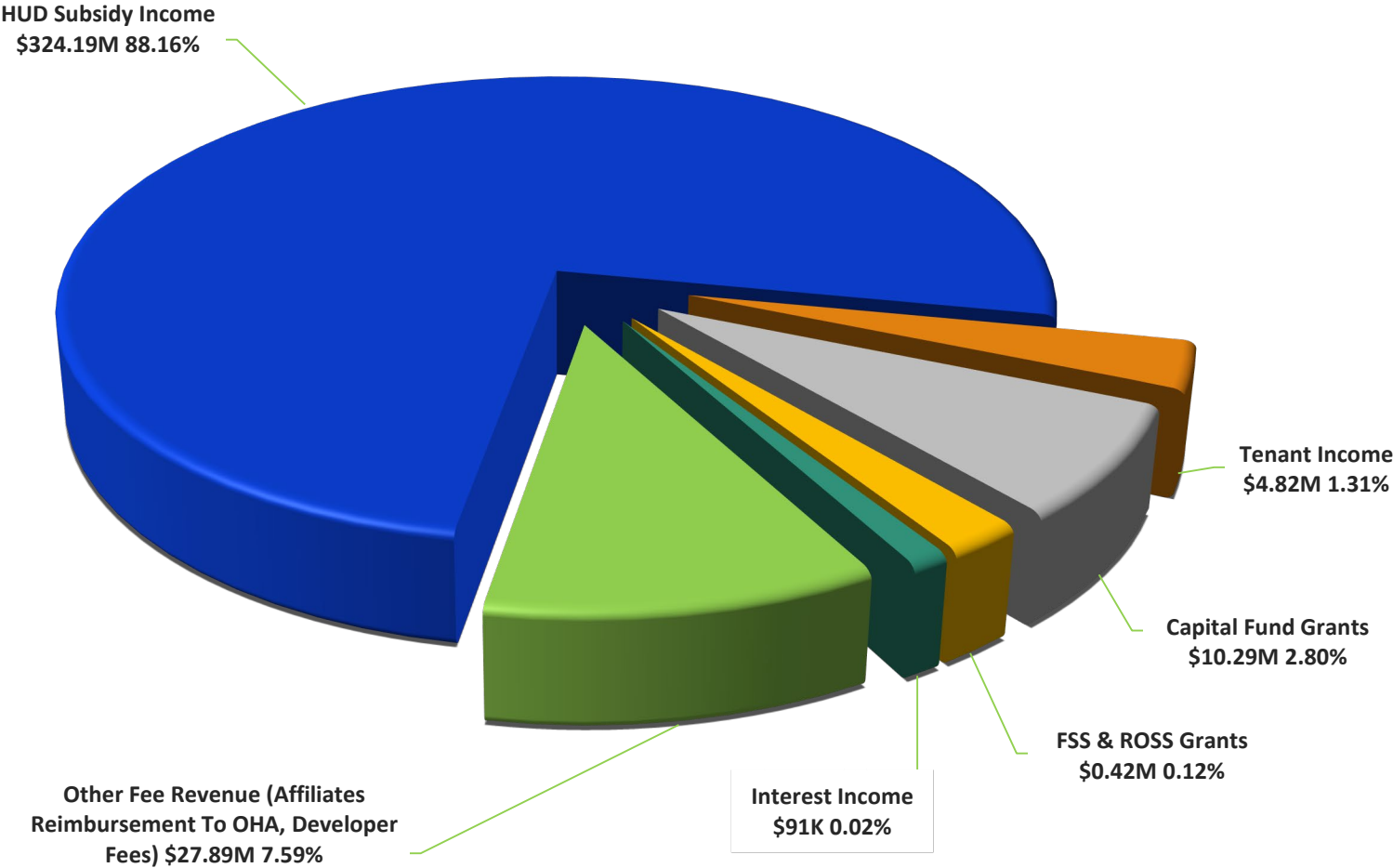
May 2023



August 2023



FY 2023 Funding Sources by Program



Total \$367,716,387		
Total Revenues	FY23	Percentage
HUD Subsidy Income	\$324.19M	88.16%
Other Fee Revenue	\$27.89M	7.59%
Capital Fund Grants	\$10.29M	2.80%
Tenant Income	\$4.82M	1.31%
Other Gov't Grants	\$0.42M	0.12%
Interest Income	\$91K	0.02%
Total	\$367.72M	100.00%

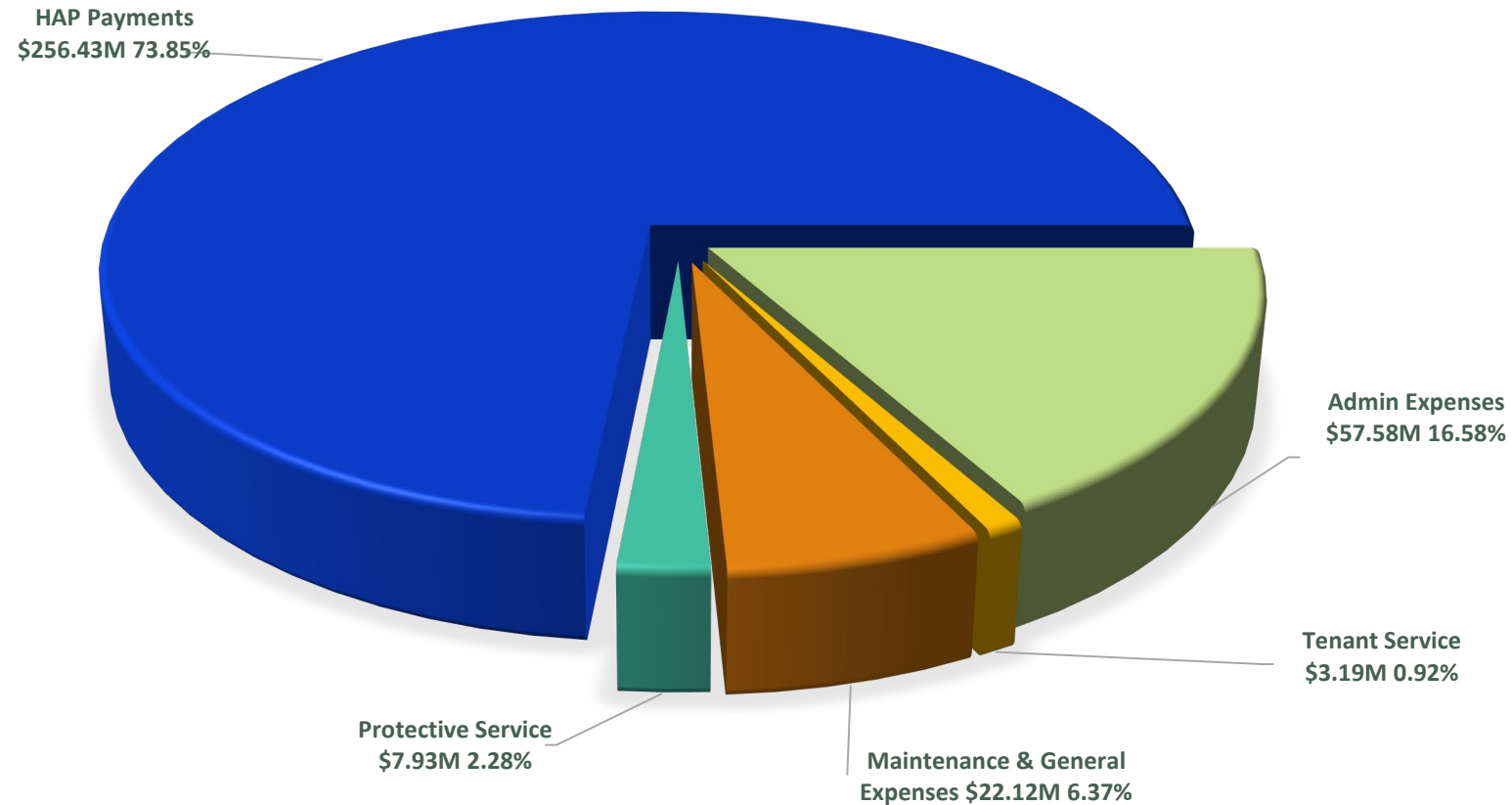
FY 2023 Budget Snapshot

Account Description	FY23 Budget	FY22 Budget	Budget Change FY22 to FY23
REVENUE			
TENANT INCOME			
Rental Income			
Tenant Rent	4,800,050	4,682,920	3%
Total Tenant Income	4,800,050	4,682,920	3%
Other Tenant Income			
Laundry and Vending	3,993	5,504	-27%
Maintenance Charges	19,000	20,610	-8%
Late Charges and NSF Charges	1,910	892	114%
Total Other Tenant Income	24,903	27,006	-8%
NET TENANT INCOME	4,824,953	4,709,926	2%
GRANT INCOME			
HUD PHA Operating Grants/Subsidy	10,241,383	9,006,700	14%
HUD HCV Subsidy	284,445,319	286,267,745	-1%
EHV Subsidy	7,548,598		100%
HUD HCV Subsidy - Admin	21,332,061	20,879,979	2%
Port-In HAP & Admin Fees Earned	627,000	530,000	18%
Other Government Grants (FSS & ROSS)	424,283	222,079	91%
Capital Fund Grants	10,288,343	10,074,617	2%
TOTAL GRANT INCOME	334,906,987	326,981,120	2%
OTHER INCOME			
Interest Income - Unrestricted	91,467	80,735	13%
Fraud Recovery	80,000	80,000	0%
Miscellaneous Other Income (Management Fees)	918,640	927,996	-1%
Ground Lease Income	10,000	10,000	0%
Developer Fees	3,099,120	75,450	4008%
Affiliates Reimbursements to OHA	22,873,832	10,785,777	112%
Excess Salary Reimbursements from Affiliates	911,388	862,076	6%
TOTAL OTHER INCOME	27,984,447	12,822,034	118%
TOTAL INCOME FROM OPERATIONS	367,716,387	344,513,080	7%

Other Government Grants	FY23	FY22	Change
FSS Grant	\$ 260,383	\$ 152,079	
ROSS Grant	\$ 163,900	\$ 70,000	
Total	\$ 424,283	\$ 222,079	91%

Developer Fees	FY23	FY22	Change
Oak Groves	\$ 2,235,000		
Brooklyn Basin - Foon Lok West	\$ 480,000		
Brooklyn Basin - Paseo/Vista Estero	\$ 291,000		
Tassafaronga Phase II	\$ 93,120	\$ 75,450	
Total	\$ 3,099,120	\$ 75,450	4008%

FY 2023 Funding Uses by Program



Total \$347,244,966

Total Expenses	FY23	Percentage
HAP Payments	\$256.43M	73.85%
Admin Expenses	\$57.58M	16.58%
Maintenance & General Expenses	\$22.12M	6.37%
Protective Service	\$7.93M	2.28%
Tenant Service	\$3.19M	0.92%
Total	\$347.25M	100.00%

FY 2023 Budget Snapshot

Account Description	FY23 Budget	FY22 Budget	Budget Change FY22 to FY23
EXPENSES			
ADMINISTRATIVE			
Administrative Salaries & Fringe Benefits	40,329,087	37,211,920	8%
Bank Fees	244,314	275,500	-11%
Administrative Operating Expenses	12,740,815	9,733,805	31%
Miscellaneous Admin Expenses	4,262,693	4,243,002	0%
TOTAL ADMINISTRATIVE EXPENSES	57,576,909	51,464,227	12%
TENANT SERVICES EXPENSES			
Tenant Services Salaries & Fringe Benefits	436,028	408,647	7%
Tenant Services Operating Expenses	2,753,450	2,756,860	0%
TOTAL TENANT SERVICES EXPENSES	3,189,478	3,165,507	1%
UTILITY EXPENSES			
Water	1,406,509	1,343,516	5%
Gas and Electricity	687,092	687,650	0%
Sewer and Other Utility Expenses	99,906	79,534	26%
TOTAL UTILITY EXPENSES	2,193,507	2,110,700	4%
MAINTENANCE EXPENSES			
Maintenance & Operations Salaries & Fringe Benefits	7,760,163	7,212,993	8%
Maintenance & Operations Contract Costs	4,850,644	4,595,187	6%
Maintenance & Operations Other Expenses	1,106,701	1,073,500	3%
TOTAL MAINTENANCE EXPENSES	13,717,508	12,881,680	6%

Administrative Operating Expenses	FY23	FY22
General Legal Expenses	\$ 2,364,000	\$ 2,055,000
Consultants	\$ 5,889,950	\$ 4,245,400
Staff Training and Travel	\$ 1,281,030	\$ 885,642
Office rent, audit fees, recruitment fees, interns	\$ 3,205,835	\$ 2,547,763
Total	\$12,740,815	\$9,733,805

Consultants	FY23	FY22
* Program administration, evaluation & material development	\$ 3,708,500	\$ 2,611,000
* Community engagement * Enhancement of OHA computer network		
* Strategic planning & technical advice for development	\$ 855,750	\$ 420,000
* Land use/zoning, project management		
* Navigation Services * Resident Retention (New)	\$ 1,166,700	\$ 1,055,400
* Misc Projects	\$ 159,000	\$ 159,001
Total	\$ 5,889,950	\$ 4,245,401

FY 2023 Budget Snapshot

Account Description	FY23 Budget	FY22 Budget	Budget Change FY22 to FY23
GENERAL EXPENSES			
Property Insurance	379,628	313,991	21%
Liability Insurance	155,128	154,960	0%
All Other Insurance (WC, Auto, ERMA)	2,803,603	2,872,847	-2%
Other General Expense (Subsidy Paid to 3rd Party Management Company)	2,873,100	2,570,339	12%
TOTAL GENERAL EXPENSES	6,211,459	5,912,137	5%
PROTECTIVE SERVICES EXPENSES			
Protective Services Salaries & Fringe Benefits	7,316,621	7,391,599	-1%
Protective Services Operating Expenses	614,400	543,697	13%
TOTAL PROTECTIVE SERVICES EXPENSES	7,931,021	7,935,296	0%
HOUSING ASSISTANCE PAYMENTS			
Housing Assistance Payments	232,386,693	224,163,224	4%
Housing Assistance Payments - EHV	7,548,598		100%
Housing Assistance Payments - Building Bridge (CalWORKS, THP Plus, SRO)	4,500,000	4,500,000	0%
Housing Assistance Payments - Sponsor Based	4,209,693	3,083,091	37%
Housing Assistance Payments - Landlord Incentives	2,516,000	1,202,000	109%
Housing Assistance Payments - Others	5,264,100	5,482,000	-4%
TOTAL HOUSING ASSISTANCE PAYMENTS	256,425,084	238,430,315	8%
TOTAL OPERATING EXPENSES	347,244,966	321,899,862	8%
TOTAL OPERATING REVENUES	367,716,387	344,513,080	7%
Excess Operating Revenue over Operating Expense	20,471,421	22,613,217	

FY 2023 Budget Snapshot

OAKLAND HOUSING AUTHORITY FY2023 CAPITAL OUTLAY

FY2022 (Approved) vs. FY2023 (Proposed)

Description	FY23 Budget	FY22 Budget	Budget Change FY22 to FY23
REAL ESTATE DEVELOPMENT PROJECTS			
Obligated and Approved (Contracts)			
Development Projects (No Contracts)	9,472,000	6,040,000	57%
TOTAL REAL ESTATE DEVELOPMENT PROJECTS	9,472,000	6,040,000	57%
OPERATIONAL PROJECTS			
Central Office Cost Center Projects			
Obligated and Approved (Contracts)			
Budget Request	2,217,200	2,380,000	-7%
Total Central Office Cost Center Projects	2,217,200	2,380,000	-7%
CID and Facilities Projects			
Obligated and Approved (Contracts)			
Budget Request	10,150,418	3,921,500	159%
Total CID and Facilities Projects	10,150,418	3,921,500	159%
TOTAL OPERATIONAL PROJECTS	12,367,618	6,301,500	96%
TOTAL CAPITAL OUTLAY	21,839,618	12,341,500	77%

Real Estate Development	FY23	FY22	Change
285 12th Street EBALDC	\$ 1,200,000		
500 Lake Park EAH	\$ 730,000		
Harrison Tower Admin. Bldg.	\$ 2,500,000	\$ 1,200,000	
Harrison Towers		\$ 4,840,000	
Mandela Station	\$ 3,000,000		
Foothill Family	\$ 500,000		
Lion Creek II	\$ 32,000		
Lion Creek III	\$ 10,000		
15th & Harrison	\$ 1,500,000		
Total	\$ 9,472,000	\$ 6,040,000	57%

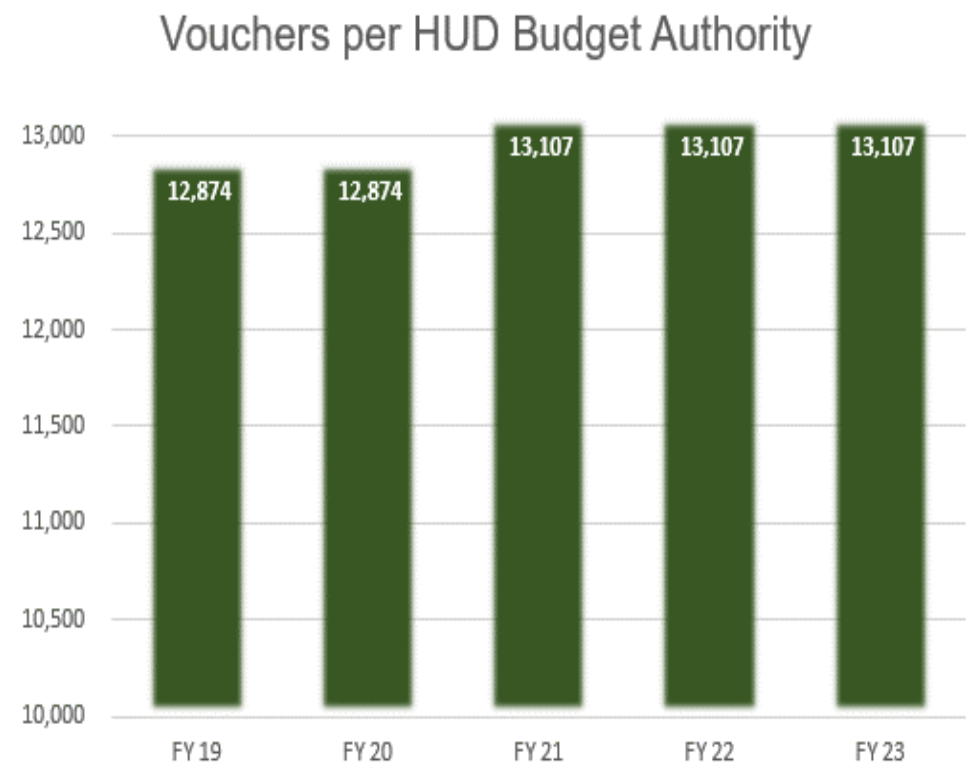
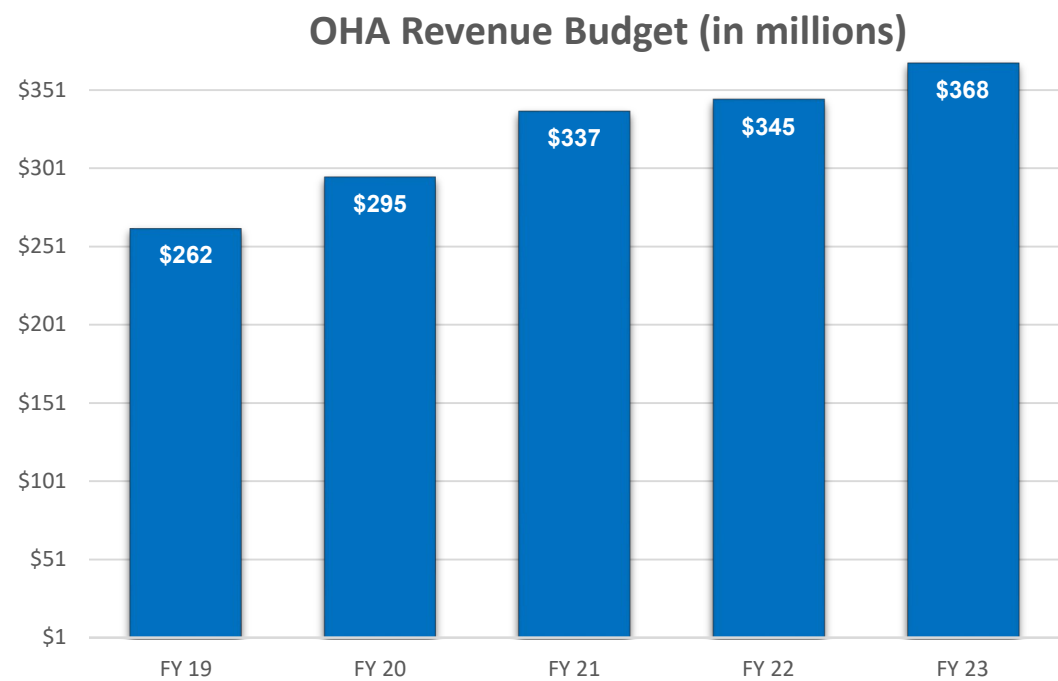
COCC	FY23	FY22	Change
IT	\$ 1,972,200	\$ 1,952,500	
Finance	\$ 180,000	\$ 22,500	
CCGS	\$ 65,000	\$ 405,000	
Total	\$ 2,217,200	\$ 2,380,000	-7%

CID and Facilities Projects	FY23	FY22	Change
Public Housing - Lockwood and Peralta	\$ 5,984,195	\$ 1,780,000	
3rd Party Managed Public Housing	\$ 888,360	\$ 1,165,000	
Admin Buildings and OHAPD	\$ 3,277,863	\$ 976,500	
Total	\$ 10,150,418	\$ 3,921,500	159%

Staffing Levels

Approved Staffing for FY 2022 and Requested Staffing for FY 2023			
Department	FY 2022 Approved FTEs (1)	FY 2023 Requested FTEs (2)	CHANGE FY 2023 vs FY 2022 FTEs (2-1)
Executive Office	14	14	0
Family and Community Partnerships	25	25	0
Finance	26	26	0
Information Technology	11	11	0
CCGS	7	7	0
Human Resources	10	10	0
CAHI	1	1	0
Office of Real Estate Development	7	7	0
Leased Housing	95	95	0
Office of Property Operations (incl.Legal)	95	95	0
Asset Management	7	7	0
Capital Improvements Dept.	33	33	0
Police	45	45	0
TOTAL	376	376	0

FY 2023 Proposed Budget – *Where we've been and where we're going in 2023*



OHA FY2023 Proposed Budget

Approval Request

FY2023 Budget
\$368 Million

OHA Departments





Central Office Cost Center

Finance, Information Technology, and Human Resources

Finance

FY 2022 Accomplishments

- Successfully converted 3,121 monthly ACH statements from mailing to e-delivery to landlords
- Enrolled 671 new and existing landlords in receiving HAP payment via direct deposit
- Collected \$209,000 of landlord overpayments in FY2022, totaling \$1,001,077 combined for the last 3 years
- Processed payments of 34 EHV welcome packages, 25 EHV owner repair incentives, and 194 EHV leasing bonuses – in partnership with Leased Housing, Executive Office, and FCP departments
- Issued 205 security deposits, 102 new landlord contract incentives, 203 direct deposit incentives, 273 owner portal sign-up incentives all using CARES Act funding – in partnership with Leased Housing
- Processed 34 EHV welcome packages, 25 EHV owner repair incentives, and 192 EHV leasing bonuses – in partnership with Leased Housing
- Partnered with Leased Housing to process 111 vacancy loss incentives, 240 leasing bonus incentives, 39 new landlord incentives and 23 security deposits using MTW funding
- Completed the implementation of position control budgeting tool to monitor the personnel cost budget vs. actual – in partnership with Human Resources
- Prepared and presented the financial reports to the Board of Commissioners on a quarterly basis
- Received Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for the eighth consecutive year

FY 2023 Goals

- Complete the implementation of a cloud based budget module to assist with building collaborative budgets within OHA departments and to streamline the financial reporting and analysis process
- Collaborate with Human Resources on ADP enhanced features to streamline the payroll process and to track labor costs on work orders
- Motivate more landlords to sign up for direct deposit for faster and safer delivery and explore other option such as issuing bank card payments
- Utilize Yardi tenant repayment agreement module to ensure compliance with HUD requirements
- Explore other investment options to maximize returns for OHA and affiliates, in response to market conditions related to post COVID-19

FY 2023 Department Budget

Category	FY 2023 Budget	Notes
Staffing	\$3,770,600	Admin Salaries and Benefits (25 FTEs)
Admin Expenses	\$949,115	Training, auditing fees, bank fees, payroll services, computer hardware and software
Capital Outlay	\$180,000	Cloud-based budgeting software

Information Technology

FY 2022 Accomplishments

Goal	Accomplishment
1. Restructure IT organization to better partner with departments to improve processes and business systems.	Filled IT Infrastructure Manager and Admin Analyst positions. Created Systems Analyst/Technician and Business Systems Analyst positions
2. Complete 2 nd phase of business process improvements in the Yardi system.	82% of project items (41) completed with 9 items remaining.
3. Complete BOC conference room modernization	Completed in April of 2022

FY 2022 Accomplishments

Goal	Accomplishment
4. Improve OHA cyber-security systems, implement single sign-on, modernize anti-spam, inventory patch management systems and employee cyber-security awareness training.	<p>The goal is a multi-year to strengthen OHA's cyber security. Arctic Wolf Network installed to detect and respond to cyber threats.</p> <p>Currently implementing employee cybersecurity awareness training and phishing defense system projects.</p>
5. Continue to improve reliability of network infrastructure, reducing unplanned systems outages 50%, redesign internet and interconnect circuits, replace end of life network routers and Wi-Fi hardware	<ul style="list-style-type: none">• Internet circuit installed (design to failover to each other).• Several interconnect circuit bandwidth increased. Experienced extensive delivery delays due to supply chain issues for routers and wifi hardware, prevented moving forward

FY 2023 Goals

1. Expand agency digital transformation efforts to Real Estate Development and Property Operations departments by June 30, 2023
2. By June 30, 2023 Have 70% of the OHA design standards with a go live date of January 1, 2024.
3. Complete migration to Office 365 by November 30, 2022
4. Upgrade Conference Rooms at 1619 and 1540 Briefing Room by June 30, 2023
5. Improve OHA cyber-security systems, implement single sign-on, modernize anti-spam, inventory patch management systems and employee cyber-security awareness training.
6. Continue to improve reliability of network infrastructure, reducing unplanned systems outages 50%, redesign internet and interconnect circuits, replace end of life network routers and Wi-Fi hardware.
7. Reduce average open support tickets by 41% (from 85 to 50) through process automation and eliminating frequent support issues.

FY 2023 Department Budget

Category	FY 2023 Budget	Notes
Staffing	\$2,172,610	Emphasis on Department Partnerships (11 FTE's)
Admin Expenses	\$970,259	Computer Maintenance Contracts
Capital Outlay	\$1,972,200	Website Redesign, Infrastructure Improvements & Monitoring, Equipment upgrades

Human Resources

FY 2022 Accomplishments

1. Completed EVOLVE 12-month supervisory training cohort with directors and assistant directors
2. Procured a comprehensive health and wellness application for all OHA staff and their spouses
3. Updated OHA Dental and Vision carriers for better access to care, increased life basic insurance maximums by \$25,000, and provided a brand new supplemental life insurance coverage while reducing agency cost by \$71,000 annually.
4. Successful completion of the Deputy Chief of Police and Chief Office of Real Estate Development recruitments
5. Increased average recruitment volume of 2.3 per month to 4.25 per month in response to unprecedented turn over rate, while facing intra-departmental staffing challenges

FY 2023 Goals

1. Complete full implementation of the following ADP Comprehensive Services modules at a minimum:
 - Enhanced Time and Attendance
 - Performance Evaluation
 - Learning Management
 - Onboarding
 - Peer-to-Peer recognition
 - Employee Rewards
2. Successfully negotiate new Memorandums of Understanding with SEIU Local 1021, OPEIU Local 29, and the Alameda Building and Trades Council.
3. Reduce non-retirement voluntary separations from 6.5% to 5%
4. Reduce overall turnover rate from 15% to 12.5% while achieving and maintaining talent management excellence.

FY 2023 Department Budget

Category	FY 2023 Budget	Notes
Staffing	\$2,045,367	Admin Salaries and Benefits (10 FTE's)
Admin Expenses	\$995,905	Legal, consultants, computer hardware & software
Training & Recruitment	\$438,600	Emphasis on talent retention and acquisition



Program Operations

Leased Housing, Capital Improvements, Property Management, and Asset Management

Leased Housing

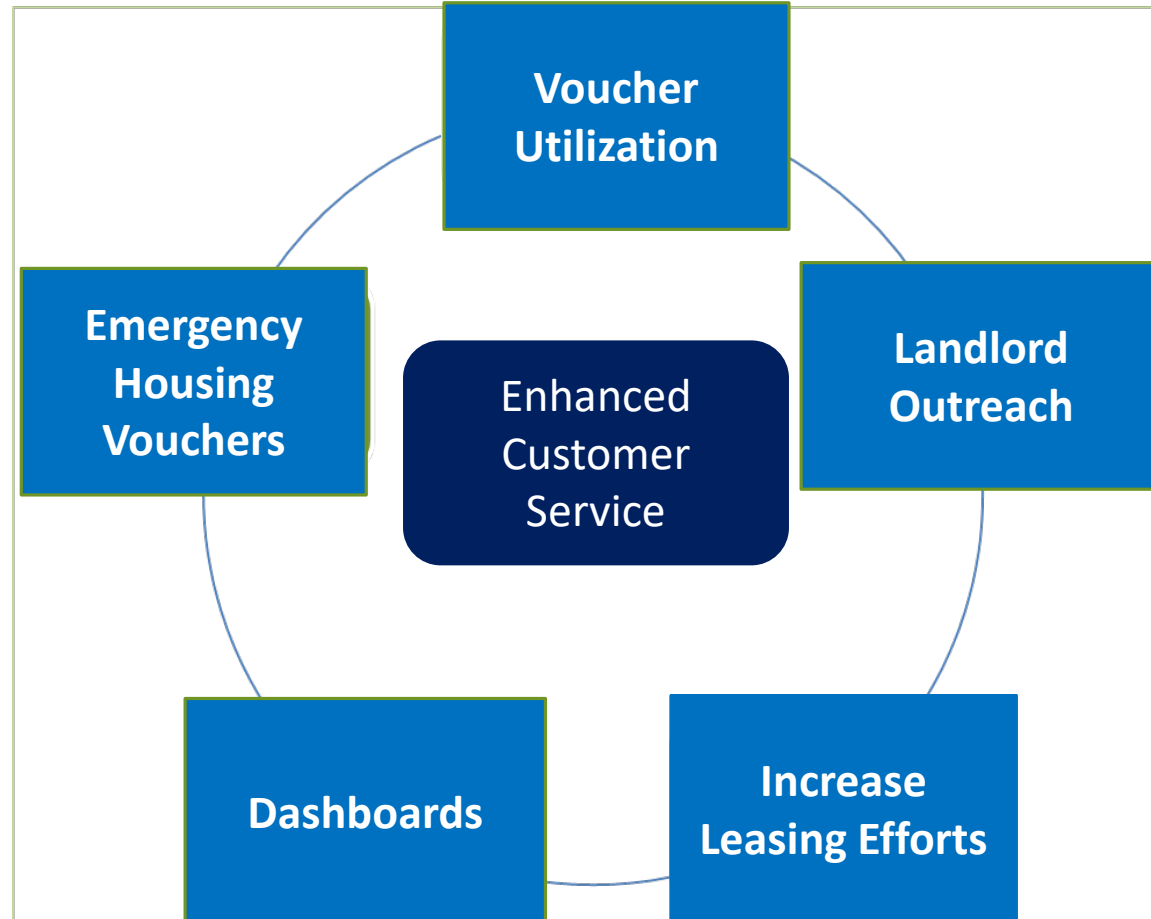
Total Voucher Allocation

Type	Program	Number	Population Served
MTW	MTW Vouchers	13,107	Low-income residents at or below 50% AMI
Non-MTW	VASH (526) , Mainstream (212) , NED's (85), 2018 Family Reunification Program (51)	874	Homeless Veterans, persons with disabilities, Families reuniting with child welfare agency support
NOFA Award 2021	Foster Youth to Independence (FYI)	49	Homeless or at-risk youth at least 18 years and no more than 24 years of age
"New" Housing Choice Vouchers	Emergency Housing Vouchers (EHV)	515	Homeless or at-risk of homelessness adults, victims of gender based violence and foster youth
	TOTAL VOUCHERS	14,545	

Accomplishments in FY 2022

1. Opened OAHPI Wait lists—**5,733** applied, **750** were selected
2. Expanded HCV waitlist for Mainstream applicants- Total allocation (**37**), **23** Housed and **14** Vouchers Issued/Searching
3. Leased up **125** Emergency Housing Vouchers with **298** applications processed
4. Served **328** families assisted across MTW Local Programs- SBHAP and Building Bridges
5. Executed 6 Master HAP Housing Assistance Contracts for **236** Project Based Voucher units--Sylvester Rutledge Manor (64) Aurora Apartments (43), Fruitvale Studios (12), Foon Lok West (formerly Brooklyn Basin-3) (65), Coliseum Place (37), Kenneth Henry Court (15)
6. Launched various efficiencies including Laserfiche processes and forms to automate workflows for participants and landlords. Owners and Residents-virtual briefings, DocuSign, electronic forms
7. Confidential Client Requests – Assisted **260** households in addressing emergency situations
8. Funded **950** units on the Housing Choice Voucher program with payments of **\$646,167** in combined vacancy loss, leasing bonus and other incentives to owners - MTW Activity #17-01 and CARES funding

Leased Housing Priorities



FY 2023 Goals

LEASING EFFORTS

- ☐ Develop virtual education series
- ☐ Expand resident and owner incentives to MTW Local Programs
- ☐ Increase Public awareness of HCV programs – Community Outreach to Local Newspapers and Community partnerships, EBRHA
- ☐ Procure Navigation Services vendor
- ☐ Create opportunities for external leasing agents support

IMPROVED UTILIZATION

- ☐ Utilize 515 Emergency vouchers
- ☐ Fully utilize all Special Purpose Vouchers (VASH, Foster Youth to Independence, Mainstream, Family Unification)
- ☐ Lease 351 PBV unit in new construction/rehab pipeline includes OAHPI
- ☐ Open OAHPI, Public Housing and HCV wait list as needed
- ☐ Partner with Continuum of Care for homeless family referrals from coordinated entry
- ☐ Add'l 40 families to be assisted via Local Program – Cabin Exits – Sponsor Based

Emergency Housing Vouchers

Number of Vouchers Allocated	515
Number of Vouchers Leased as of April 2022	125
Number of Voucher Holders Searching for Units	298
Number of Applications Processed	476
% of Vouchers Issued (including Searchers)	82%

FY 2023 Department Budget

Category	FY2023 Budget	Notes
Staff Training	\$159,283	Housing Quality Standards, Eligibility and Customer Service
Navigation Services/Resident Retention <i>(New Service)</i>	\$245,000	Housing Search Assistance and Resident Retention Services
MTW Initiatives	\$11,225,693	Owner Incentives, Sponsor Based , Building Bridges
Category Totals	\$11,629,976	

Capital Improvements

FY 2022 Accomplishments

1. Full renovations in 19 public housing units to date, with 5 currently under construction to be completed in May while also achieving # of full unit renovations in owner managed
2. Established accounts with ProCore and Labor Chart software to improve efficiency.
3. Worked with CCGS and OPO to procure PNA services to improve long term capital budgeting in the future.
4. Worked with PD on the installation of 55 cameras to support vibrant and healthy communities.

FY 2023 Goals

1. Complete all assigned capital projects.
2. Complete physical needs assessments and long term capital plans for all properties.
3. Increase vendors list by 25%; particularly minority and women owned businesses.
4. Plan for energy and water efficiency capital investments for reduced utility costs and a reduction in greenhouse gases.

FY 2023 Department Budget

Category	FY2023 Budget	Notes
1801 and 1805 Harrison	\$500,000	Design work for modernization improvements.
Lockwood Gardens and Peralta Village	\$1,500,000	Full unit rehabilitation for 30 units.
Lockwood Gardens and Peralta Village	\$1,000,000	Set aside for PNA findings.
Lockwood Gardens	\$2,500,000	Full exterior painting and improvements.

Property Management

FY 2022 Accomplishments

1. Successfully leased 39 new Households during COVID restrictions as of April 12, 2022
2. Maintained a combined average occupancy rate of 95% for Lockwood Gardens and Peralta Village
3. Maintained a combined average rent collection rate of 83% for Lockwood Gardens and Peralta Village
4. Assisted Public Housing residents in applying for \$213,020.58 in Emergency Rental Assistance (ERAP) funding through State and local programs
5. Completed Physical Needs Assessment inspections at Lockwood Gardens and Peralta Village
6. Achieved removal of reported illegal dumping within 48 hours at Authority owned and managed properties through staff and vendors

FY 2023 Goals

1. Maintain Public Housing portfolio (762 units) to HUD REAC scores above 90 while participating in the HUD *NSPIRE* Demonstration program
2. Renovate landscaping at Lockwood Gardens and Peralta Village to Xeriscaping by the end of the year
3. Achieve and maintain budgeted occupancy (98%) for Public Housing
4. Implement residents ability to pay rent through an on line portal
5. Work in partnership with OHAPD, Capital Improvements, Family & Community Partnerships, Finance and Leased Housing in the day-to-day operations with a continued focus on resident engagement, housing stability and inspiring a sense of community throughout the OHA-owned and managed portfolio

FY 2023 Department Budget

Category	FY2023 Budget	Notes
Staff Training	\$73,550	Yardi, Fair Housing, Supervisor training, Maintenance, Safety/ OSHA
Consultants	\$404,000	Assistance w/ Planned FY 2023 Projects, Implementations and Team Building
Miscellaneous Admin Expenses	\$247,107	Office Supplies, Postage, Technology Upgrades
Tenant Services	\$97,200	Special Events, Site Meeting Costs, Tenant Relocation

Asset Management

FY 2022 Goals and Accomplishments

1. **Goal:** Enhance and maintain public housing portfolio (385 units) physical and financial performance to continue retaining a high performer status (PHAS indicators above 90).

Outcome:

- Public Housing Portfolio Occupancy Rate at 97.22%
- Zero audit findings for public housing files

2. **Goal:** Enhance recycling, invest in energy-efficient features, reduce utility consumption by 5% at Asset Management sites.

Outcome:

- Completed energy efficient upgrades at Campbell Village and received **\$110,924.93** in rebate from PG&E
- Energy Consumption:
 - ❖ Adel Court—Electricity ↓ 4.65%, Gas ↓ 10.5%, Water ↓ 0.86%
 - ❖ Campbell Village—Electricity ↓ 7%, Gas ↓ 40%, Water ↑ 19%
 - ❖ Palo Vista Gardens--Electricity ↓ 4.87%, Gas ↑ 6.82%, Water ↑ 34%
 - ❖ Non-profit Affiliates' Sites—Electricity ↓ 19.8%, Gas ↑ 18.7%, Water ↓ 5.435%

3. **Goal:** Conduct 5-year capital improvement plan to focus on preservation of assets by investing in site and landscaping improvement, modernization of the building systems, rehabilitating unit interiors.

Outcome:

- Conducted PNA at 3 public housing sites and 1 non-profit affiliate site
- Received non-profit boards' approval for waterproofing, asphalt repair, camera system at OHA affiliates' sites
- Conducted comprehensive tree trimming throughout properties for camera installation

FY 2022 Accomplishments (continued)

- Collaborative partnership with affordable housing providers (BRIDGE, SAHA, EBLDC, RELATED, EAH, Christian Church Homes, Housing Consortium of East Bay, Alameda County, City of Oakland)
- Collaboration with Acta Non Verba, Project Access, senior wellness programs to enhance the life of seniors and families by providing site-specific activities
- Partnered with Bay Area Community Services (BACS) to serve more than 8,000 nutritious lunches to Palo Vista Gardens residents.
- Partnered with Mercy Brown Bag to provide more than 5,000 free food bags or produce including fruit, vegetables, meat, bread, canned goods, and grains to seniors.
- Campbell, Chestnut/Linden, Palo Vista, Adel Court opened wait list. 6,735 households applied for tax credit and public housing wait lists and 3,431 applicants were placed on the wait list after lottery.
- Submitted welfare exemption for 5 non-profit sites that resulted in \$1,217,514.66 cumulative business tax savings

FY 2023 Goals

- Enhance and maintain public housing portfolio (385 units) physical and financial performance to continue retaining a high performer status (PHAS indicators above 90) while providing services to the diverse population.
- Enhance recycling, invest in energy-efficient features, reduce utility consumption at Asset Management sites.
- Research and develop partnership for future implementation of additional resident services programs tailored to support aging in place.
- Ensure full utilization of the OHA's MTW program Building Bridges Key to Home Program (23 units) and implement policies supporting expanded housing choices and self-sufficiency.

FY 2023 Department Budget

Category	FY 2023 Budget	Notes
Administrative Salaries	\$1,263,157	Seven (7) non-represented FTE for asset management and resident services functions—8% increase compare with FY22
Administrative Expenses	\$196,158	Meetings, training, legal, consultant to assist with Capital Improvement planning and implementation, software, hardware, phones
Tenant Services	\$26,500	Dial care, translation, resident stipends
Maintenance and General Expenses	\$65,860	Fleet maintenance, recycling, insurance
Local Housing Assistance Payment	\$660,000	Building Bridges Key to Home



Community Engagement

FCP and OHAPD

Family and Community Partnerships

FY 2022 Accomplishments

FSS – Increased FSS renewal funding by over **71%**; **39** new enrollments; **101** participants have an average escrow balance of **\$8,251** for a total escrow amount of **\$833,356**; **55** participants increased their household's annual earned income at an average of **\$22,441** each; **16** participants graduated from the program with a total of escrow amount of **\$249,853.94**

ROSS – Increased ROSS renewal funding by **9.6%**, **152** current participants, **1** new enrollment in FY22

Homeownership – **2** participants purchased homes, including one who purchased a home in Stockton without an OHA mortgage subsidy; created an online homeownership screening assessment tool

Outreach and Services – dedicated coordinator assigned to each AMP and LH, increased resident engagement, program participation and lease compliance; facilitated **97** site meetings

Partnerships – FCP established **6** new partnerships to support families and individuals with their goals

Site Intervention - Distributed **3,025** Personal Protective Equipment (PPE) bags; triaged **154** referrals for lease compliance

FY 2022 Accomplishments (cont.)

Expanded Family Services and Support for Seniors, Adults and Youth:

Seniors – Provided **4,453** senior lunches, **1,116** art kits and senior newsletters, **2,090** wellness checks, **60** holiday gift boxes; implemented bingo and meet and greet virtual activities

Adults – New employment team, including CalWORKs Public Service Trainee, currently developing strategy and work plans; approximately **700** job seekers attended **3** in-person job fairs, **34** residents gained employment, outreached VITA services and scheduled **35** tax appointments; assisted **30** participants with creating/updating budgets

Youth – **700** for Kindergarten Readiness; **148** attended workshops; **23** youth enrolled into college from youth employment program; assisted **113** youth with job training, and employed **76** youth in work placements (Lao Family through 2/22 only)

Families – Hosted **6** vaccination clinics, Health and Wellness Literacy Carnival, Little Town Library, re-Art Kit Contest, and Easter basket giveaways

FY 2023 Goals

1. Grants: Apply for FY2023 Jobs Plus grant (East Oakland) and CASF grant (West Oakland); submit renewal grant application for FSS
2. FSS Redesign: Tiered escrow calculations and Student income exclusion for HOH/Co-HOH/Spouses currently in testing mode; will update FSS Action Plan after regional office and BOC approval
3. Enhance Outreach and Services: Continue to expand outreach and engagement to OAHPI and HCV families, facilitate **150** site meetings, provide on-site enrollment, establish program calendar
4. Increase RAB membership, redefine purpose, and revise bylaws
5. Revitalize OHAF, increase donations, and revise bylaws

FY 2023 Goals (cont.)

6. Implement mental wellness support program for residents (RFP)
7. Continue to expand family services and supports for Seniors, Adults and Youth:
 - Seniors - Dedicated senior services coordinator to expand senior services to OAHPI and LH
 - Adults - Increase number of adults with employment, job readiness and resume support, increase GED enrollment and obtainment, increase college/university enrollment, market VITA services; implement job industry training contracts (RFP)
 - Youth - Facilitate a Youth Summit in partnership with youth employment contracts, serve as work site for youth employment contracts, host on-site youth services (RFP)
 - Families - Continue to host quarterly events throughout the year

FY 2023 Department Budget

Category	FY2023 Budget	Notes
Grant Income	\$424,283	ROSS, FSS
Staffing	\$4,118,532	Admin Salaries and Benefits (25 FTE's)
Administrative Expenses	\$338,615	Staff Training and Other Admin
Program Expenses	\$2,398,082	Tenant Services



Police Department

FY 2022 Accomplishments

- Consulting with residents, installed 100+ camera devices and various locations throughout the city.
 - OHA saw a significant reduction in assaults with firearms in CY2022, compared to CY2021 in Lockwood Gardens and Peralta Village.
- Implemented and completed a successful succession plan for the position of Deputy Chief of Police.
- 34 sworn & 11 professional staff supported community safety by responding to 24,840 incidents.
- Continued to provided enhanced COVID response activities during the pandemic.
 - ❖ Conducted a comprehensive Resident Survey to 1,597 resident representing 1,597 individual apartments.
 - ❖ Ninety-Eight (98) Community Meetings (Majority virtually led)
 - ❖ Twenty (20) Community Events.
 - ❖ Some of the events include the following: Coffee with a COP, National Night Out, Car Seat Inspection /Installation Clinic, Make Oakland Better (MOB) Community Clean up, Anti-Bullying Presentation, Resident PPE Distribution , Christmas Tree Giveaway, Truck or Treat, Toy Giveaway

FY 2023 Goals

- ❖ Revise and publish the Police Departments FY 2023 – 2025 Goals and Objectives; ensuring OHAPD members are issued a copy and are trained on the Goals and Objectives.
- ❖ Complete the installation of a new Records Management / Computer Aided Dispatch System.
- ❖ Convert all OHAPD procedures (General Orders) to the Lexipol format.
- ❖ Continue to partner with FCP and OPO to engage the community; create joint Crime Prevention Strategy.
- ❖ Implement the provisions of the 2022 Resident Survey, including, but not limited to;
 - Increase community engagement and youth programs.
 - Focus more on Violent Crime and Traffic Enforcement.
 - Build upon positive feedback from resident survey
 - Increase training to further enhance resident confidence.
 - Focus on resident quality of life concerns.
 - Work with Property Operations to implement site security enhancements.
- ❖ ***“Solve Crime - Improve Safety – Help Create Healthy Vibrant Communities”*** - Meet and exceed community expectations of OHAPD!

FY 2023 Department Budget

Account	FY 2023 Budget	Notes
Income	\$190,000	Security contracts, towing & parking citations for unauthorized parking.
Legal Expenses	\$45,000	As needed Legal Expenses
Administrative Expenses	\$458,439	Training courses, staff travel to training, recruitment expenses, publications, computer hardware, cellular phones and cellular devices, office supplies and equipment, and equipment maintenance and contracts.
Tenant Services	\$30,000	Youth and resident activities, as well as community educational events.
Protective Service Expenses**	\$631,400	Vehicle repair and maintenance, sundry contracts, security materials, security equipment, uniforms, and gasoline.
Capital Expenditures	\$847,500	Records Management software system, and replacement vehicles & equipment.
Protective Service Expenses**	FY 2023 Budget	Notes
Sundry Accounts	\$298,450	Security contracts, parking citations, databases
Security Materials	\$121,400	Items such as police radio replacements, less lethal equipment, body worn cameras, computers and monitors, etc.



DEVELOPMENT

Office of Real Estate Development

ORED Development Projects

ORED Development Plans

FY 2022 Activities	FY 2023 Plan
Preliminary Evaluation	
Harrison Tower	Harrison Tower
Foothill Family Apartments	Foothill Family Apartments
OAHPI Portfolio Evaluation	OAHPI Portfolio Evaluation
City of Oakland New Construction NOFA	City of Oakland New Construction NOFA
2243-2263 98th Avenue	2243-2263 98th Avenue
	15th & Harrison
	2530 9th Avenue
Predevelopment	
500 Lake Park	500 Lake Park
285 12th Street	285 12th Street
Mandela Station Affordable	Mandela Station Affordable
Brooklyn Basin Project 4	

ORED Development Projects

ORED Development Plans

FY 2022 Activities	FY 2023 Plan
Construction	
Oak Grove	
Brooklyn Basin Project 3	
Brooklyn Basin Project 4	Brooklyn Basin Project 4
2530 9th Avenue (demolition only)	
Permanent Closing	
Brooklyn Basin Projects 1 & 2	Brooklyn Basin Project 3
	Oak Grove
Year 15	
Mandela Gateway	LCC Phase II & Phase III

FY 2023 Goals

Multi-Year Strategic Goal #2: Position OHA as a sustained leader in the preservation of units and expansion of affordable housing

Property	Population Served	Devel. Type	OHA Entities Involved	OHA or Affiliate Role	FY 2023 Project Activities/Goals	Source of Funds	OHA/ Affiliate Projected *
Oak Groves	Seniors	Public Housing disposition & rehab	RAMP/Oak Groves Senior Housing LP	GP & Developer	Convert to permanent financing		\$0
Brooklyn Basin Project 3	Families & formerly homeless	New construction	OHA	Lender, Ground Lessor, PBVs	Convert to permanent financing		\$0
Brooklyn Basin Project 4	Families & formerly homeless	New construction	OHA	Lender, Ground Lessor, PBVs	Ongoing construction		\$0
285 12 th Street	Families & formerly homeless	New construction	OHA	Lender, Ground Lessor, PBVs	Assemble financing, advance design	Reserves/ BR#4881 Balance \$1.2M	\$1,200,000

FY 2023 Goals (continued)

Property	Population Served	Devel. Type	OHA Entities Involved	OHA or Affiliate Role	FY 2023 Project Activities/Goals	Source of Funds	OHA/ Affiliate Projected *
500 Lake Park	Families & homeless veterans	New construction	OHA	Lender, Ground Lessor, PBVs	Assemble financing, advance design	Reserves/ BR#4900 Balance \$730k	\$730,000
Mandela Station Affordable	Families & special populations	New construction	OHA	Lender, PBVs & Special Limited Partner	Execute Development Agreement, assemble financing		\$3,000,000
1619 Harrison Admin Offices	OHA Offices	Seismic strengthening	OHA	Phase I - TBD	Design and construction of structural improvements		\$2,500,000
Foothill Family Apartments	Families	Rehab	OHI, OHA	GP (OHI)/LP (OHA), Lender, Ground Lessor	Determine rehab scope and financing; begin rehab work		\$500,000

* Spending for transactional legal support is not included in projected capital outlay amount. Legal services are included in ORED operating budget.

FY 2023 Goals (continued)

Property	Population Served	Devel. Type	OHA Entities Involved	OHA or Affiliate Role	FY 2023 Project Activities/Goals	Source of Funds	OHA/ Affiliate Projected *
Lion Creek Crossings II & III	Families	Year 15 Investor Buyout	OHA	Lender, Ground Lessor, PBVs, LP	Execute investor buyouts		\$42,000
15 th & Harrison	TBD	New construction	OHA	Ground Lessor, Lender, Co-Developer	Feasibility evaluation		\$1,500,000
2243-2263 98 th Avenue	TBD	Possible disposition	OHA	TBD	Determine disposition or redevelopment plans		\$0
Total Spending							\$9,472,000

* Spending for transactional legal support is not included in projected capital outlay amount. Legal services are included in ORED operating budget.

FY 2023 Goals (continued)

Other Initiatives

- Evaluate opportunities to enhance housing stock
- Support development of an OAHPI Planning and Implementation Framework
- Support the development and implementation of policies to guide OHA's strategic use of reserves and vouchers
- Develop a plan to issue a NOFA for new development led by OHA and our affiliates
- Build expertise in innovative approaches to affordable housing financing and construction

FY 2023 Operating Budget

Category	FY 2023 Budget	Notes
Administrative Salaries & Benefits	\$1,481,548	Seven (7) non-represented FTE staff, one vacant position
Legal Expenses	\$880,000	Transactional legal work and general real estate advice
Consulting Expenses	\$855,750	Environmental, strategic planning, financial, and development consultants
Other Expenses	\$97,270	Cell phones, office supplies & equipment, travel, training, etc.



Oakland Housing Authority FY 2023 Annual Operating Budget

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2023

GL	Account Description	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvements Dept & Facilities	ALL PH Properties	HAP	Non-HAP	EHV	NonFederal	FY2023 Budget	FY2022 Budget	% Change FY23vsFY22
3000-00-000	OPERATING REVENUE														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3110-00-000	Tenant Rent	-	-	-	-	-	-	5,013,249	-	-		-	5,013,249	4,736,744	6%
3112-00-000	Tenant Assistance Payments	-	-	-	-	-	-	-	-	-		-	-	117,816	-100%
3113-00-000	Less: Vacancies	-	-	-	-	-	-	(201,199)	-	-		-	(201,199)	(153,640)	31%
3114-00-000	Less: Concessions	-	-	-	-	-	-	(12,000)	-	-		-	(12,000)	(18,000)	-33%
3119-00-000	Total Rental Income	-	-	-	-	-	-	4,800,050	-	-	-	-	4,800,050	4,682,920	3%
3120-00-000	Other Tenant Income														
3120-01-000	Laundry and Vending	-	-	-	-	-	-	3,993	-	-		-	3,993	5,504	-27%
3120-03-000	Maintenance Charges	-	-	-	-	-	-	19,000	-	-		-	19,000	20,610	-8%
3120-04-000	Late Charges	-	-	-	-	-	-	72	-	-		-	72	172	-58%
3120-06-000	NSF Charges	-	-	-	-	-	-	600	-	-		-	600	600	0%
3120-08-000	Tenant Screening	-	-	-	-	-	-	120	-	-		-	120	120	0%
3120-09-000	Misc.Tenant Income	-	-	-	-	-	-	1,118	-	-		-	1,118	-	100%
3129-00-000	Total Other Tenant Income	-	-	-	-	-	-	24,903	-	-	-	-	24,903	27,006	-8%
3199-00-000	NET TENANT INCOME	-	-	-	-	-	-	4,824,953	-	-	-	-	4,824,953	4,709,926	2%
3400-00-000	GRANT INCOME														
3401-00-000	HUD PHA Operating Grants/Subsidy	-	-	-	-	-	-	10,241,383	-	-		-	10,241,383	9,006,701	14%
3410-01-000	HCV Subsidy	-	-	-	-	-	-	-	284,445,319	-		-	284,445,319	286,267,745	-1%
3410-01-001	EHV Subsidy	-	-	-	-	-	-	-	-	-	7,548,598	-	7,548,598	-	100%
3410-02-000	HCV Subsidy - Admin	-	-	-	-	-	-	-	452,082	20,879,979		-	21,332,061	20,879,979	2%
3410-04-000	Port-In Admin Fees Earned	-	-	-	-	-	-	-	-	27,000		-	27,000	30,000	-10%
3410-06-000	Port In HAP Earned	-	-	-	-	-	-	-	-	600,000		-	600,000	500,000	20%
3415-00-000	Other Government Grants	-	-	424,283	-	-	-	-	-	-		-	424,283	222,079	91%
3420-00-000	Capital Fund Grants	3,415,788	-	-	-	-	-	6,872,555	-	-		-	10,288,343	10,074,617	2%
3499-00-000	TOTAL GRANT INCOME	3,415,788	-	424,283	-	-	-	17,113,938	284,897,401	21,506,979	7,548,598	-	334,906,987	326,981,119	2%
3600-00-000	OTHER INCOME														
3610-00-000	Investment Income - Unrestricted	70,076	-	-	-	-	-	1,200	-	-		20,192	91,467	80,735	13%
3620-00-000	Management Fee Income	6,764	-	-	-	20,293	-	-	-	-		-	27,057	-	100%
3640-00-000	Fraud Recovery	-	-	-	-	-	-	-	-	80,000		-	80,000	80,000	0%
3650-00-000	Miscellaneous Other Income	-	-	-	-	-	-	-	-	-		290,966	290,966	927,997	-69%
3650-00-002	Ground Lease Income	-	-	-	-	-	-	-	-	-		10,000	10,000	10,000	0%
3650-00-004	Developer Fees	-	-	-	-	-	-	-	-	-		3,099,120	3,099,120	75,450	4008%
3650-00-006	Excess Salary Reimbursements from Affiliates	452,880	326,087	14,288	39,333	19,053	19,053	-	-	40,693		-	911,388	862,077	6%
3650-00-007	Affiliates Reimbursement to OHA	7,783,982	5,793,453	925,900	2,207,987	-	6,162,509	-	-	-		-	22,873,832	10,785,777	112%
3650-00-008	Salary Reimbursements from BAHARMA	280,616	-	-	-	-	-	-	-	-		-	280,616	-	100%
3650-00-010	Parking Citation Fees	-	85,000	-	-	-	-	-	-	-		-	85,000	-	100%
3650-00-011	Towing Vehicle Release Fees	-	6,000	-	-	-	-	-	-	-		-	6,000	-	100%
3650-00-012	Security Contract Income	-	99,000	-	-	-	-	-	-	-		-	99,000	-	100%
3650-00-013	Community Facilities	-	-	-	-	-	-	130,000	-	-		-	130,000	-	100%
3699-00-000	TOTAL OTHER INCOME	8,594,318	6,309,541	940,189	2,247,320	39,346	6,181,562	131,200	-	120,693	-	3,420,278	27,984,447	12,822,035	118%
3999-00-000	TOTAL OPERATING REVENUE	12,010,106	6,309,541	1,364,472	2,247,320	39,346	6,181,562	22,070,091	284,897,401	21,627,672	7,548,598	3,420,278	367,716,387	344,513,080	7%

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2023

GL	Account Description	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvements Dept & Facilities	ALL PH Properties	HAP	Non-HAP	EHV	NonFederal	FY2023 Budget	FY2022 Budget	% Change FY23vsFY22
4000-00-000	OPERATING EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries	9,162,348	2,885,997	2,885,317	1,590,450	923,677	1,533,511	1,075,379	-	8,721,664		-	28,778,344	26,183,253	10%
4110-01-000	Administrative Rent Free Unit	-	-	-	-	-	-	20,184	-	-		-	20,184	20,184	0%
4110-02-000	Administrative Overtime	1,902	-	-	-	-	-	1,331	-	85,000		-	88,232	85,000	4%
4110-03-000	Employer FICA & Medicare	644,945	180,708	213,111	120,630	66,032	111,467	87,498	-	666,696		-	2,091,087	1,757,477	19%
4110-03-001	State Unemployment Insurance Tax (SUI)	10,948	2,737	4,025	2,093	1,127	1,932	1,127	-	15,778		-	39,767	74,856	-47%
4110-03-002	Pension & Retirement Contributions	972,210	357,886	342,109	161,114	98,495	156,484	92,349	-	1,124,665		-	3,305,312	3,270,660	1%
4110-03-003	Life Ins Contr & Management Package	14,345	3,396	5,094	2,703	1,455	2,495	1,351	-	20,033		-	50,872	68,243	-25%
4110-03-004	Medical & Dental Benefits	1,484,436	366,698	626,521	284,731	153,830	296,716	214,141	-	2,117,945		-	5,545,017	5,157,048	8%
4110-03-005	Employee Benefits Management & Others	131,601	36,600	30,475	20,075	15,300	21,400	7,025	-	31,150		-	293,627	207,600	41%
4110-03-006	Internet Stipends	35,641	4,320	11,880	5,400	3,240	3,780	1,620	-	50,762		-	116,644	-	100%
4110-05-000	Excess Salary Reimbursements	-	-	-	-	-	-	-	-	-			-	387,600	-100%
4110-99-000	Total Administrative Salaries	12,458,377	3,838,341	4,118,532	2,187,196	1,263,157	2,127,785	1,502,006	-	12,833,692		-	40,329,087	37,211,920	8%
4130-00-000	Legal Expense														
4130-01-000	Unlawful Detainers	-	-	-	-	-	-	400,000	-	-		-	400,000	250,000	60%
4130-03-000	Grievances and Arbitration	-	-	-	-	-	-	36,000	-	-		-	36,000	36,000	0%
4130-04-000	General Legal Expense	1,200,000	925,000	10,000	45,000	15,000	-	39,000	-	120,000		10,000	2,364,000	2,055,000	15%
4131-00-000	Total Legal Expense	1,200,000	925,000	10,000	45,000	15,000	-	475,000	-	120,000		10,000	2,800,000	2,341,000	20%
4139-00-000	Other Admin Expenses														
4140-00-000	Staff Training	409,350	67,300	27,725	22,500	15,605	11,000	51,715	-	219,194		77,910	902,299	607,532	49%
4140-01-000	Tuition Reimbursement	50,000	-	-	-	-	-	-	-	-		-	50,000	75,000	-33%
4140-10-000	Pre Employment Physicals	-	14,000	-	-	-	-	-	-	-		-	14,000	12,000	17%
4140-20-000	Recruitment Expense	185,000	40,000	-	-	-	-	-	-	-		-	225,000	210,000	7%
4150-00-000	Travel	117,780	35,900	16,500	4,000	3,000	-	11,100	-	44,000		146,451	378,731	278,110	36%
4150-05-000	Commissioner Travel	30,000	-	-	-	-	-	-	-	-		-	30,000	32,000	-6%
4150-10-000	Commissioner Stipends	13,200	-	-	-	-	-	-	-	-		-	13,200	13,200	0%
4160-00-000	Meetings	14,750	500	1,500	5,000	5,000	-	5,400	-	40,000		67,250	139,400	139,150	0%
4170-00-000	Accounting Fees	423,200	-	-	-	-	-	-	-	-		-	423,200	245,400	72%
4171-00-000	Auditing Fees	269,909	-	-	-	-	-	-	-	-		-	269,909	245,372	10%
4173-00-000	Management Fee	-	-	-	-	-	-	296,604	-	-		-	296,604	288,440	3%
4174-00-000	Marketing	46,000	-	-	-	-	-	7,520	-	25,000		35,000	113,520	62,216	82%
4180-00-000	Office Rent	21,083	-	-	-	-	-	4,860	-	859,820		-	885,763	887,977	0%
4181-00-000	Interns	60,000	150,000	55,000	-	24,975	-	-	-	-		-	289,975	305,700	-5%
4181-01-000	FICA & Medicare	4,590	11,475	-	-	1,911	-	-	-	-		-	17,976	19,179	-6%
4181-01-001	State Unemployment Insurance Tax	483	644	-	-	161	-	-	-	-		-	1,288	1,630	-21%
4182-00-000	Consultants	3,708,500	875,750	50,000	104,000	35,000	-	306,000	-	810,700		-	5,889,950	4,245,400	39%
4189-00-000	Total Other Admin Expenses	5,353,846	1,195,569	150,725	135,500	85,652	11,000	683,199	-	1,998,714		326,611	9,940,815	7,668,305	30%
4190-01-000	Membership and Fees	42,305	6,820	3,200	3,500	7,155	1,200	-	-	3,500		68,655	136,335	304,255	-55%
4190-02-000	Publications	11,500	3,500	-	3,500	500	-	-	-	-		-	19,000	16,500	15%
4190-03-000	Advertising	12,000	1,500	-	-	600	-	300	-	-		-	14,400	7,400	95%
4190-04-000	Office Supplies	75,472	15,400	49,900	11,000	5,000	21,500	53,185	-	150,000		-	381,457	354,888	7%
4190-06-000	Copier Supplies	10,800	5,000	-	-	-	6,000	15,000	-	30,000		-	66,800	62,550	7%

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2023

GL	Account Description	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvements Dept & Facilities	ALL PH Properties	HAP	Non-HAP	EHV	NonFederal	FY2023 Budget	FY2022 Budget	% Change FY23vsFY22
4190-07-000	Telephone	279,000	14,000	1,000	-	-	153,500	82,465	-	20,000		-	549,965	393,615	40%
4190-08-000	Postage	10,200	5,500	1,500	750	1,000	300	9,600	-	280,000		-	308,850	289,250	7%
4190-09-000	Computer Hardware, Software & Supplies	54,345	12,648	20,190	11,882	6,788	21,885	27,696	-	97,260		-	252,694	250,090	1%
4190-10-000	Computer Licenses & Maintenance Contracts	1,009,439	6,900	42,000	1,100	8,910	7,500	22,800	-	-		-	1,098,649	1,143,843	-4%
4190-11-000	Utility Transmission Charges	-	-	-	-	-	700	1,000	-	-		-	1,700	1,800	-6%
4190-12-000	Software	-	-	-	-	8,000	-	-	-	-		-	8,000	7,900	1%
4190-14-000	Storage Unit	10,300	300	-	-	-	-	-	-	-		-	10,600	15,350	-31%
4190-15-000	Cell Phones/Pagers	86,440	49,200	42,100	15,950	9,800	30,350	84,365	-	109,300		-	427,505	436,984	-2%
4190-17-000	Temporary Administrative Labor	118,200	-	-	20,000	-	-	46,000	-	107,900		-	292,100	27,000	982%
4190-18-000	Office Equipment Maintenance & Contracts	37,000	23,600	18,000	4,000	-	5,000	18,700	-	30,000		-	136,300	109,300	25%
4190-19-000	Section 8 Inspections Costs	-	-	-	-	-	-	-	-	476,787		-	476,787	464,500	3%
4190-20-000	Bank Fees	223,206	-	-	-	-	-	20,608	-	-		500	244,314	275,500	-11%
4190-21-000	Fees, Taxes & Other Costs	40,000	-	-	-	-	6,500	13,245	-	-		-	59,745	47,777	25%
4190-22-000	Other Misc Admin Expenses	5,000	5,500	-	1,500	-	1,000	8,806	-	-		-	21,806	34,500	-37%
4191-00-000	Total Miscellaneous Admin Expenses	2,025,207	149,868	177,890	73,182	47,753	255,435	403,770	-	1,304,747		69,155	4,507,007	4,243,002	6%
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	21,037,429	6,108,778	4,457,147	2,440,878	1,411,562	2,394,220	3,063,975	-	16,257,153		405,766	57,576,909	51,464,227	12%
4200-00-000	TENANT SERVICES														
4210-00-000	Tenant Services Salaries	-	-	178,240	-	-	-	198,908	-	-		-	377,148	366,824	3%
4210-01-000	Employer FICA & Medicare	-	-	13,635	-	-	-	16,969	-	-		-	30,604	11,866	158%
4210-01-001	State Unemployment Insurance Tax (SUI)	-	-	1,127	-	-	-	-	-	-		-	1,127	-	100%
4210-01-002	Pension & Retirement Contributions	-	-	-	-	-	-	777	-	-		-	777	10,603	-93%
4210-01-004	Medical & Dental Benefits	-	-	-	-	-	-	25,196	-	-		-	25,196	17,434	45%
4210-01-005	Employee Benefit Management & Others	-	-	-	-	-	-	1,176	-	-		-	1,176	1,920	-39%
4220-00-000	Resident Participation	-	-	25,000	-	-	-	5,000	-	-		-	30,000	30,500	-2%
4220-01-000	Other Tenant Svcs.	31,500	-	5,000	1,200	22,000	-	37,670	-	-		-	97,370	351,860	-72%
4220-02-000	Tenant Services - Community Center	-	-	-	-	-	-	130,000	-	-		-	130,000	-	100%
4225-01-000	Printing & Supplies	12,000	-	35,000	-	-	-	9,500	-	-		-	56,500	56,500	0%
4225-01-001	Tenant Services - Postage	10,000	-	10,000	-	-	-	-	-	-		-	20,000	20,000	0%
4225-01-002	Program Supplies	-	-	60,000	-	-	-	-	-	-		-	60,000	50,000	20%
4225-02-000	Recreation	-	-	-	-	-	-	20,000	-	-		-	20,000	20,000	0%
4225-03-000	Special Events	-	-	44,000	-	-	-	35,000	-	-		27,000	106,000	110,000	-4%
4225-04-000	Translation Services	-	-	1,500	-	1,500	-	2,000	-	115,000		-	120,000	115,000	4%
4230-00-000	Children & Youth Programs	-	30,000	1,128,000	-	-	-	-	-	-		-	1,158,000	1,100,000	5%
4230-00-001	Special Programs - Residents (Family & Community Prt	-	-	360,080	-	-	-	-	-	-		-	360,080	300,000	20%
4230-00-002	Stipends - Leadership Training	-	-	-	-	3,000	-	-	-	-		-	3,000	3,000	0%
4230-00-003	Employment & Economic Development	-	-	395,000	-	-	-	-	-	-		-	395,000	395,000	0%
4230-00-004	Civic Engagement Activity	-	-	35,000	-	-	-	-	-	-		10,000	45,000	50,000	-10%
4230-01-000	Tenant Relocation	-	-	-	-	-	-	46,000	-	-		-	46,000	40,000	15%
4230-02-000	Tenant Transportation	-	-	61,500	-	-	-	-	-	-		-	61,500	60,000	3%
4230-03-000	Tenant Clothing	-	-	25,000	-	-	-	-	-	-		-	25,000	35,000	-29%
4230-04-000	Tenant Childcare	-	-	20,000	-	-	-	-	-	-		-	20,000	20,000	0%
4299-00-000	TOTAL TENANT SERVICES EXPENSES	53,500	30,000	2,398,082	1,200	26,500	-	528,196	-	115,000		37,000	3,189,478	3,165,507	1%
4300-00-000	UTILITIES														
4310-00-000	Water	-	-	-	-	-	53,784	1,352,725	-	-		-	1,406,509	1,343,516	5%

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2023

GL	Account Description	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvements Dept & Facilities	ALL PH Properties	HAP	Non-HAP	EHV	NonFederal	FY2023 Budget	FY2022 Budget	% Change FY23vsFY22
4320-00-000	Electricity	-	-	-	-	-	375,200	225,642	-	-		-	600,842	611,028	-2%
4330-00-000	Gas	-	-	-	-	-	21,571	64,679	-	-		-	86,250	76,622	13%
4390-00-000	Sewer	-	-	-	-	-	-	93,707	-	-		-	93,707	73,333	28%
4395-00-000	Other Utility Expenses	-	-	-	-	-	-	6,200	-	-		-	6,200	6,200	0%
4399-00-000	TOTAL UTILITY EXPENSES	-	-	-	-	-	450,555	1,742,953	-	-		-	2,193,507	2,110,700	4%
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Ordinary Maintenance & Operations Salaries	-	-	-	347,188	-	2,691,553	2,235,813	-	-		-	5,274,553	4,808,496	10%
4410-02-000	Ordinary Maintenance & Operations Overtime	-	-	-	519	-	9,617	123,995	-	-		-	134,131	73,000	84%
4410-03-006	Internet Stipends	-	-	-	1,080	-	540	-	-	-		-	1,620	-	100%
4410-04-000	Maint. Empl. Rent Free Unit	-	-	-	-	-	-	15,960	-	-		-	15,960	15,960	0%
4410-05-000	Employer FICA & Medicare	-	-	-	30,969	-	206,922	185,658	-	-		-	423,549	381,991	11%
4410-05-001	State Unemployment Insurance Tax (SUI)	-	-	-	644	-	4,347	3,864	-	-		-	8,855	12,768	-31%
4410-05-002	Pension & Retirement Contributions	-	-	-	50,664	-	333,043	219,391	-	-		-	603,097	587,108	3%
4410-05-003	Life Ins Contr & Management Package	-	-	-	832	-	5,613	7,456	-	-		-	13,901	15,506	-10%
4410-05-004	Medical & Dental Benefits	-	-	-	109,221	-	663,415	505,035	-	-		-	1,277,672	1,318,163	-3%
4410-05-005	Employee Benefit Management & Others	-	-	-	1,525	-	2,650	2,650	-	-		-	6,825	-	100%
4411-00-000	Maintenance Uniforms	-	-	-	-	-	8,700	13,000	-	-		-	21,700	18,700	16%
4412-00-000	Maintenance Travel/Training	-	-	-	-	-	-	6,000	-	-		-	6,000	6,000	0%
4413-00-000	Vehicle - Gas	5,700	-	2,500	9,500	1,000	52,000	18,000	-	3,000		-	91,700	74,000	24%
4413-00-001	Vehicles - Materials & Parts	5,000	-	1,000	5,000	-	7,000	7,000	-	-		-	25,000	19,500	28%
4413-00-002	Vehicles - GPS Expenses	2,300	-	3,000	900	500	5,000	5,200	-	5,000		-	21,900	27,400	-20%
4419-00-000	Total General Maint Expense	13,000	-	6,500	558,042	1,500	3,990,400	3,349,022	-	8,000		-	7,926,463	7,358,593	8%
4420-00-000	Materials														
4420-00-001	Materials - Building	-	-	-	-	-	22,250	231,000	-	-		-	253,250	255,750	-1%
4420-00-002	Materials - Electrical	-	-	-	-	-	12,000	18,300	-	-		-	30,300	35,300	-14%
4420-00-003	Materials - Floor Coverings	-	-	-	-	-	18,500	103,500	-	-		-	122,000	122,000	0%
4420-00-004	Materials - Hardware	-	-	-	-	-	4,500	9,500	-	-		-	14,000	13,000	8%
4420-00-005	Materials - Heater Parts	-	-	-	-	-	-	6,500	-	-		-	6,500	5,500	18%
4420-00-006	Materials - Kitchen & Lavatory	-	-	-	-	-	13,000	63,200	-	-		-	76,200	76,200	0%
4420-00-007	Materials - Locks	-	-	-	-	-	9,250	52,550	-	-		-	61,800	60,800	2%
4420-00-008	Materials - Paint	-	-	-	-	-	7,500	22,550	-	-		-	30,050	31,050	-3%
4420-00-009	Materials - Appliances	-	-	-	-	-	2,000	3,000	-	-		-	5,000	4,400	14%
4420-00-010	Materials - Other	-	-	-	-	-	3,500	7,000	-	-		-	10,500	11,000	-5%
4420-00-011	Materials - Doors	-	-	-	-	-	-	20,000	-	-		-	20,000	20,000	0%
4420-00-012	Materials - Windows	-	-	-	-	-	-	30,000	-	-		-	30,000	30,000	0%
4420-01-000	Supplies-Grounds	-	-	-	-	-	2,500	20,000	-	-		-	22,500	14,000	61%
4420-02-000	Supplies-Light Fixtures	-	-	-	-	-	12,000	15,000	-	-		-	27,000	19,000	42%
4420-03-000	Supplies-Decorating	-	-	-	-	-	6,000	44,750	-	-		-	50,750	51,750	-2%
4420-04-000	Supplies-Electrical	-	-	-	-	-	-	3,000	-	-		-	3,000	3,000	0%
4420-05-000	Supplies-Exterminating	-	-	-	-	-	-	3,600	-	-		-	3,600	3,600	0%
4420-06-000	Supplies-Janitorial/Cleaning	-	-	-	-	-	11,500	24,000	-	-		-	35,500	33,600	6%
4420-07-000	Supplies-Mechanical	-	-	-	500	-	-	-	-	-		-	500	500	0%
4420-08-000	Supplies-Plumbing	-	-	-	-	-	9,750	76,100	-	-		-	85,850	84,350	2%

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2023

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4420-09-000	Tools and Equipment	-	-	-	7,500	-	20,000	24,600	-	-		-	52,100	53,100	-2%
4429-00-000	Total Materials	-	-	-	8,000	-	154,250	778,150	-	-		-	940,400	927,900	1%
4430-00-000	Contract Costs														
4430-01-000	Contract-Alarm/Extinguisher	-	-	-	-	-	15,000	17,100	-	-		-	32,100	29,600	8%
4430-02-000	Contract-Appliance	-	-	-	-	-	-	8,100	-	-		-	8,100	4,700	72%
4430-03-000	Contract-Building Rehab	-	-	-	-	-	-	32,500	-	-		-	32,500	48,000	-32%
4430-04-000	Contract-Responsible Person Services	-	-	-	-	-	-	7,000	-	-		-	7,000	-	100%
4430-05-000	Contract-Decorating/Painting	-	-	-	-	-	15,000	80,000	-	-		-	95,000	91,014	4%
4430-06-000	Contract-Electrical	-	-	-	-	-	5,000	16,900	-	-		-	21,900	28,900	-24%
4430-07-000	Contract-Pest Control	-	-	-	-	-	11,000	146,700	-	-		-	157,700	160,600	-2%
4430-08-000	Contract-Floor Covering	-	-	-	-	-	-	123,000	-	-		-	123,000	123,000	0%
4430-09-000	Contract-Grounds	-	-	-	-	-	-	303,120	-	-		-	303,120	297,120	2%
4430-10-000	Contract-Janitorial/Cleaning	-	-	-	-	-	846,930	70,500	-	-		-	917,430	802,500	14%
4430-11-000	Contract-Plumbing	-	-	-	-	-	7,000	149,002	-	-		-	156,002	146,400	7%
4430-12-000	Contract-Garbage Services	-	-	-	1,750	700	74,595	1,084,580	-	-		-	1,161,625	1,072,984	8%
4430-13-000	Contract-HVAC	-	-	-	-	-	88,000	39,500	-	-		-	127,500	127,000	0%
4430-14-000	Contract-Vehicle Maintenance	10,000	-	20,000	7,500	2,000	55,000	40,000	-	26,000		-	160,500	159,760	0%
4430-15-000	Contract-Equipment Rental	-	-	-	-	-	103,500	10,000	-	-		-	113,500	33,500	239%
4430-16-000	Contract-Lock Repair	-	-	-	-	-	4,000	40,000	-	-		-	44,000	44,000	0%
4430-17-000	Contract-Elevator Monitoring	-	-	-	-	-	40,000	47,375	-	-		-	87,375	87,375	0%
4430-18-000	Contract-Uniforms	-	-	-	-	-	-	21,008	-	-		-	21,008	14,898	41%
4430-19-000	Contract-Car Wash	1,000	3,000	2,000	700	500	3,200	4,500	-	500		-	15,400	15,400	0%
4430-20-000	Routine Make Ready	-	-	-	-	-	-	217,000	-	-		-	217,000	247,000	-12%
4430-21-000	Roof & Decks Routine	-	-	-	-	-	30,000	45,000	-	-		-	75,000	75,000	0%
4430-24-000	Contract - Call Center	-	-	-	-	-	-	21,000	-	-		-	21,000	21,000	0%
4430-25-000	Contract - Doors	-	-	-	-	-	-	30,000	-	-		-	30,000	10,000	200%
4430-26-000	Contract - Windows	-	-	-	-	-	-	10,000	-	-		-	10,000	10,000	0%
4430-40-000	Contract-Security Guards	-	-	-	-	-	300,000	-	-	-		-	300,000	300,000	0%
4430-41-000	Contract-Alarm Systems	-	-	-	-	-	89,800	-	-	-		-	89,800	65,500	37%
4430-80-000	Contract-Bookkeeping Fees	-	-	-	-	-	-	45,738	-	-		-	45,738	43,890	4%
4430-90-000	Contract-Fee For Service	5,500	-	-	-	-	-	-	-	-		-	5,500	30,200	-82%
4430-99-000	Contract Costs-Other	-	-	500	-	-	64,500	401,846	-	5,000		-	471,846	505,846	-7%
4439-00-000	Total Contract Costs	16,500	3,000	22,500	9,950	3,200	1,752,525	3,011,469	-	31,500		-	4,850,644	4,595,187	6%
4499-00-000	TOTAL MAINTENANCE EXPENSES	29,500	3,000	29,000	575,992	4,700	5,897,175	7,138,641	-	39,500		-	13,717,508	12,881,680	6%
4500-00-000	GENERAL EXPENSES														
4510-10-000	Property Insurance	-	-	-	-	-	29,436	350,192	-	-		-	379,628	313,991	21%
4510-20-000	Liability Insurance	-	-	-	-	-	88,822	66,306	-	-		-	155,128	154,960	0%
4521-00-000	Misc. Taxes/Licenses/Insurance	-	-	-	-	-	-	1,140	-	-		-	1,140	1,140	0%
4540-00-000	Workers Compensation	488,104	380,332	164,515	103,017	50,251	226,657	175,996	-	471,765		-	2,060,636	2,291,328	-10%
4550-00-000	All Other Insurance	-	-	-	150,000	-	-	-	-	-		-	150,000	162,269	-8%
4550-02-000	Lead Based Paint Insurance	-	-	-	-	-	-	15,750	-	-		-	15,750	-	100%
4560-00-000	Auto Insurance	15,385	94,872	23,077	15,385	5,128	79,487	53,846	-	20,513		-	307,693	235,219	31%
4565-00-000	Employment Practices Liability Insurance	52,851	42,941	20,645	14,039	5,781	30,555	23,122	-	78,451		-	268,385	182,890	47%
4570-00-000	Bad Debt-Tenant Rents	-	-	-	-	-	-	235,100	-	-		-	235,100	230,340	2%

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2023

GL	Account Description	Central Office Cost Center	Security & Development	Family & Community Partnerships, FSS Grants	Property Management	Asset Management	Capital Improvements Dept & Facilities	ALL PH Properties	HAP	Non-HAP	EHV	NonFederal	FY2023 Budget	FY2022 Budget	% Change FY23vsFY22
4590-00-000	Other General Expense	-	-	-	-	-	-	2,508,000	-	-		-	2,508,000	2,340,000	7%
4590-04-000	Community Facilities Expense	-	-	-	-	-	-	130,000	-	-		-	130,000	-	100%
4599-00-000	TOTAL GENERAL EXPENSES	556,339	518,145	208,236	282,441	61,160	454,957	3,559,451	-	570,729		-	6,211,459	5,912,137	5%
4600-00-000	PROTECTIVE SERVICES														
4610-00-000	Protective Services Salaries	-	4,879,654	-	-	-	-	-	-	-		-	4,879,654	4,850,459	1%
4610-01-000	Protective Services Overtime	-	425,000	-	-	-	-	-	-	-		-	425,000	425,000	0%
4610-02-000	Employer FICA & Medicare	-	382,873	-	-	-	-	-	-	-		-	382,873	370,158	3%
4610-02-001	State Unemployment Insurance Tax (SUI)	-	6,118	-	-	-	-	-	-	-		-	6,118	8,736	-30%
4610-02-002	Pension & Retirement Contributions	-	721,582	-	-	-	-	-	-	-		-	721,582	743,954	-3%
4610-02-003	Life Ins Contr & Management Package	-	7,484	-	-	-	-	-	-	-		-	7,484	7,722	-3%
4610-02-004	Medical & Dental Benefits	-	863,369	-	-	-	-	-	-	-		-	863,369	930,570	-7%
4610-02-006	Uniform Allowance	-	30,000	-	-	-	-	-	-	-		-	30,000	30,000	0%
4610-02-007	Tuition Reimbursement	-	25,000	-	-	-	-	-	-	-		-	25,000	25,000	0%
4610-03-006	Internet Stipends	-	540	-	-	-	-	-	-	-		-	540	-	100%
4620-01-000	Security Alarm Contract Costs	-	-	-	-	-	-	6,000	-	2,000		-	8,000	7,347	9%
4620-02-000	Lexis Nexus	-	-	-	-	-	-	-	-	5,000		-	5,000	2,000	150%
4620-03-000	Protective Services Vehicle Costs	-	50,000	-	-	-	-	-	-	-		-	50,000	60,000	-17%
4620-04-000	Security Sundry Contracts	-	300,000	-	-	-	-	-	-	-		-	300,000	262,700	14%
4630-01-000	Security Materials	-	121,400	-	-	-	-	-	-	-		-	121,400	81,650	49%
4630-02-000	Gasoline	-	50,000	-	-	-	-	-	-	-		-	50,000	65,000	-23%
4630-03-000	Security Ammunition	-	20,000	-	-	-	-	-	-	-		-	20,000	20,000	0%
4630-04-000	Security Uniforms	-	25,000	-	-	-	-	-	-	-		-	25,000	30,000	-17%
4630-05-000	Security Guns	-	10,000	-	-	-	-	-	-	-		-	10,000	15,000	-33%
4699-00-000	TOTAL PROTECTIVE SERVICES EXPENSES	-	7,918,021	-	-	-	-	6,000	-	7,000		-	7,931,021	7,935,296	0%
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-00-000	Housing Assistance Payments	-	-	-	-	-	-	-	232,386,693	-		-	232,386,693	224,163,224	4%
4715-00-001	EHV Housing Assistance Payments	-	-	-	-	-	-	-	-	-	7,548,598	-	7,548,598	-	100%
4715-01-000	Tenant Utility Payments-Voucher	-	-	-	-	-	-	-	38,314	-		-	38,314	12,000	219%
4715-02-000	Portable Out HAP Payments	-	-	-	-	-	-	-	3,213,362	-		-	3,213,362	3,480,000	-8%
4715-03-000	FSS Escrow Payments	-	-	-	-	-	-	-	375,930	-		-	375,930	450,000	-16%
4715-04-000	Housing Assistance - Other	-	-	-	-	-	-	-	348,494	-		-	348,494	300,000	16%
4715-05-000	Housing Assistance Payments - Sponsor Based	-	-	-	-	-	-	-	4,209,693	-		-	4,209,693	3,083,091	37%
4715-06-000	Housing Assistance - Portability In	-	-	-	-	-	-	-	68,000	-		-	68,000	40,000	70%
4715-07-000	HAP Vacancy Loss Incentive	-	-	-	-	-	-	-	869,000	-		-	869,000	720,000	21%
4715-08-000	Maintenance Loan	-	-	-	-	-	-	-	781,000	-		-	781,000	385,000	103%
4715-09-000	New Landlord Incentive	-	-	-	-	-	-	-	841,000	-		-	841,000	72,000	1068%
4715-10-000	Owner Recognition	-	-	-	-	-	-	-	25,000	-		-	25,000	25,000	0%
4715-11-000	Building Bridges - SRO	-	-	-	-	-	-	-	3,000,000	-		-	3,000,000	3,000,000	0%
4715-12-000	Building Bridges - CalWORKS	-	-	-	-	-	-	-	1,000,000	-		-	1,000,000	1,000,000	0%
4715-13-000	Building Bridges - THP Plus	-	-	-	-	-	-	-	500,000	-		-	500,000	500,000	0%
4715-15-000	HAP Portability Out Admin Fee	-	-	-	-	-	-	-	560,000	-		-	560,000	560,000	0%
4715-16-000	Building Bridges - Home Key	-	-	-	-	660,000	-	-	-	-		-	660,000	640,000	3%
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	-	-	660,000	-	-	248,216,486	-	7,548,598	-	256,425,084	238,430,315	8%
TOTAL OPERATING EXPENSES		21,676,768	14,577,945	7,092,465	3,300,510	2,163,922	9,196,907	16,039,217	248,216,486	16,989,382	7,548,598	442,766	347,244,966	321,899,863	8%

Oakland Housing Authority (Excluding Affiliates)

Annual Budget for the Fiscal Year Ending June 30, 2023

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	TOTAL OPERATING REVENUE	12,010,106	6,309,541	1,364,472	2,247,320	39,346	6,181,562	22,070,091	284,897,401	21,627,672	7,548,598	3,420,278	367,716,387	344,513,080	7%
	EXCESS OPERATING REVENUE (EXPENSES)	(9,666,663)	(8,268,404)	(5,727,993)	(1,053,190)	(2,124,576)	(3,015,344)	6,030,874	36,680,914	4,638,290	-	2,977,512	20,471,421	22,613,217	-9%
5000-00-000	NON-OPERATING ITEMS														
5100-01-000	Depreciation	402,915	213,346	15,320	130,693	6,214	365,957	639,830	-	162,189		-	1,936,464	-	100%
5205-00-000	Allocation Overhead Fee Revenues	(13,892,786)	(5,469,923)	(5,246,769)	(1,092,523)	(2,163,922)	(3,034,397)	-	-	(1,295,267)		-	(32,195,588)	-	100%
5205-00-001	COCC Allocated Overhead Expenses	-	491,059	420,908	-	-	-	6,049,865	508,091	6,422,863		-	13,892,785	(3,026,435)	-559%
5205-00-002	Other Property Mgt/Asset Mgt Expenses Allocated	-	-	-	-	-	-	3,256,446	1,295,267	-		-	4,551,712	(2,352,955)	-293%
5205-00-003	Security/FCP Expense Allocated	-	-	-	-	-	-	9,482,158	-	1,234,534		-	10,716,692	-	100%
5205-00-004	CID Expense Allocated	-	-	-	-	-	-	3,034,397	-	-		-	3,034,397	(5,406,389)	-156%
5510-00-000	Capital Outlay	2,217,200	10,328,519	40,000	65,000	-	2,316,344	6,872,555	-	-		-	21,839,618	12,341,500	77%
5520-00-000	OPEB & Retirees Medical	460,078	324,823	13,835	123,620	-	438,338	117,363	-	470,382		-	1,948,438	2,071,402	-6%
5520-01-000	Pension and Retirement Funding	3,000,000	-	-	-	-	-	-	-	-		-	3,000,000	3,000,000	0%
4110-05-000	Excess Salary Reimbursements	-	-	-	-	-	-	-	-	-		325,482	325,482		100%
5999-00-000	TOTAL NON-OPERATING ITEMS	(7,812,593)	5,887,824	(4,756,707)	(773,210)	(2,157,709)	86,242	29,452,614	1,803,357	6,994,701	-	325,482	29,050,001	6,627,123	338%
5210-00-010	Operating Transfers Out	-	-	-	-	-	-	-	-	-		-	-	34,411,800	-100%
5210-00-020	Operating Transfers In	-	-	-	-	-	-	-	-	-		-	-	(34,411,800)	-100%
6299-00-000	TOTAL TRANSFERS	-	-	-	-	-	-	-	-	-	-	-	-	-	
9000-00-000	NET INCOME (LOSS) AFTER OPERATING	(1,854,070)	(14,156,228)	(971,286)	(279,980)	33,132	(3,101,586)	(23,421,740)	34,877,557	(2,356,411)	-	2,652,030	(8,578,581)	15,986,093	-154%