

Commission Members

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

Executive Director

Patricia Wells

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

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA REGULAR MEETING

Monday, July 26, 2021 at 6:00 p.m.

Tele-Conference

NOTE: Pursuant to the Governor's Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible "telephonically or electronically" to all members of the public seeking to observe and to address the legislative body.

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/99587424403?pwd=VGh1d3pNZkJOENYT0pWay9sSjlyQT09>

Meeting ID (access code): 995 8742 4403 **Meeting Password:** 588271

Closed Caption – provided through the link

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

Meeting ID (access code): 995 8742 4403 **Meeting Password:** 588271#

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). 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 leave a voicemail at: 510-874-1510 before 5:00PM

- 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
July 26, 2021
6:00 pm

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Approval of Minutes of the Annual Meeting of June 28, 2021

IV. Recognition of people wishing to address the Commission

V. Old or Unfinished Business

A. Update on the Memorandum of Understanding with three local Housing Authorities and with the Alameda County Continuum of Care to administer the American Rescue Plan Emergency Housing Vouchers.

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. Authorization for the Executive Director to execute a three-year contract with two one-year option terms with Daikin Applied Americas, in an amount not to exceed \$1,658,000.

B. Consent Agenda:

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

1. Authorization for the Executive Director to issue a blanket purchase order to Dell Technologies to purchase IT equipment and as needed services in an amount not to exceed \$325,000.

VIII. Written Communications Departments' Monthly Report.

- IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.
- X. Reports of Commission Committees.
- XI. Announcements by Commissioners.
- XII. Adjournment to Closed Session

Purpose: Public Employee Performance Evaluation Pursuant to Government Code Section 54957 (b). Title: Executive Director

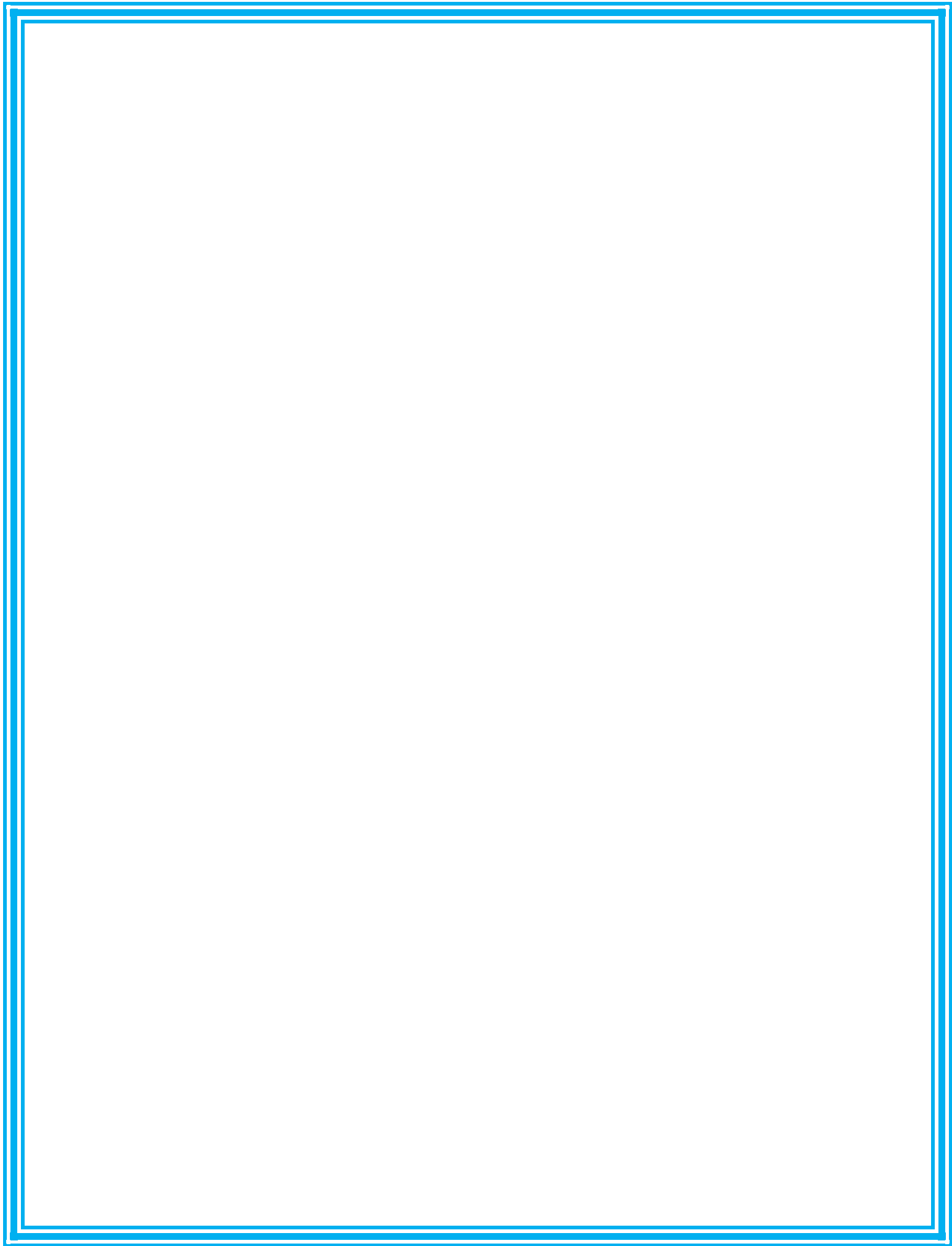
Authority Designated Representative: Drew Felder, Director of Human Resources

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**

**[Most meetings are recorded.
A copy of the recorded meetings can be made available
by contacting the Executive Office at 510-874-1517]**

**Monday, June 28, 2021
Annual Meeting**

NOTE: *In accordance with Governor Newsom's issued Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible "telephonically or electronically" to all members of the public seeking to observe and to address the legislative body.*

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California in accordance with the March 17, 2020 Alameda County Shelter in Place Order which limited public gatherings and required social distancing. Attendees in the meeting room were limited to seven (7) persons. The meeting was held through the Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by phone and/or by email.

Chair Gregory Hartwig presided and called the meeting to order at 6:02 PM.

I. Pledge of Allegiance

II. Roll Call

Present 7 – Gregory Hartwig, Anne Griffith, Janny Castillo, Bettye Lou Wright
Barbara Montgomery and Mark Tortorich. Lynette Jung Lee joined
at 6:08 PM

III. Approval of Minutes of the Regular Meeting of May 24, 2021

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

Ayes: 6 – Hartwig, Griffith, Castillo, Wright, Montgomery, Tortorich

Excused: 1 – Jung-Lee

Approval of Minutes of the Special Meeting of June 07, 2021

A motion was made by Anne Griffith, seconded by Barbara Montgomery for the approval of the minutes of the June 07, 2021 Regular Meeting. The motion carried by the following vote:

Ayes: 5 – Hartwig, Griffith, Wright, Montgomery, Tortorich

Excused: 1 – Jung-Lee

Abstain: 1 - Castillo

IV. Recognition of people wishing to address the Commission

There were no persons wishing to address the Commission.

V. Old or Unfinished Business

A. Consideration and Adoption of the Fiscal Year 2022 Oakland Housing Authority Operating Budget.

A motion was made by Anne Griffith, seconded by Mark Tortorich for the approval and adoption of the FY2022 Operating Budget. The motion carried by the following vote:

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

VI. Modifications to the Agenda

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

There were no modifications to the agenda.

VII. New Business

A. Authorization to execute a Memorandum of Understanding with three local Housing Authorities and with the Alameda County Continuum of Care to administer the American Rescue Plan Emergency Housing Vouchers.

Special Assistant to the Executive Director, Dominica Henderson; Director of Leased Housing, Michelle Hasan; and Sr. Policy Analyst, Julie Christiansen provided a detailed overview of the MOU with the three local Housing Authorities and with the Alameda County Continuum of Care. Ms. Henderson

introduced President Biden's American Rescue Plan stating that \$5 Billion will be allocated to Emergency Housing Vouchers (EHV). The EHV come with an additional allocation of \$3,500 per voucher for eligible services.

Ms. Hasan gave an overview of the timeline of the EHV award process and distribution. The vouchers are limited to families who are homeless, at risk of homelessness, attempting to flee domestic violence, dating violence, stalking, or high risk of housing instability. To proceed with leasing the vouchers, HUD requires a partnership through a MOU with Alameda County and the three Housing Authorities with a deadline of July 23, 2021. The goal for the Agency is to lease the vouchers in a timely manner.

Ms. Christiansen briefed the Commission on the timeline, future activities regarding community outreach and support to lease all 515 vouchers by November 1st. The Agency is expecting Alameda County to give the Agency the bulk of the vouchers within a few weeks of executing the MOU. Ms. Hasan stated that an outreach campaign with a clear approach to assist applicants, participants, and owners.

Commissioner Lee asked how someone who is housed can be qualified as being homeless. Ms. Hasan stated that in the coordinated entry home stretch program with the County, the individuals have grant services funding which ends. The individuals then qualify for emergency housing funding.

Commissioner Castillo inquired what will happen to families after two years when the vouchers shut down. Ms. Henderson stated that after September 2023 if the voucher becomes vacant it cannot be leased again to another eligible family within the housing authority. Families that receive a voucher prior to that date, they will continue to receive housing assistance while the EHV program is funded by HUD. The EHV program will be funded for ten years, after which Congress must appropriate new funds for the EHV program to continue. Additionally, Commissioner Castillo asked if families can step into the program with a waiver of previous debt. Ms. Henderson stated that debt forgiveness would need to be approved by HUD.

Chair Hartwig asked if there would be incremental financial impacts for the Housing Authority taking on this project. Secretary Wells stated that, at this moment it is unclear what additional costs there may be, but like all other voucher programs, the Authority may offer assistance through Moving to Work single fund flexibility. However the Authority will exhaust all EHV funding first before using the annual operating budget to supplement any EHV funded activities. Recurring or on-going funds for support services are not included in the allocation from HUD. When families lease up, they will have access to the same supportive programs that all voucher households access that are provided by our Leased Housing and Family & Community Partnerships Departments. The Authority will not pay for any services already supported by the County.

There were no further questions from the board.

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

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

- B. Authorization to execute a one-year contract with four one-year option terms with DynaTouch Corporation, to purchase five self-service kiosks and related services in an amount not to exceed \$232,629.

Leased Housing Director, Michelle Hasan stated that in preparation of the re-opening of the Agency, there is a need for self-service kiosks for PHA use to provide safety for clients. The kiosks will be for appointment registration prompts which allow clients to wait outside the building until staff are ready to assist them. The one-stop kiosk will provide services such as submitting requests, log on to the OHA portal and receive a receipt of what was submitted. Additionally, the kiosks are ADA compliant and come in several languages.

Commissioner Tortorich asked for a comparison on the price and if there is an interface between the kiosk and mobile phones. Ms. Hasan stated that the cost difference includes additional maintenance.

Jim Morris with DynaTouch stated that there are two kiosks with a mobile component for customers to enter their cell number. Additionally, there is a QR code that can be utilized for customers to check-in. The kiosk will be the bridge for customers to upload documentation for their workers.

Ms. Hasan further stated that there will be flyers to notify residents of the new kiosks. Additionally there will be ambassadors who will support residents with the new technology.

There were no further questions from the board.

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

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

- C. Authorization to execute four (4) separate contracts with the John Stewart Company (JSCO) for property management services, each with a term of three (3) years, with two (2) one year options to extend, for the following public housing sites, Harrison Tower, Adel Court, Palo Vista Gardens, and Campbell Village, with a collective not to exceed amount of \$1,776,390.

Director of Asset Management, Anna Kaydanovskaya presented an item for approval of property management services with the John Stewart Company (JSCO). A request for proposal was issue in March 2021 for qualified vendors, which two vendors responded to the proposal. JSCO was provided to be the most professional services provided.

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

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

- D. Authorization to execute a three-year Professional Consulting and Advisory Services Contract, with two one-year option terms with CVR Associates, Inc. for Multiple Specialty Areas.

Special Assistant to the Executive Director, Dominica Henderson detailed that the action will require approval for Items D-G to execute a contract with CVR Associates, CGI, Bronner Group, Inc., and Resource Development Associates for four specialty areas. The Authority issued RFP 21-002 which was posted on the Authority website as well as other procurement websites. After all evaluations were complete, various consultants would be issued a contract depending on the specialty area.

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

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

- E. Authorization to execute a three-year Professional Consulting and Advisory Services Contract, with two one-year option terms with CGI for Specialty Area Two – Administration and Operating Services

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

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

- F. Authorization to execute a three-year Professional Consulting and Advisory Services Contract, with two one-year option terms with Bronner Group, Inc. for Specialty Area Three – Management Advisory & Consulting Services.

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

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

- G. Authorization to execute a three-year Professional Consulting and Advisory Services Contract, with two one-year option terms with Resource Development Associates for Specialty Area Four – Grant Writing

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

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

H. Consent Agenda:

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

1. Authorization for the Executive Director to issue Blanket Purchase Orders to the listed vendors for routine, recurring, low-dollar amount materials and services for Fiscal Year 2021-2022
2. Authorization for the Executive Director to issue Blanket Purchase Orders to various vendors with intergovernmental agreements or routine, recurring, low-dollar amount purchases for Fiscal Year 2021-2022

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

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

VIII. Written Communications.

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

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

Executive Director noted the following:

- COVID Tracking Dashboard
- Public Meeting Alert
- MTW Collaborative
- Assemblymembers Letter – Teacher Housing Budget Request
- Universal Housing Vouchers Joint Industry Statement
- Direct to You – Juneteenth Federal Holiday Acknowledgement

In follow-up to the June 7th Special Meeting, Vice Chair Griffith alerted staff of inaccuracies on the OHA website. Our Assistant Director of Communications made modifications and updated the website. Additionally, the Leadership team is in 60% stage of strategic planning and there will soon be milestones to report to the board in upcoming meetings.

X. Reports of Commission Committees

Commissioner Castillo updated the board on the Transition Management committee meeting met and constructed a template concerning an evaluation which will be share with all Commissioners during the closed session.

XI. Announcements by Commissioners

Chair Hartwig notified that beginning September, all Commissioners may be required to attend in person to the board meetings. Secretary Wells confirmed that the Brown Act Moratorium expires.

XII. Adjournment to Closed Session

A motion was made by Lynette Jung-Lee and seconded by Bettye Lou-Wright for the meeting to adjourn to closed session. The meeting adjourned at 7:40 PM.

XIII. Adjournment of Public Session

The public session resumed and Chair Hartwig stated that there were no items to report from closed session.

A motion was made by Bettye Lou-Wright, seconded by Lynette Jung-Lee for adjournment. The motion carried by the following vote:

Aye: 7 – Hartwig, Griffith, Castillo, Jung-Lee, Lou-Wright, Montgomery, Tortorich

The meeting adjourned at 8:15pm

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

Patricia Wells, Secretary/Executive Director

OLD OR UNFINISHED BUSINESS

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Update on the Memorandum of Understanding with three local Housing Authorities and with the Alameda County Continuum of Care to administer the American Rescue Plan Emergency Housing Vouchers

Date: July 26, 2021

Purpose: Staff will provide an update of the progress made to implement the Memorandum of Understanding (MOU) with the Housing Authority of the City of Alameda, Housing Authority of the County of Alameda, the Housing Authority of the City of Berkeley (known as the "Housing Authorities"), EveryOne Home in its capacity as the Continuum of Care (CoC) Lead for the County of Alameda Coordinated Entry (CE) program and the representatives of the CoC governing bodies.

Funding: No funding is required.

Background:

Staff will provide a brief update on the progress made toward the completion and execution of the MOU, as well as the creative program enhancements to the Emergency Housing Voucher (EHV) assistance, supportive services, and incentives to participant EHV families and property owners. Any costs for program supports that exceed EHV funding limitations will be funded through the previously approved CARES Act budget as well as from Fiscal Year 2022 Moving to Work (MTW) funds, as needed.

NEW BUSINESS ITEMS

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization to execute a three-year contract with two one-year option terms with Daikin Applied Americas, in an amount not to exceed \$1,658,000

Date: July 26, 2021

Purpose: This memorandum transmits for consideration a resolution authorizing the Executive Director to implement a three-year contract with two one-year option terms with Daikin Applied Americas for heating, ventilation, and air condition (HVAC) equipment, installation, services, & related products in an amount not to exceed \$1,074,000 for the initial term and \$292,000 for each option term.

Funding: Funds for the first year are included in the Fiscal Year (FY) 2022 annual operating budget line item 5510-00-000, Capital Outlay. Funding for subsequent years and option terms will be included in the corresponding fiscal year's operating budget for a total contract amount of \$1,658,000.

Background

The Oakland Housing Authority (Authority) has a need HVAC equipment and maintenance services. Replacement of the equipment and routine maintenance services will include adding ionization units to the HVAC systems in all administrative buildings as well as replacing HVAC units entirely on some buildings. Daikin Applied Americas has a contract with Region 4 Education Service Center (ESC) through Omnia, which offers the services needed by the Authority with a company that the Authority already has a service agreement and previous project experience. ESC competitively solicited the Daikin Applied Americas contract.

The use of this cooperative agreement will greatly simplify and expedite the procurement process by relieving the Authority of developing specifications and issuing a solicitation for these services.

Procurement Description

According to 2 CFR Part 200, "All procurement transactions will be conducted in a manner providing full and open competition." In order to ensure competition, ESC and TCPN posted RFP #20-04 for HVAC Equipment, Installation, Service, & Related Products in 16

newspapers. These newspapers included the Arizona Business Gazette, The Herald-News, San Bernardino County Sun, USA Today, Daily Journal of Commerce, The Advocate, Honolulu Star-Advertiser, New Jersey Herald, Times Union, The State, Houston Community Newspapers, Deseret News, Richmond Times, Seattle Daily Journal of Commerce, Helena Independent Record, and Las Vegas Review-Journal. In addition, ESC posted the solicitation on the ESC Region 4 website and the OMNIA Partners, Public Sector website.

ESC posted the solicitation for approximately 23 weeks from February 13, 2020 to July 14, 2020, allowing eight companies to respond. The companies that responded included, Johnson Controls, Inc., Sun Mechanical Contracting, Inc., BLUE BOX AIR, LLC, Daikin Applied Americas, Inc., SVL, Inc., HACI Service LLC, TDI Industries, Inc., and APS Building Services, Inc.

After evaluations were completed, ESC awarded three companies, Johnson Controls, Inc., Daikin Applied Americas, Inc., and TDI Industries, Inc., a three-year contract from October 1, 2020 through September 30, 2023, with the option to renew for two additional one-year periods through September 30, 2025. The Authority will rely on this solicitation and cooperative agreement to enter into a contract with Daikin Applied Americas, Inc.

Recommendation

It is recommended that Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a three-year contract with two one-year option terms with Daikin Applied Americas to provide HVAC equipment, installation, maintenance services, and related items in an amount not to exceed \$1,658,000.

Attachments: CCGS Memorandum
Resolution



CONTRACT COMPLIANCE & GENERAL SERVICES (CCGS)
1801 Harrison St., Oakland, CA 94612 * (510) 587-2166 / (510) 587-2124 FAX

INTEROFFICE MEMORANDUM

To: Patricia Wells, Executive Director

Through: Kris Warren, Interim Chief Operating Officer DS
KW
 Duane Hopkins, Chief Officer of Program and Finance Administration DS
DH
 Bruce Brackett, Director of Capital Improvements BB
 Jesus Magaña, Facilities Manager DS
JM
 Daniel Mermelstein, CCGS Manager DM

From: Jeanne Smith, Contract Specialist, CCGS DS
JS

Subject: Request to use the Omnia Partners Cooperative Agreement with Daikin Applied Americas

Date: May 11, 2021

This memo is to request permission to utilize Region 4 Education Service Center's (ESC) contract with Daikin Applied Americas (dba Daikin Applied) through Omnia Partners (Omnia) for HVAC Equipment, Installation, Service, & Related Products.

Background

The Oakland Housing Authority (OHA) have a current need for heating, ventilation and air conditioning (HVAC) equipment and maintenance services. The contract Daikin Applied Americas has with ESC through Omnia offers the services needed by OHA. ESC competitively solicited the Daikin Applied Americas contract.

According to 2 CFR Part 200, "All procurement transactions will be conducted in a manner providing full and open competition". In order to ensure competition, ESC and TCPN posted RFP #20-04 for HVAC Equipment, Installation, Service, & Related Products in 16 newspapers. These newspapers included the Arizona Business Gazette, The Herald-News, San Bernardino County Sun, USA Today, Daily Journal of Commerce, The Advocate, Honolulu Star-Advertiser, New Jersey Herald, Times Union, The State, Houston Community Newspapers, Deseret News, Richmond Times, Seattle Daily Journal of Commerce, Helena Independent Record, and Las Vegas Review-Journal. In addition, ESC posted the solicitation on the ESC Region 4 website and the OMNIA Partners, Public Sector website.

ESC posted the solicitation for approximately 23 weeks from February 13, 2020 to July 14, 2020, allowing eight companies to respond. The companies that responded included, Johnson Controls, Inc., Sun Mechanical Contracting, Inc., BLUE BOX AIR, LLC, Daikin Applied Americas, Inc., SVL,

Inc., HACI Service LLC, TDI Industries, Inc., and APS Building Services, Inc.

After evaluations were complete, ESC awarded three companies, Johnson Controls, Inc., Daikin Applied Americas, Inc., and TDI Industries, Inc., a three-year contract from October 1, 2020 through September 30, 2023, with the option to renew for two additional one-year periods through September 30, 2025.

Conclusion

Daikin Applied Americas has a current and valid contract with ESC through Omnia and it covers the HVAC services needed for all of OHA's Administrative Buildings except for 1540 Webster.

ESC and Omnia competitively solicited the Request for Proposals (RFP) for HVAC Services. The contract meets 2 CFR Part 200. The contract with Daikin Applied Americas is also current, allowing the Oakland Housing Authority to utilize this agreement.

Recommendation

CCGS recommends that the Oakland Housing Authority utilize the cooperative agreement Daikin Applied has with ESC through Omnia. The use of this cooperative agreement will greatly simplify and expedite the procurement process by relieving the Authority of developing specifications and issuing a solicitation for these services.

Approved:

DocuSigned by:

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Patricia Wells
Executive Director

5/14/2021

Date

Not Approved:

Patricia Wells
Executive Director

Date

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A THREE-
YEAR CONTRACT WITH TWO ONE-YEAR OPTION TERMS WITH DAIKIN APPLIED
AMERICAS, IN AN AMOUNT NOT TO EXCEED \$1,658,000**

WHEREAS, the Oakland Housing Authority has a current need for heating, ventilation and air conditioning (HVAC) equipment and maintenance services which will include adding ionization units to the HVAC systems in all administrative buildings as well as replacing HVAC units on some buildings; and

WHEREAS, the contract Daikin Applied Americas has with Region 4 Education Service Center (ESC) through Omnia Partners offers the services needed by OHA; and

WHEREAS, OHA has experience with Daikin Applied Americas since OHA has a service agreement with them for one building and used them to replace an HVAC in another building; and

WHEREAS, according to 2 CFR Part 200, "All procurement transactions will be conducted in a manner providing full and open competition". In order to ensure competition, Region 4 Education Service Center and Omnia Partners posted RFP #20-04 for HVAC Equipment, Installation, Service, & Related Products in 16 newspapers and on their websites; and

WHEREAS, ESC posted the solicitation for approximately 23 weeks from February 13, 2020 to July 14, 2020, allowing eight companies to respond; and

WHEREAS, after evaluations were complete, ESC awarded three companies including Daikin Applied Americas, Inc., a three-year contract from October 1, 2020 through

September 30, 2023, with the option to renew for two additional one-year periods through September 30, 2025; and

WHEREAS, utilizing cooperative agreements are encouraged by HUD given it offers substantial discounts that PHAs may not be able to attain if a PHA procured the items on its own.

**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 two one-year option terms with Daikin Applied Americas to provide HVAC equipment, installation, maintenance services, and related items in an amount not to exceed \$1,658,000.

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 July 26, 2021.*

Secretary / Executive Director

ADOPTED:


RESOLUTION NO.

CONSENT AGENDA ITEMS

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Authorization for the Executive Director to issue a blanket purchase order to Dell Technologies to purchase IT equipment and as needed services in an amount not to exceed \$325,000

Date: July 26, 2021

Purpose: Authorize the Executive Director to issue a blanket purchase order to Dell Technologies for the purchase of Information Technology (IT) equipment, and as needed services, in the amount of \$325,000 plus a ten percent (10%) contingency increase.

Funding: Funding is available in the approved FY 2022 Agency Consolidated Budget Line Item #4190-09-000 Computer Hardware, Software & Supplies, #4190-10-000 Computer Licenses & Maintenance Contracts, #4630-01-000 Security Materials and #5150-00-000 Capital Outlay.

Background:

The Oakland Housing Authority utilizes the Dell product line for desktops, laptops, monitors, servers and network equipment. The Authority began a 4-year computer replacement cycle in FY 2020. In FY 2022, the Authority will continue this project by replacing approximately 103 pieces of equipment. This action will ensure replacement of any outdated computers, peripherals and servers, workstations for newly hired employees, and technical support services for existing equipment.

Dell products and services are available to the Oakland Housing Authority utilizing a National Association of State Procurement Officials (NASPO) cooperative agreement through the State of Minnesota. This cooperative agreement meets federal requirements set forth in Title 2 Code of Federal Regulations (CFR) Part 200. The NASPO contract is valid through July 31, 2022.

The blanket purchase order will be issued for \$325,000. In addition, the requested action includes giving the Executive Director the authority to increase the blanket purchase order by ten percent (10%), or \$32,500, without further approval in the case of incidental cost overruns or price increases.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution, which authorizes the Executive Director to issue a blanket purchase order to Dell Technologies to purchase IT equipment and as needed services in the amount of \$325,000. The resolution also authorizes the Executive Director to increase the purchase order up ten percent (10%), or \$32,500, without additional approval in the event of incidental cost overruns or price increases.

The period for which the blanket purchase order shall be effective begins August 1, 2021 and expires July 31, 2022.

The resolution also authorizes the Executive Director to take all steps necessary and appropriate that are consistent with the Authority's Purchasing Policy and Procedures Manual.

Attachments: CCGS Memorandum
 Resolution



CONTRACT COMPLIANCE & GENERAL SERVICES (CCGS)
1801 Harrison St., Oakland CA 94612 * (510) 587-2166 / (510) 587-2124 FAX

INTEROFFICE MEMORANDUM

To: Eric Johnson, Executive Director
Through: Daniel Mermelstein, CCGS Manager 
From: Courtney Sharif, Contract Specialist, CCGS 
Subject: Request to utilize contract with Dell Marketing, L.P. through NASPO
Date: October 31, 2017

This memo is in response to the request from the Information Technology (IT) Department to utilize the contract Dell Marketing, L.P. has with the State of Minnesota through NASPO as a cooperative agreement for Computer Equipment (Desktops, Laptops, Servers and Storage including Related Peripherals & Services).

Background

The Information Technology Department has a need for Computer Equipment and the contract Dell Marketing, L.P. has through NASPO covers the equipment needed.

The State of Minnesota posted RFP #19512 on their website for approximately eighteen weeks from September 16, 2013 to January 21, 2014 allowing for thirteen companies to respond. The companies that responded were CTL, Ciara, ACE, Transource, Howard, Grace, HP, Lenovo, Dell Marketing, L.P., Bytespeed, Fujitsu, Apple, and M&A. Dell Marketing, L.P. was awarded a two (2) year contract for the term beginning April 1, 2015 and ending on March 31, 2017 allowing for the option to extend for up to 36 Months.

Conclusion

The Request for Proposal issued by the State of Minnesota and NASPO was competitively solicited and meets HUD 2 CFR 200. The contract with Dell Marketing, L.P. has been extended through March 31, 2020, making it a current and valid contract, allowing the Oakland Housing Authority to utilize this contract for the equipment needed.

Recommendation

It is recommended that the Oakland Housing Authority utilize the cooperative agreement Dell Marketing, L.P. has with the State of Minnesota through NASPO. The use of this contract will greatly simplify and expedite the procurement process by relieving the Authority of developing specifications and issuing a solicitation for these services.



Approved



Date

Note: I have read and reviewed the documents attached, find the items accurate and complete, and recommend them for your approval/signature.

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE A
BLANKET PURCHASE ORDER TO DELL TECHNOLOGIES TO PURCHASE
INFORMATION TECHNOLOGY EQUIPMENT AND AS NEEDED SERVICES
IN THE AMOUNT OF \$325,000 PLUS A TEN PERCENT CONTINGENCY
INCREASE AUTHORITY**

WHEREAS, the Oakland Housing Authority ("Authority") utilizes the Dell product line for desktops, laptops, monitors, servers and network equipment; and

WHEREAS, the Authority began a 4-year computer replacement cycle in FY 2020; and

WHEREAS, in FY 2022, the Authority will continue with this replacement cycle by replacing approximately 103 pieces of equipment; and

WHEREAS, this action will ensure replacement of outdated computers, peripherals and servers, workstations for newly hired employees, and technical support services for existing equipment; and

WHEREAS, the required Dell products and services are available through an existing contract the National Association of State Procurement Officials (NASPO) has under a cooperative agreement through the State of Minnesota; and

WHEREAS, the cooperative agreement meets federal requirements set forth in Title 2 Code of Federal Regulations (CFR) Part 200; and

WHEREAS, funding is available in the approved FY 2022 Agency Consolidated Budget, Line Items #4190-09-000 Computer Hardware, Software & Supplies, #4190-10-000 Computer Licenses & Maintenance Contracts, #4630-01-000 Security Materials and #5150-00-000 Capital Outlay; and

WHEREAS, the Authority acknowledges that the NASPO contract is valid through July 31, 2022.

**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 issue a blanket purchase order to Dell Technologies to purchase information technology equipment and as needed services in the amount of \$325,000; and

THAT, the Executive Director is hereby authorized to increase the value of the blanket purchase order by up to ten percent (10%) of the initial amount of the blanket purchase order, or \$32,500, without additional approval in the event of incidental cost overruns or price increases; and

THAT, the period for which the blanket purchase order shall be effective begins August 1, 2021 and expires July 31, 2022; and

THAT, the Executive Director is hereby authorized to take all steps necessary and appropriate that are consistent with the Authority's Purchasing Policy and Procedures Manual to implement this 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 July 26, 2021.*

Secretary / Executive Director

ADOPTED:

RESOLUTION NO.

WRITTEN
COMMUNICATIONS
(MONTHLY REPORT)



Oakland Housing Authority
Monthly Status Report
June 2021

Family and Community Partnerships Department (FCP)

Employment and Economic Development

FCP Program	Job Retention	Job Referrals	Job Readiness	Budget	Total
FSS	0	1	2	0	3
General Support	0	5	1	0	6
ROSS	0	2	2	4	8
Section 3	0	2	0	0	2
Total	0	10	5	4	19

Section 3 Construction and Non-Construction

- Twenty-eight (28) participants are enrolled in the Section 3 program; Nineteen (19) are currently working on construction projects, and nine (9) are seeking employment. Five (5) of the nine (9) participants seeking employment are graduates of the Rising Sun Center for Opportunity pre-apprenticeship program. They have not yet been accepted into a union, which must occur before they are eligible for Section 3 employment opportunities.

Section 3 List

Number*	Trade	Level	Union Affiliation	Work Status
Currently Working				
1-8	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
9	Electrical	Apprentice	Electrical Union	Design Electric
10-13	Laborer	Apprentice (1 st) – Journeyman	Laborers, Laborers Local 304	Brooklyn Basin, James E. Roberts Obayashi, Branagh Inc., Plant Construction, Baines Group, Chevron
14	Painter	Journeyman	Painters	EBMUD

Number*	Trade	Level	Union Affiliation	Work Status
15	Flooring	Apprentice	DC 16	Self-employed
16	Cement Mason	Apprentice (1 st)	Local 300	Luminart Concrete
17	Laborer	Journey level	Laborers	Ranger Pipelines
18	Cypress Mandela Graduate	Pre-Apprentice	N/A	Non Union - Cement
19	Welder	Journeyman	Boilermakers	Non-Union - Welding
Currently Seeking Employment				
20	Tapers/Drywall	Apprentice (1 st)	Tapers/Drywall	Not Working
21	Crane Operators	Apprentice (1 st)	Laborer/Flagging	Not Working
22	Carpenters Union	Apprentice (Rising Sun Graduate)	Carpenters	Not working
23	Operating Engineers	Journey Level	Operating Engineers – Local 3	Not working
24-28	Rising Sun Graduate	Pre-Apprentice	N/A	Not Working

Section 3 New Hires (Construction & Non-Construction)

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
Section 3	X		X	Country Builders	Apprentice Carpenter
Total	1	0	1	YTD Total	4

Section 3 Compliance

Forty-nine (49) Section 3 employment opportunity requests were received from ten (10) employers in June. Ten (10) compliance reports were issued to the contractors and subcontractors, as FCP was unable to refer residents for these positions due to the current list of unionized workers not possessing the necessary qualifications or they are currently working.

- One (1) Section 3 participant was referred and hired by Country Builders for an apprentice carpentry position at the B.B. Parcel A-1 Foon Lok West Project.
- One (1) Section 3 participant was referred to Nibbi Brothers Associates for a journey-level laborer position at the Coliseum Place project.

Section 3 Compliance

Employer(s)	Trade	Requests	OHA Referrals	OHA Hires	Compliance Reports Issued
Nibbi Brothers & Country Builders, Nibbi Brothers & Scaffold Solutions, Nibbi Brothers & Nibbi Concrete, Nibbi Brothers	Carpentry	22	1	1	3
Nibbi Brothers & Remark Mechanical	Sheet Metal	5	0	0	1
Nibbi Brothers & Paul's Plumbing	Plumber	2	0	0	1
Nibbi Brothers & Nibbi Bros. Associates.	Laborer	6	1	0	1

Employer(s)	Trade	Requests	OHA Referrals	OHA Hires	Compliance Reports Issued
BBI & Sun Light & Power	Electrician	1	0	0	1
BBI & Sun Light & Power	Iron Worker	1	0	0	1
Nibbi & Airsystems	Sheet Metal	2	0	0	1
Nibbi & Westates Mechanical Corp.	Fire Sprinkler Fitters	10	0	0	1
Total	-	49	2	1	10

General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
FSS	X	X		Veteran Affairs	Caregiver
General Support	X		X	Telecare Corp.	Housekeeping
General Support	X			A-Paratransit	Bus Cleaner
General Support	X			Allied Universal Security	Security Guard
ROSS	X		X	Beverages and More	Clerk
Total	5	1	2	YTD Total	29

Career Development and Training

Winning Wednesday Hiring Events

In partnership with Laney College, OHA hosted three (3) virtual hiring events in June. OHA partnered with Oakland PIC, Laney College, Oakland Public Library, and other community agencies to host an outdoor job fair on 6/30/2021. The event was attended by approximately twenty (20) companies, including; Fed Ex, Human Bees, Balance Staffing, Aramark, Allied Universal Security, and many more.



Winning Wednesday Hiring Events

Date	Company	OHA Participants	Community Participants
6/2/2021	Seafarers Union	5	5
6/9/2021	Frito Lay	4	6
6/16/2021	Plastikon	2	2
6/30/2021	Outdoor Job Fair	19	110
Total		30	123

Youth Employment Development

FCP is currently accepting applications for the 2021–2022 youth employment program. In the current program year, the youth employment program has enrolled twenty-five (25) OHA youth, eight (8) have completed their job readiness training, and one (1) has begun working at their job placement.

Youth Employment

Provider	Enrolled	Enrolled in Training	Completed Training	Job Placements
LAO Family	22	12	8	1
YEP	3	3	0	0
Total	25	15	8	1

AB1299 Digital Literacy Program

FCP hosted a computer distribution at Lockwood Gardens on June 16th and gave away seven (7) computers with webcams to Lockwood Garden residents while adhering to social distancing guidelines. Each participant attended a thirty (30) minute introduction session. In addition, the participants must complete eight (8) hours in sessions from the "Zoom on the Move" series. Participants will choose from financial literacy, health and wellness, job fairs, and more while building computer skills. The digital literacy program provides a Wi-Fi stick that enables participants to attend their required sessions.

Family Self Sufficiency (FSS)

- One (1) FSS participant enrolled at Moler Barber School. She is pursuing a career as a barber and is scheduled to complete the program in September 2021.
- One (1) FSS participant enrolled at Merritt and Alameda City College. She is looking to obtain her A.A. degree and become a life coach.
- One (1) FSS participant has completed the requirements to transfer to a four-year college. She has been accepted to San Francisco State University's Clinical Laboratory Scientist program, which she will be attending in the Fall of 2021.
- One (1) FSS participant completed the entrepreneurship program with Mandela Partners and is looking to pursue a career in the culinary field.

Education

Schools	New Enrollment	Continued Enrollment	Graduates
Adult Education (GED/ HS Diploma)	0	38	0
Community Colleges	1	45	1
California State Colleges (CSU)	0	16	0
University of California Colleges (UC)	0	6	0
Private Colleges	0	12	0
Vocational Training	1	16	0
Professional Development	0	0	0
Entrepreneurship Program	0	1	1
Total	2	134	2

Financial Literacy

- One (1) General Support participant attended an online First-Time Homebuyers workshop through Community Housing Development Corporation

- Twenty-six (26) OHA residents participated in a "Zoom on the Move" Financial Education workshop.

Financial Literacy

Program	New Enrollment	Cont. Enrollment	Completed
Individual Credit Counseling	0	0	0
Homebuyer Education Workshop	1	0	1
Financial Education workshops	26	0	26
Total	27	0	27

Family Self-Sufficiency Program (FSS)

One (1) FSS participant graduated from the program with an escrow balance of \$20,683.40. This participant achieved her goal of homeownership, purchasing a home in Stockton, CA. Ms. Thomas plans to re-open her home-based childcare in Stockton and continue to work part-time at Safeway. In addition, Ms. Thomas has used her FSS Escrow funds to pay off her car.

- Three (3) OHA residents enrolled in the program with an FSS contract start date of June 1, 2021.
- The FSS team facilitated two (2) FSS orientations via Zoom; six (6) residents attended and are in the process of enrolling in the program..
- Three (3) FSS participants received a T-Mobile tablet with internet access to assist with their educational goals and to access "Zoom on the Move" workshops.
- Three (3) FSS participants attended a job fair hosted by OHA at DeFremery Park.
- Six (6) FSS participants received a COVID-19 CARE bag full of PPE supplies.
- FSS coordinators contacted forty-one (41) FSS participants to review participants' program ITSP goals in preparation for program graduation.
- FSS Coordinators completed twenty-two (22) Quarterly Contacts with their caseload. FSS Coordinators review participant's goals, current employment, and educational status and provide resources and referrals.

Family Self-Sufficiency (FSS)

Program	Total	New Enrollees	Escrow Accounts	Graduates	Escrow Disbursed	Termination or Exits	Escrow Forfeited	Escrow Transferred (RHA)
Section 8	152	2	99	1	\$20,683.40	1	\$0	\$2,598.68
PH	10	1	0	0	\$0	1	\$0	\$0
FUP-Youth	10	0	4	0	\$0	0	\$0	\$0
Total	172	3	103	1	\$20,683.40	2	\$0	\$2,598.68

Family Unification Program (FUP) Youth

- Three (3) FUP Youth participants received employment leads, financial education, food assistance, and childcare resource information

Family Unification Program (FUP) Youth

Current Participants	New Enrollments (Current Month)	Program Exits To Date	Program Enrollments To Date
8	0	13	21

Parents and Children Together (PACT) Program

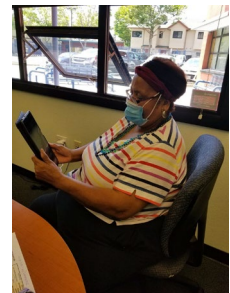
- Twelve (12) PACT families received resources related to employment, financial education, food assistance, housing, social services, and childcare.

Parents and Children Together (PACT) Program

Current Participants	Attending Drug recovery	New Enrollees	Graduates	YTD Exits
14	6	0	0	0

Resident Opportunities Self Sufficiency (ROSS)

- The ROSS team enrolled four (4) Public Housing residents into the ROSS program and completed an Individual Services Plan.
- Seven (7) ROSS participants received a computer and webcam through the AB1299 grant.
- Thirty-two (32) ROSS participants either met with or were contacted by their ROSS coordinator to review the progress made in their Individual Service Plan (ISP).
- Eight (8) ROSS participants received a COVID-19 CARE bag full of PPE supplies.
- One (1) ROSS participant received a Burlington Coat Voucher to purchase interview clothing.
- Six (6) ROSS participants attended a combined twelve (12) "Zoom on the Move" virtual workshops in Financial Literacy, healthy living, homeownership, and senior programs.
- Eighteen (18) ROSS participants received a T-Mobile tablet to participate in our "Zoom on the Move" series.



Resident Opportunities Self Sufficiency (ROSS) Program

Program	Participants	New Enrollees	Graduates	YTD Exits
Public Housing	160	4	0	7

Civic Engagement and Leadership Development Program

OHA Volunteer Program

Four (4) Spectrum volunteers, non-residents provided eighty-eight (88) volunteer hours to support the meal delivery program.

OHA Resident Advisory Board (RAB)

The Resident Advisory Board held a virtual meeting on June 9th with ten (10) RAB members in attendance. Dan and Jonathan Abrami, Resident and Community Service Coordinators, gave an overview of OHA's employment programs for residents. The ROOTS community Health Center presented the dangers of tobacco in multi-unit housing, and Amparo Salmeron, RAB member, presented on her non-profit group. Bill Mayes RAB member, proposed using the RAB discretionary fund to purchase carts for seniors to use during the food pantry. One (1) RAB member also attended the RAB debrief meeting, and two (2) members attended the Agenda Planning Committee meeting. Two (2) RAB members received a replacement tablet due to technical issues with their current tablets.

	RAB Committee Meetings	RAB Meetings	Volunteers	Total
OHA Residents	3	10	0	13
Non OHA Residents	0	6	4	10
Total	3	16	4	23

Youth and Education

Promise Plus Program

The total enrollment for the program is one-hundred and seventy-seven (177) participants. One-hundred and nine (109) students attend partner schools, and sixty-eight (68) students attend non-partner schools. There were no changes in enrollment in June due to schools being closed.

School	Current Enrollment	Program Enrollment to Date
CUES	6	22
Futures	25	55
Markham	6	21
MLK Jr.	26	54
Parker	22	35
Prescott	7	21
WOMS	17	30
Non-Partner School	68	70
Total	177	308

- Four (4) COVID-19 CARE bags were issued to Promise Plus families. All were delivered during home visits. Families were also provided with appropriate school-aged books.
- The Success Coordinator assisted fourteen (14) families in getting the necessary documentation required to attend Camp Mendocino. All families met the deadline.

- The Success Coordinator assisted two (2) Promise Plus families in signing up their children for kindergarten.
- The Success Coordinator assisted one (1) Promise Plus participant with communicating with Leased Housing to request that her transfer voucher be extended.
- The Success Coordinator reached out to all Promise Plus families to notify them about the COVID-19 vaccination clinic held at Lockwood.

Tutoring & Academic Support

The Education team verified residency and completed referral forms for one (1) OHA student in June.

Tutoring Referrals

Referrals	In-Progress	Assigned Tutor	Total Assigned Tutor (YTD)
1	36	22	20

Promise Plus Events and Activities

Promise Plus Student Attendance

There were sixty-four (64) Promise Plus students that achieved a high attendance rate for the 2020-2021 school year. Twelve (12) of those students had an attendance rate of 100%, while fifty-two (52) students had an attendance rate of 95% or better. One (1) middle school student increased her attendance rate by 30%, from 74.1% in the last school year to 99.4% this year. She only missed one (1) day of school this year. Several other students had double-digit increases between the 2020-2021 school year. This was a significant accomplishment given the fact that students and parents faced many challenges with distant learning.

Camp Mendocino

FCP will be sending fourteen (14) OHA residents to Camp Mendocino. Due to the pandemic, Camp Mendocino requires families to participate in a strict protocols before and during camp. The Success Coordinator communicated with families regarding camp matters, ordered supplies and coordinated the transportation in addition to hosting a Family Camp Mendocino Parent Orientation. Campers are schedule to depart for camp on Saturday, July 10th, and return Tuesday, July 20th. Campers will be tested for COVID-19 five (5) days before camp, the day they leave, and five (5) days after they arrive at camp.

Let's Eat & Read Challenge

In partnership with the Grab-and-Go lunch program, the Education Team launched a "Let's Read and Eat" campaign to provide books to children and families during the summer lunch give-away. The team also distributed books to families at the Lockwood Garden Vaccination Clinic event. The books were donated by various organizations, including the Oakland Literacy Coalition and the Oakland Public Library. Over fifty (50) books have been distributed so far this summer.

Zoom Meetings with OUSD

The FCP Success Coordinator attended the partner schools' closeout school year COST Team meeting at Prescott, the Student Success Team (SST), and Attendance meetings via Zoom. The meetings discussed the coordination of OHA students making the transition to middle school would be assigned a mentor at their middle school. The purpose of the mentor is to ensure that students make a good transition into middle school.

Health and Wellness

On June 30th, FCP collaborated with Alameda County Public Health Department to host an on-site COVID-19 vaccination clinic at Lockwood Gardens for OHA residents and the community. Alameda County Public Health staff inoculated seventeen (17) people with the Johnson & Johnson or Pfizer vaccine. A follow-up vaccination clinic for the second Pfizer dose is scheduled for July 21, 2021.



"Zoom on the Move" Virtual Workshops

FCP continued their virtual workshop series called "Zoom on the Move." Seventeen (17) zoom sessions were held in June. Fifty-eight (58) unduplicated residents participated, and four (4) OHA participants graduated from the Healthy Living Cooking Classes. The sessions provided virtual cooking and exercise classes, financial literacy information, and education on stress management and recycling.

<i>Zoom on the Move Organizations</i>	<i>Number of Sessions (Month)</i>	<i>Number of Participants (Month)</i>
Asthma-ACPHD	1	0
OHAPD	1	0
Kaiser	1	5
St Mary's Exercise	4	41*
Alameda Alliance	1	4
Comcast	1	13
FCP-Financial Literacy	2	8
CalFresh-ACPHD	1	6
Medi-Cal	1	0
A Safe Place	1	0
Nutrition-ACPHD	1	7
Recycling	1	3
US Bank	1	18
Total	17	105

*Contains Duplicate Participants

Senior Lunch Meals Delivery Program- Peralta Village residents

Eighty (80) Peralta Village seniors received chilled meals from the Spectrum lunch program for June. Four (4) Spectrum volunteers donated eighty-eight (88) hours of their time to deliver one thousand seven hundred and twenty (1,720) meals in June. Peralta Village seniors receive five meals during the week. The eighty (80) seniors also received an emergency food box that included five non-perishable meals from Spectrum.



The meal delivery program also serves as a wellness check Monday through Thursday for Peralta Village seniors. The seniors received weekly educational materials and resources provided by Spectrum.

Senior Lunch Delivery Program

	<i>Monthly Total</i>	<i>YTD</i>
Seniors	80	86
Lunches delivered	1,720	9,819

Food Programs - Peralta Village & Lockwood Gardens

OHA facilities remain closed to the public due to COVID-19. FCP has collaborated with several agencies to provide food to OHA families at our large Public Housing developments (Peralta Village and Lockwood Gardens). In June, we conducted two (2) food pantries each at Peralta Village and Lockwood Gardens.

As part of the COVID-19 re-opening transition, FCP used a Grab-and-Go style pantry where residents picked up a food bag at the office. We remain committed to serving all Lockwood Gardens and Peralta Village seniors who need food; and, thus, FCP delivered food to sixteen (16) seniors who could not access the Grab-and-Go service. In addition to food, FCP resources continue to be made available to Peralta and Lockwood residents including an upcoming schedule for "Zoom on the Move," job fair notices, COVID-19 vaccination updates, healthcare, exercises, free legal and financial services.

Food Pantry Assistance

Support Items	Lockwood Gardens Households	Peralta Village Households
Food Bank (Food bags)	100	95
Food to Families (Produce boxes)	0	0

Life ElderCare (Food boxes)	0	0
Life ElderCare (Dry Good)	0	0
Numi Foundation (Produce)	0	0
Semi Freddi's bread donation	100	100
Paper Towels	0	0
Face Mask	0	0
Toilet Paper Rolls	0	0
Hand Sanitizer (2oz bottles)	0	0
Disinfectant Wipes	0	0
Emergency Food Boxes (Spectrum)	0	80

Free Summer Meals Program at Lockwood Gardens

The Oakland Housing Authority collaborated with the City of Oakland's Summer Food Service Program to provide meals to children and disabled residents at Lockwood Gardens. The program started June 7th, and to help with the distribution, FCP hired two (2) OHA resident interns. Using a Grab-and-Go style, the Summer Lunch Interns distribute breakfast and lunch. In addition to their meal, participants receive flyers about our "Zoom on the Move" program, vaccine clinics, food services, and job fairs. The children read and color at an outdoor children's table while they wait. The Oakland Public Library provided free books for our families.

Public Housing Site	Lunch/Breakfast Served (Month)	YTD
Lockwood Gardens	339	339

OBAR Grant – "Seniors Connect" Newsletter and Art & Craft kits

For June, ninety (90) Peralta Village senior residents received the "Seniors Connect" newsletter. The seniors also received their art & craft kits and a tomato plant donated by CalFresh. The art and craft kits were Father's Day themed and included: a plastic mug that can be colored, sweet home theme coloring book, set of markers, and a tomato plant.



The Seniors Connect Newsletter, Father's Day edition, included information regarding COVID-19 Vaccination sites, what it means to be fully vaccinated, and what activities can be done if you are fully vaccinated. The Seniors Connect Newsletter consisted of the June/July *Zoom on the Move* schedule. The newsletter also included a few pictures of senior's artwork submitted from the previous month to share with their fellow senior community members. It was reiterated to seniors that the Seniors Connect Newsletter is a platform to share their artwork with their senior community members at Peralta Village.

Wellness Checks

In response to the shelter in place order issued by the Alameda County Public Health department, FCP conducted continues to conduct wellness checks to ensure our most vulnerable population and current participants are okay throughout this pandemic..

Residents learn about what services and resources are available. In June, FCP contacted two- hundred and forty-nine (249) residents.

FCP Program	Monthly Total	YTD
FSS	68	284
General Support	42	88
Homeownership	0	6
Jobs Plus	0	38
OHA Seniors	90	463
PACT	13	14
Promise Plus	0	18
ROSS	32	140
Section 3	4	20
FUP Youth	0	2
Resident Owned Business	0	14
Total	249	1269

COVID-19 Relief Closet

- In response to COVID-19, FCP set up a relief closet and staff distributed five hundred and five (505) COVID-19 relief bags to OHA residents.
- FCP staff conducted outreach and distributed COVID-19 relief supplies at one hundred and fifty-one (151) OAHPI sites during June.
- The COVID-19 Relief closet discontinued the large bulk orders to serve the residents of the Lockwood Gardens and Peralta Village food pantries because the pantry has moved to a grab-and-go model. Lockwood and Peralta residents that received relief closet supplies are now counted as individual orders.

COVID-19 Relief Closet

	Individual Resident Orders	Lockwood Food Pantry Bulk Order	Peralta Food Pantry Bulk Order	Total
Residents served	505	0	0	505

Senior Socialization Program

The onsite senior socialization program remains suspended to protect the seniors against COVID-19. The seniors have received wellness checks by phone from their FCP Coordinator at least twice a week

Technology Assistance

T-Mobile tablet distribution

FCP distributed twenty-three (23) tablets in June. This included eighteen (18) ROSS participants and three (3) FSS participants. The tablets included an unlimited data plan provided through T-Mobile and paid for by OHA. Participants received assistance setting up their tablets, creating a Gmail account, and downloading Zoom. The tablets will help participants with their educational goals and access the "Zoom on the Move" series.

T-Mobile Tablet Distribution

FCP Program	Tablets Distributed (Month)	YTD Total
FSS	3	11
FUP Youth	0	9
Jobs Plus	0	2
PACT	0	12
Promise Plus	0	4
RAB	0	5
ROSS	18	18
Total	21	61

Homeownership

- On June 15th, five (5) OHA residents attended the monthly "Zoom on the Move" Homeownership virtual presentation.
- Seventeen (17) residents have met the minimum income, savings, and credit requirements for enrollment into the homeownership program.
- The homeownership team responded to ninety-six (96) program inquiries by phone and email.
- The homeownership team assisted one (1) current homeowner with general questions regarding refinancing.

Residents Pre-qualified for Homeownership

Voucher Size	# Families Searching	Average Household Income	Average Loan Amount
1 Bedroom	0	N/A	N/A
2 Bedrooms	3	\$43,257	\$333,333
3 Bedrooms	0	N/A	N/A
4 Bedroom	1	\$18,306	\$575,000

Homeownership Applicants

Homeownership Requirements Met	Approved for Mortgage	Executed Purchase Contract/In Escrow	Closings	Homes Purchased (YTD)	Homes Purchased
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					Outside of Oakland (YTD)
17	4	0	0	0	1

Homeownership Program

Current Homeowners	Total Homes Purchased (Since 2004)	Program Terminations (YTD)	Program Graduates (YTD)	Pending Refinance	Total Homes Refinanced (YTD)
79	119	0	1	3	0

Property Management Referrals, Site Intervention, and Housing Search

FCP staff closed twenty-six (26) referrals for housing resources, supportive services, community referrals, delinquent rent, housekeeping, and lease compliance issues, including neighbor disputes, noise, fighting, and unauthorized occupancy. Residents were counseled and received resources to become compliant with their lease.

Site Intervention, Property Management Referrals, and Housing Search

Development	Rent	HQS	Lease Comp.	DV	Supportive Services	Housing Search	Continued	Completed	Completed YTD
Lockwood	0	0	1	0	3	0	0	5	26
Peralta	0	0	0	0	3	0	0	3	76
Deep East (9)	0	1	2	0	9	0	0	12	15
East (10)	1	0	1	0	1	0	0	3	37
Fruitvale (11)	0	0	0	0	0	0	0	0	3
San Antonio (12)	0	0	0	0	0	0	0	0	7
West (13)	0	0	0	0	1	0	0	1	19
North (14)	0	0	1	0	1	0	0	2	12
Asset Management	0	0	0	0	0	0	0	0	0
Leased Housing	0	0	0	0	0	1	1	0	18
Total	1	1	5	0	18	1	1	26	213

Site Meetings

FCP staff participated in three (3) site meetings with a total of ten (10) residents in attendance. The Site meetings were conducted in coordination with the OPO Green Team to introduce residents to FCP services and program and educate them on how to reduce their trash through recycling.

Site Meetings	Residents in attendance
Total	3

Resident Outreach

The CARES team conducted outreach to one-hundred (100) OHA families living in the four (4) East Oakland census tracks (most of AMP 9) that are prioritized for the Oakland Resilient Families guaranteed income pilot. Six (6) of those families requested & received assistance completing an application.

Resident Owned Businesses

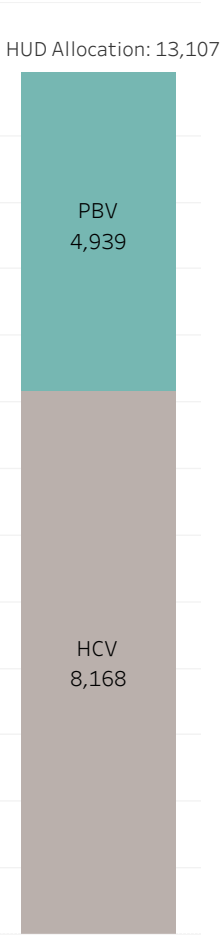
Business	Business
Raw Christal – Cosmetology	Brown Sisters Speak – Mental Health
Dress Your Mess	Ashby Market
Services by MSWELLS, LLC	H. Butlers Bar B.Q.
Coco Breeze	Designs by Charmeng
Total	8

Food Assistance

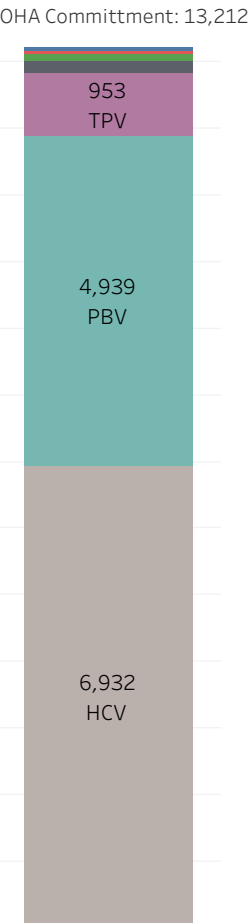
	Senior Lunch Meal Delivery	Food Pantry Groceries	Food Bank	Total
Meals/Groceries Provided	1720	195	0	1915
Households	80	232	0	312

MTW Utilization

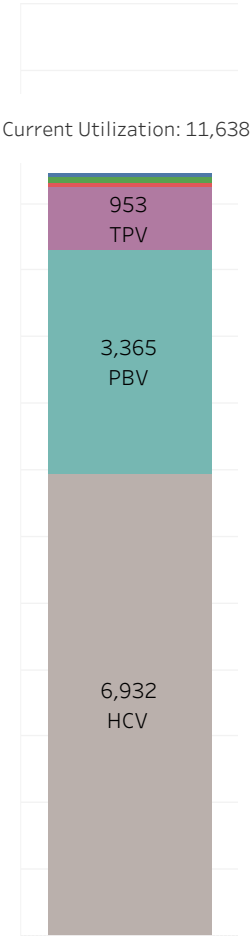
MTW Vouchers



Committed MTW Vouchers



Current MTW Vouchers Leased



Utilization Rate

89%

Unleased PBV's

1,574

Over Commitment

105

Voucher Utilization Table

MTW	Tenant-based vouchers	HCV	6,932
		TPV	953
		Port In	101
	Project Based Vouchers	PBV	3,365
		NED	53
		FUP Pre 2008	51
	Searchers and Transfers		183
Total		11,638	
Non-MTW	Tenant-based v..	EHV	0
		VASH	291
		Mainstream	154
		Homeownership	77
		FUP 2018	19
	Total		541

PBV Awards Not Yet Leased

AHAP Contracts

Building Name	AHAP Contract Date	Committed Vouchers: Population Ser..	
3268 San Pablo	6/24/2019	Formerly Homeless Veterans	50
Aurora Apartments	12/16/2019	Special Needs	43
Coliseum Place	11/11/2019	Homeless, HOPWA and Low-income	37
Foon Lok East (formerly Brooklyn Basin 3)	7/16/2020	Low income families/Special Needs	65
Fruitvale Studios	8/20/2020	Formerly homeless/Special Needs	12
Nova Apartments	10/30/2019	Low Income Families	56
Oak Grove North	11/5/2019	Senior Housing	75
Paseo Estero (formerly Brooklyn Basin 1)	11/29/2018	Seniors and Low income Families	50
Vista Estero (formerly Brooklyn Basin 2)	11/29/2018	Null	82
Grand Total			470

Conditional Awards

7th and Campbell	Pending	Formerly Homeless	20
34th and San Pablo	10/1/2020	Low Income Families	25
95th and International	4/29/2021	Formerly Homeless/Low Income Fam..	27
285 12th St	7/22/2021	Formerly Homeless/Low Income Fam..	16
3801 MLK Family Housing	10/1/2020	Families and Special Needs	16
Additional vouchers awarded	Pending	Formerly Homeless	19
Ancora Place	4/29/2021	Low Income Families and Special Ne..	31
Aurora Apartments	Null	Special Needs	0
Brooklyn Basin 4	8/8/2021	Low income families/Special Needs	61
Friendship Senior Housing	4/29/2021	Special Needs and Senioes	34
Fruitvale Transit Village Phase IIB	7/1/2020	Families and Seniors	75
Kenneth Henry Court	Pending	Low Income Families (08)	15
Oak Street Apts	Pending	Low Income Seniors (08)	25
Sylvester Rutledge Manor	Pending	Low Income Seniors (08)	64
W Grand and Brush	10/1/2020	Formerly Homeless	28
Grand Total			456

Leased Housing Department- June 2021 Report

2011 Housing Choice Voucher Wait List

There are a total of **1,917** applicants on the waitlist.

Virtual briefings

IE Virtual Briefing Dates	# of families invited	# of families attended
April 10 - 30, 2020	30	30
May 2020	104	104
June 2020	75	63
July 2020	36	31
August 2020	50	42
September 2020	25	25
October 2020	47	46
November 2020	43	43
December 2020	106	103
January 2021	37	36
February 2021	31	31
March 2021	49	47
April 2021	85	79
May 2021	102	87
June 2021	139	133

OAHPI

Referred Date	# of families	# of families accepted unit	Pending Move in
May 18, 2020	28	20	0
June 25, 2020	1	0	0
June 30, 2020	3	3	0
July 1, 2020	4	3	0
August 13, 2020	8	7	0
September 8, 2020	10	8	0
October 19, 2020	3	3	0
November 13, 2020	6	4	0

November 24, 2020	7	3	4
December 9, 2020	4	2	2
May 2021	2	0	0

OAHPI Intake

- October 1, 2020- 156 families invited, 51 attended.
- November 17, 2020- 103 families invited, 11 attended
- December 22, 2020- 92 families invited, 26 attended
- January 16, 2021- 64 applicant families, 13 attended

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
4/27/2021	129	24	104*	1

*no show 2nd intake appointment

Summary Report

May 2021

June 2021

Eligibility

Waitlist Activities and Port-in

	1	1
• Intake appointments scheduled 2011 waitlist	0	0
• Intake appointments attended 2011 waitlist	0	0
• Briefing and voucher issued for applicants from 2011 wait list	0	12
• Intake, Briefing and voucher issued for Port-In and Survivor vouchers/FUP	10	12

Project Based Voucher and Tenant Protection Vouchers

• New Move-in Intake and briefing PBV/TPV	70	39
• Relocation vouchers issued for OAHPI Households	0	0

Summary Report

May 2021

June 2021

Special Programs (including non-MTW)

Intake, briefing and voucher issued:

• HUD VASH	2	2
• Mod Rehab/S+C/Mainstream to Section 8	0	0
• Intake, briefing: Local Programs/ PACT	0	1

Public Housing and OAHPI Eligibility:

• Intake	3
• Processing for Eligibility	1
• Referred Households	0
• Withdrawn	7

Total new vouchers issued (tenant & unit based)	83	66
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Denial of Admission/Withdrawals	38	21
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Owner Services

Initial Inspections

• Move-in inspections	134	138
• Passed Inspections	63	68
• New contracts (new, transfer, port-ins)	81	148

Rent Increases

• Rent increases requested	275	535
• Rent increases approved	204	355
• Rent increases denied/declined	71	118
• Rent increases pending review/HQS	0	62

Annual Inspections

• Total number of Annual Inspections performed	925	849
• Number of annual inspections passed	368	334
• Failed with owner and tenant items	423	341
• Inspections rescheduled, vacant, or cancelled	32	100
• No Shows	102	74

Reasonable Accommodations

• Total number of requests received	14	18
• Total number approved	6	9
• Total number pending	4	5
• Total number denied	4	4

Summary Report

May 2021

June 2021

Occupancy

• Total annual recertification appointments scheduled	354	310
• Total annual recertifications completed	187	313
• Total interim recertifications completed	205	186
• Abatement vouchers issued	15	23
• Transfer voucher within Oakland	58	73
• Portability vouchers issued	20	35
• Total no. of transfer vouchers issued	93	131
• Total no. of Decisions to Terminate Assistance	18	8
• Total Meet & Discuss appointments	0	0
• Resolution cases	58	45

Special Programs

• Interims completed	74	122
• Recertifications completed	183	147
• Field recertifications	0	0
• Transfer port vouchers issued	10	27
• Resolution cases	14	25

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	0	0

Customer Service

• Walk in visitors	0	0
• 1540 Leased Housing main phone line	3,750	3,544
• Avg. calls/day to Customer Service	188	168

LEP Calls

• Cantonese/Mandarin	59	47
• Spanish	32	28
• Vietnamese	8	12

Leased Housing Department Special Programs and Initiatives:

VASH

OHA has a total allocation of 526 VASH vouchers and 294 are leased. OHA received a new allocation of 130 new vouchers effective January 1, 2021. OHA issued 3 vouchers, and OHA received 4 referrals from the Veterans Administration Medical Center (VAMC). OHA approved a conditional award of 14 vouchers to the Lake Park affordable housing project. OHA is working with Operation Dignity, a non-profit, and the Veterans Administration to lease 22 SRO units at the Temescal Inn to VASH eligible veterans. All units passed HQS. The Temescal Inn, a former motel, was purchased by the City of Oakland as part of the Home Key program administered by the State. The property is located at 3720 Telegraph Avenue.

Mainstream

OHA has a total allocation of 212 Mainstream vouchers, 160 utilized and 16 searchers.

Confidential Client Request (CCR) Policy

The purpose of this policy is to ensure OHA and OAHPI are in compliance with the provisions of the Violence Against Women's Act (VAWA) and to describe the procedures for processing VAWA and the Threat of Physical Harm requests, timely, effectively, fairly, and to maintain confidentiality.

The Leased Housing Department received 7 CCR's for review and processing.

Portability

A total of 11 participant households ported in from other PHA's. OHA is absorbing all port in households except VASH. One family leased up.

There are 79 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, etc. We anticipate the program to launch late July 2021.

Owner Incentives

Per OHA's MTW plan, Leased Housing has launched four owner incentives: Vacancy Loss (Re-Rent Bonus), Pre-Qualifying inspections, Signing Bonus, and Owner Recognition. The incentive for the Maintenance Repair Loan will launch in first quarter 2021.

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 \$25,365.40 in vacancy loss to 7 owners. Units had an average vacancy period of 95 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. FY21, 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 \$500 signing bonus. This is for new owners who have not contracted with us prior to March 2015.

OHA paid 18 new owners a \$500 bonus/\$9,000.

Maintenance Repair Loan -To ensure a home is maintained, each apartment must pass a Housing Quality Standards Inspection. We know this can be particularly difficult for older properties and for smaller property owners who may not have capital repair funds available. Using a small advance on the owner's Housing Assistance Payments, up to \$2,500, owners will have the funds needed to make those repairs, and complete the inspection process. Owners will repay OHA by having a small deduction out the first six rental assistance payments. This incentive will launch third quarter 2021.

Waitlist Openings:

1. Mainstream waitlist opened for the period February 16-19th, 2021
 - 3,063 applications were received
 - 300 applicant households are added to the 2011 HCV Waitlist
 - Intake appointments are scheduled for July 2021
2. The OAHPI waitlist opened for the period June 7-10 th 2021. A total of 1,018 applications were submitted online. The goal of the opening was to have households to fill three- bedroom units within the six portfolios. A total of 350 applicant households met the 3- bedroom occupancy standard and will be placed on the waitlist.

CARES Act funding

Owner and Resident Incentives:

New Contract Lease ups:

- Leased Housing and the Finance team have collaborated to create a seamless process to pay a \$250 incentive payment to owners who lease units to program participants and applicants. Total funding approved to date \$103,000.

Owner Direct Deposit

- Finance and Leased Housing Departments are working together to launch this incentive during March 2021-May 2021. Total budget \$285,000
- Every owner who shifts to direct deposit for HAP check will receive \$200.

Security Deposit Assistance

- Security Deposit incentive to remove barriers to leasing units during the pandemic when family resources and incomes have reduced.
- Leased Housing has budgeted \$180,000 to assist applicants and program participants with security deposits. Tenants request security deposits assistance and the incentive is paid directly to the owner upon execution of the HAP contract.
- 127 families have utilized security deposit assistance for a total of \$178,050.

Owner Portal Sign up

- OHA is offering \$100 incentive to owners who register on the portal
- The portal is one-stop for owner information: inspections, HAP deposits, resident rent portion changes.
- 94 owners have utilized this incentive for total expense of \$9,400.

New Contracts Entered for Owner Payment December

PBV	73
Section 8	85
HUD VASH	6
TRA/Shelter Plus	2
Mod Rehab	0
Other	0
Contracts Entered for Payment	146

Project Based Vouchers

Projects in the pipeline

- **Fruitvale Studios (12 units): Expected lease-up in August 2021**
- **Coliseum Place (37 units): Expected lease-up in October 2021**

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Vista Estero	82	93	7	71	15
2	Paseo Estero	50	62	5	44	13
3	Nova	56	57	6	49	2
4	Aurora	45	24	24	0	0

- **Paseo Estero Family Apartments (Mid Penn Housing)**

- Located at 255 8th Ave, Oakland 94606
- 100 total Family units
- 50 units subsidized by OHA Project voucher

- **Vista Estero Senior Apartments (Mid Penn Housing)**

- Located at 285 8th Ave, Oakland, 94606
- 109 Total units for Seniors
- 82 units subsidized by OHA Project based voucher

- **Nova Apartments (Affirmed Housing)**

- ☐ Located at 445 30th Street
- ☐ 56 OHA Project Based Vouchers awarded
- ☐ 33 studios and 24 one bedroom units
- ☐ 100% PSH for formerly homeless

Yardi – Participant Portal – Online Interim and Applicant Submission tool

Online Interim Recertification in YARDI launched on July 13th.

As part of our on-going effort to increase accessibility and find alternatives options for our program participants to report changes in income OHA residents can submit documentation directly to their case worker for review through the Rent Cafe portal.

Leased Housing has completed a mailing and email notification to program participants and will continue to include an informational flyer in recertification packets. Additionally, notification about the new online option is on the OHA website.

Online Applicant Intake Tool launched in February 2021-

Applicants can submit intake packets via the Rent Café online portal.

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 21 client interactive/warning meetings, processed 7 owner notification letters, resolved 6 late rent notices, resolved 68 resolution cases and processed 23 proposed termination notices. Additionally, the team assigned 0 police reports and calculated \$7,170 in subsidy overpayments. The team developed an owner notice explaining the eviction moratorium and HUD supported actions to limit potential evictions. Leased Housing program Compliance Team notified owners via email regarding the Eviction Moratorium and CDC guidelines.

Rent Increases

Leased Housing received 535 rent increase requests. There were 255 Housing Choice Vouchers completed. Two-hundred and eighty for Project Based Vouchers and Mod Rehab. The average rate of increase was 5% and average amount approved was \$83.

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 nineteen (19) projects.

Projects in process :

- Sylvester Rutledge Manor (CCH) awarded 64 PBV units: expected lease up May 2021. Forty-five families were referred for eligibility screening and thirty-nine are eligible.

- Kenneth Henry Court (SAHA) was awarded 15 PBVs. Twelve households have been referred for screening.

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 FY21.

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	First Place for Youth	First Place for Youth

		and exiting the foster care or juvenile justice system		
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	28	2

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	29	21

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

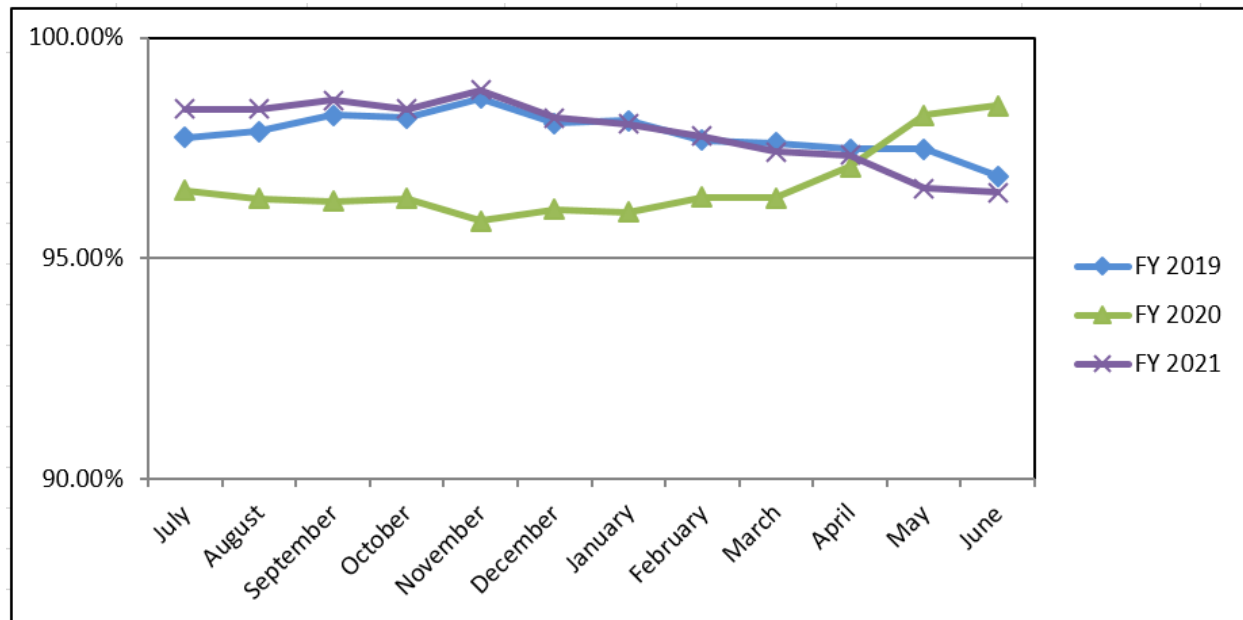
As of April 2020 TOTALS	Total Units	Vacant or Non-Eligible Units	Eligible Units	Subsidy Per Unit
	311	135	176	\$897

- All properties received subsidy increase with FY21 HUD Fair Market Rent.

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 96.50%



All Authority Public Housing Units

Month	Occupancy Rate
July 2020	98.39%
August 2020	98.39%
September 2020	98.59%
October 2020	98.38%
November 2020	98.81%
December 2020	98.19%
January 2021	98.05%
February 2021	97.77%
March 2021	97.41%
April 2021	97.34%
May 2021	96.58%
June 2021	96.50%

Authority Managed Public Housing Units

Development	Total Units	Non-dwelling Units/Exempt	Available Units	Occupied Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Lockwood Gardens	372	2	370	362	1	1	6	96.76%	97.84%
Peralta Villa	390	2	388	370	6	2	10	95.35%	95.36%
Total	762	4	758	732	7	3	16	96.04%	96.57%

OAHPI Project Based Section 8 Units

Portfolio	Total Units	Excluded Units	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	224	30	1	3	10	79.85%	83.58%
East	258	0	258	221	30	1	3	3	85.27%	85.66%
Fruitvale	270	3	267	252	9	3	0	3	94.01%	94.38%
San Antonio	244	4	240	233	6	0	1	0	95.83%	97.08%
West	230	0	230	223	5	1	1	0	97.39%	96.96%
North	239	0	239	217	21	1	0	0	91.21%	90.79%
Total	1,519	17	1502	1370	101	7	8	16	90.35%	91.21%

OAHPI – PACT Program

Portfolio	Total Units	Office Units for Admin	Program Units	Program Occupied Units	Employee Occupied Units	Down Units/CID	Units in Turnover	Application in process from ACSO	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
East	20	1	19	13	1	1	1	1	3	84.2%	73.7%

Recertification Report

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/ Outstanding	Recertifications/ Legal	Current Month Backlog
Lockwood Gardens	28	130	4	126
Peralta Villa	9	117	6	111
Total	37	247	10	237

Tenant Rent Collections

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Lockwood Gardens	\$127,860	\$111,309	87.1%	\$142,851	77.9%
Peralta Village	\$113,367	\$105,496	93.1%	\$116,578	90.5%

OAHP Project Based Section 8 Units

Portfolio	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Deep East	\$119,736	\$70,618	59.0%	\$154,980	45.6%
East	\$125,617	\$77,974	62.1%	\$164,076	47.5%
Fruitvale	\$139,874	\$106,919	76.4%	\$165,520	64.6%
San Antonio	\$129,277	\$107,323	83.0%	\$149,615	71.7%
West	\$129,887	\$109,687	84.4%	\$147,160	74.5%
North	\$121,559	\$97,926	80.6%	\$145,149	67.5%

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	\$75,145	\$57,186	\$46,432	\$298,818	(\$40,051)	\$437,530
Peralta Villa	\$47,923	\$88,942	\$28,296	\$132,542	(\$55,898)	\$186,805

* Includes Current Tenant Rent and Misc. charges.

OAHP Project Based Section 8 Units Tenant Rent

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Deep East	\$75,887	\$69,183	\$63,184	\$870,447	(\$55,308)	\$1,023,393
East	\$73,171	\$68,043	\$62,426	\$919,495	(\$51,727)	\$1,071,407
Fruitvale	\$87,427	\$68,213	\$55,233	\$466,863	(\$56,371)	\$621,365
San Antonio	\$58,565	\$43,740	\$35,607	\$280,645	(\$95,898)	\$322,659
West	\$69,358	\$54,839	\$46,727	\$459,410	(\$92,756)	\$537,578
North	\$65,113	\$53,321	\$47,084	\$458,178	(\$160,536)	\$463,161

* Includes Current Tenant Rent and Misc. charges.

OAHP Project Based Section 8 Units Housing Assistance Payments (HAP)

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total HAP Owed
Deep East	\$26,086	\$24,555	\$17,303	\$328,177	\$0	\$396,121
East	\$27,215	\$14,176	\$6,647	\$211,039	\$0	\$259,077
Fruitvale	\$14,439	\$10,075	\$10,729	\$293,465	\$0	\$328,708
San Antonio	\$23,410	\$14,191	\$8,514	\$208,627	\$0	\$254,742
West	\$37,504	\$22,810	\$13,032	\$303,246	\$0	\$376,592
North	\$25,983	\$29,931	\$7,116	\$340,476	\$0	\$403,506

* Current tenants only

Authority Managed Public Housing Units

Development	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Lockwood Gardens	\$442	\$455	\$422	\$69,644	(\$574)	\$70,389
Peralta Villa	\$492	\$621	\$139	\$51,598	(\$1,408)	\$51,442

*Past tenants

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	\$0	\$541	\$654	\$664,999	(\$21,851)	\$644,343
East	\$1,227	\$815	\$2,429	\$303,224	(\$28,194)	\$279,501
Fruitvale	\$1,206	\$355	\$1,371	\$204,987	(\$20,121)	\$187,799
San Antonio	\$441	\$616	\$1,860	\$162,011	(\$12,467)	\$152,461
West	\$0	\$0	\$0	\$92,118	(\$30,581)	\$61,537
North	\$0	(\$61)	\$467	\$201,314	(\$18,847)	\$182,873

*Past tenants

OAHPI Project Based Section 8 Units Housing Assistance Payments (HAP)

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total HAP Owed
Deep East	\$0	\$0	\$0	\$201,074	\$0	\$201,074
East	\$1,002	\$1,002	\$4,742	\$131,132	\$0	\$137,878
Fruitvale	\$0	\$0	\$2,035	\$123,114	\$0	\$125,149
San Antonio	\$342	\$2	\$1,750	\$100,687	\$0	\$102,097
West	\$0	\$0	\$0	\$69,098	\$0	\$69,098
North	\$2,036	\$5,095	\$3	\$66,336	\$0	\$73,470

* Past tenants

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	155	181	200	136
Peralta Villa	390	66	216	223	59
Total	762	221	397	423	195

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	262	170	148	284
East	278	186	166	154	198
Fruitvale	270	130	193	177	146
San Antonio	244	62	133	123	72
West	271	148	190	144	194
North	239	147	184	113	218
Total	1,539	935	1,036	859	1,112

Legal Report

Legal Report – Authority Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
Jul-20	1	0	1	\$ -
Aug-20	1	0	1	\$ -
Sep-20	1	1	2	\$ 653.00
Oct-20	3	0	3	\$ 125.00
Nov-20	5	0	5	\$ 3,059.00
Dec-20	2	0	2	\$ 2,027.00
Jan-21	4	0	4	\$ 637.00
Feb-21	0	0	0	\$ -
Mar-21	0	0	0	\$ -
Apr-21	0	0	0	\$ -
May-21	0	0	0	\$ -
Jun-21	0	0	0	\$ -

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
Jul-20	0	0	0	\$ -
Aug-20	0	0	0	\$ -
Sep-20	0	0	0	\$ -
Oct-20	1	0	1	\$ -
Nov-20	0	0	0	\$ -
Dec-20	1	1	2	\$ 57,571.00
Jan-21	0	0	0	\$ -
Feb-21	0	0	0	\$ -
Mar-21	0	0	0	\$ -
Apr-21	0	0	0	\$ -
May-21	1	0	1	\$ 21,564.00
Jun-21	0	0	0	\$ -

Resource Conservation Community Engagement and Outreach

Authority Managed Public Housing Units

Development	Site Assessments	Resident Contact	Flyer Outreach	In-Person Site Meetings	Virtual Meetings	# of Virtual Meeting Participants
Lockwood Gardens	4	0	362	0	1	4
Peralta Villa	4	0	370	0	0	0
Total	8	0	732	0	1	4

OAHPI Project Based Section 8 Units

Portfolio	# of Sites Visited	Site Assessments* (includes multiple visits)	Resident In-Person Contact	Resident Phone Outreach	Flyer Outreach	In-Person Site Meetings	Virtual Meetings
Deep East	40	56	3	0	224	1	0
East	25	34	0	0	221	0	0
Fruitvale	23	32	0	0	252	0	0
San Antonio	36	55	10	0	233	3	0
West	38	38	0	0	223	0	0
North	36	36	1	0	217	0	0
Total	198	251	14	0	1,370	4	0

*Fewer site assessments because RCC staff were out.

Capital Improvement Department

Rehabilitation Team:

Unit Renovations

Units Completed and Returned to OPO in June	5
Units Received From OPO in June	1
Units Completed in Fiscal Year 2020-21 To Date	36

These unit renovations are complete turns, typically stripped down to the sheetrock. They include:

- Asbestos abatement in walls and flooring if present
- 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
- Re-textured and painted
- Added light fixtures on the ceilings of living and bedroom areas

Recently Completed:

- 915 Union St. #H—Full unit renovation.
- 826 Mandela #J—Full unit renovation.
- 826 Mandela #H—Full unit renovation.
- 1229 65th #C—Full unit renovation.
- 1021 66th—Full unit renovation.
- Peralta exterior LED lighting upgrades.

In the Preconstruction/Construction Process:

Housing

- Lockwood Gardens exterior repairs and paint.

Administrative Buildings

- Exterior paint at 935 Union
- Service Center Driveway asphalt R&R, reseal, and stripe
- Lockwood Entry ADA Improvements
- Touchless Plumbing Fixtures (CARES Act)
- Bio polar ionization units for HVAC systems (Cares Act)

**note—previous versions of the CID report included OAHPI projects. Those projects are no longer included for clarity of OHA work.

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:	\$126.2M

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 substantially completed on Oak Grove North and work is underway at Oak Grove South.

Construction Progress:

% Complete on 6/30/21: 81.16%
 % Complete last Month: 75.42%
 Scheduled Completion Date: 12/2021

New Hires:

Number of New Hires: 137
 Number of Section 3 Hires: 33
 % Section 3: 24.10%

Construction Contract Status:

Original Contract Amount	\$44,117,725.00	Pending Change Orders (PCOs)	\$ 278,969.67
Approved Change Orders	\$ 2,429,821.14	Potential Future Changes	<u>\$0.00</u>
Current Contract Amount	\$46,547,546.14	Potential Contract Amount	\$46,826,515.81

Milestones Completed Past Month:**Oak Grove North**

- The building is fully occupied
- Some work continues in common areas and on the exterior of the building
- Furnishings in the lobby and common room will be installed in July once work is completed and COVID restrictions allow group activities
- Residents are utilizing the courtyard
- Some punch list items will be completed after all COVID restrictions have been lifted

Oak Grove South

- All residents have been temporarily relocated
- Unit finishes on the 5th floor have been completed, except for the contractor office space, are approximately 90% completed on the 4th floor, and are continuing on the lower floors
- All of the solar panels have been installed and the boiler installation is nearing completion
- Dry rot repairs will be completed in July and heat treatment of the insect infestation will be completed in August
- Site work on the courtyard has begun

Harrison Tower – OHA/RAMP Development



Harrison Tower, a 101-unit senior public housing development, was approved for a Section 18 Disposition by HUD in July 2018. This approval will allow the property to be refinanced utilizing tax-exempt bonds, conventional debt, and low income housing tax credits to modernize all building systems and renovate the 100 senior apartments and one (1) manager's unit.

In addition to substantially rehabilitating all residential units, the 3rd floor residential amenities and property management/ services offices will be reconfigured and updated, and seismic upgrades will be performed throughout the building which will include the garage and 1st and 2nd floor Authority offices.

Project Description:

Project Address:	1621 Harrison Street	Affordability Targeting:	50% AMI
Project Type:	Rehabilitation	Other Uses:	OHA Headquarters
Number of Units:	101	Architect:	Saida +Sullivan Architects
PBVs:	100	General Contractor:	To be determined
Target Population:	Seniors	Property Management:	To be determined
		Total Development Cost:	\$86.4M (includes \$30.1M Seller Carryback Loan)

Targeted Permanent Funding Sources:

- Permanent Hard Loan
- Tax Credit (LP) Equity
- GP Equity
- OHA Loan
- OAHPI Seller Carryback Loan
- Deferred Developer Fee

OHA Board Authorizing Resolutions – None to date

Affiliate Board Authorizing Resolutions:

- OAHPI No. 19-006, 5/31/19: Arch. and Engineering Contract with Saida + Sullivan Design Partners
- OAHPI No. 20-001, 5/5/20; Construction Manager contract with Buis Construction Services, Inc.

Approved OHA/Affiliate Funding:

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

Disbursements to Date (6/30/21):

\$591,971

Current Project Status:

Predevelopment: Relocation planning is well underway. 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 delayed by at least a year while it is in the queue for a private activity bond allocation from the CA Debt Limit Allocation Committee. With all other financing committed and entitlements secured, the project is otherwise shovel ready.



BROOKLYN BASIN ILLUSTRATIVE PLAN

Brooklyn Basin Projects 1 and 2 – Partnership with MidPen



*Brooklyn Basin Projects 1 and 2 are currently under construction on Parcel F for a total of 211 units. Project 1 (named **Paseo Estero**) will provide 101 units for very low-income families and larger households and Project 2 (named **Vista Estero**) will provide 110 units for very low-income seniors.*

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 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: \$5,000,000 Land Acquisition

Disbursements to Date:

\$5,000,000

Current Project Status:

Construction is 100% complete. The final Certificate of Occupancy from the City is still pending but the owner was notified that both projects achieved LEED for Homes Gold status, a notable step higher than their Silver target. Paseo Estero is 76% leased and Vista Estero is 81% leased.

Construction Progress:

% Complete on 6/30/21:	100%
% Complete last Month:	100%
Scheduled 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.*

This June 2021 photo shows Foon Lok West under construction as well as the remainder of Parcel A where Foon Lok East (Project 4) will be built. Vista Estero is on the top left corner.

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:

- | | |
|--|---|
| <ul style="list-style-type: none"> • OHA Loan • SF Federal Home Loan Bank AHP Grant • CA HCD – No Place Like Home (homeless funding) • City of Oakland | <ul style="list-style-type: none"> • Alameda County A1 Funds • Tax Credit Equity – Wells Fargo Bank • General Partner Equity • Permanent Mortgage – CA Community Reinvestment Corporation |
|--|---|

OHA Board Authorizing Resolutions:

- No. 4765, 8/28/17: CEQA
- No. 4766, 8/28/17: Purchase and Sale Agreement; Joint Ownership Agmt.; Master Housing Agmt.
- No. 4792, 2/26/18: Lease Disposition and Development Agreement for Projects 1 and 2; 258 PBVs
- No. 4868, 5/13/19: Lease Disposition and Development Agreement for Projects 3 and 4

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:	Disbursements to Date:
MTW: \$5,000,000 Land Acquisition	\$5,000,000

Current Project Status:

Mechanical installations have begun on floors 1-3; framing, furring, insulation and pre-rock are underway on floors 4-6; preparations for roof, weather barriers and windows are underway. Project remains on schedule.

Construction Progress:		New Hires:	
% Complete:	46.47%	Number of New Hires:	126
% Complete last Month:	40.03%	Number of Section 3 Hires:	21
Scheduled Completion Date	May 2022	% Section 3:	16.67%
		% Local Residents:	44.21%
		% Local Apprentices:	37.04%

Milestones Completed Past Month: Construction is ongoing.

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:

<i>Project Address:</i>	285 12 th Street	<i>Affordability Targeting:</i>	20%-60% AMI
<i>Project Type:</i>	New Construction	<i>Other Uses:</i>	3,500 sq. ft. commercial
<i>Number of Units:</i>	65	<i>Architect:</i>	David Baker Architects
<i>PBVs:</i>	16	<i>General Contractor:</i>	TBD
<i>Target Population:</i>	Low-income families, 7 special needs units	<i>Property Management:</i>	EBALDC
		<i>Total Development Cost:</i>	\$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 	<i>Soft Loans & Grants</i> <ul style="list-style-type: none"> • OHA Loan • Transit Oriented Dev. Housing Program • Affordable Housing & Sustainable Communities • Infill Infrastructure Grant
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OHA Board Authorizing Resolutions:

- Reso. No. 4881, 09/22/19: Land purchase and soft loan in combined amount not to exceed \$12,000,000. Conditionally awarded 16 Project-Based Section 8 Vouchers.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

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

Disbursements to Date:

None

Current Project Status:

Predevelopment – EBALDC is continuing architecture and engineering design, refining construction cost estimates, applying for funding, selecting a general contractor. OHA is considering providing a loan to allow EBALDC to pay off their current land acquisition loan. Work is underway to draft an Acquisition Conditions Agreement and loan documents. Board consideration of the land acquisition takeout loan may be requested at the August commission meeting.

Milestones Completed Past Month:

Continued predevelopment work.

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:	TBD
Target Population:	Low-income families, up to 16 special needs units	Property Management:	EAH
		Total Development Cost:	\$56.0M

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, 02/03/20: 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:

None

Current Project Status: Predevelopment – EAH is continuing architecture and engineering design, refining construction cost estimates, and applying for funding. EAH is evaluating the competitiveness of 500 Lake Park in the September MHP NOFA and determining whether to submit an application. EAH may request additional support for the project from OHA in order to increase its competitiveness for state funding.

Milestones Completed Past Month:

OHA acquired the site from EAH and provided a predevelopment loan for the project on June 7.

Asset Management Department

Occupancy Report - Contract Managed Public Housing Units

Development	Total Units	Non-dwelling units/ Exempt	Offline Units	Units Occupied by Employees	Available Units	Units In Rehab	Vacant and Available	Reserved Units**	Occupied Units	Previous Month Occupancy Rate	Current Month Occupancy Rate
Harrison Towers	101	0	15	1	85	0	0	0	85	100.00%	100.00%
Adel Court	30	0	0	0	30	0	0	0	30	93.33%	100.00%
Campbell Village	154	2	0	1	151	0	11	5	140	93.38%	92.72%
Palo Vista	100	0	0	1	99	0	4	2	95	97.98%	95.96%
Linden Court	38	0	0	0	38	0	2	0	36	94.74%	94.74%
Mandela Gateway	46	0	0	0	46	0	1	1	45	95.65%	97.83%
Chestnut Court	45	0	0	0	45	0	3	0	42	95.56%	93.33%
Foothill Family	21	0	0	0	21	0	1	0	20	100.00%	95.24%
Lion Creek I & II	99	0	0	0	99	0	2	0	97	100.00%	97.98%
Lion Creek III	37	0	0	0	37	0	0	0	37	100.00%	100.00%
Lion Creek IV	21	0	0	0	21	0	0	0	21	100.00%	100.00%
Total	692	2	15	3	672	0	24	8	648	97.02%	96.43%

Recertification Report - Contract Managed Public Housing Units

Development	Completed Annual Re-certifications	Re-certifications/ Outstanding	Re-certifications/ Legal	Total Backlog
Harrison Towers	43	0	0	0
Adel Court	28	0	0	0
Campbell Village	10	1	0	1
Palo Vista Gardens	0	2	2	4
Linden Court	0	0	0	0
Mandela Gateway	2	0	0	0
Chestnut Court	1	15	0	15
Lion Creek Crossings	1	7	0	7
Foothill Family	4	0	0	0
Total	89	25	2	27

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	\$33,672	\$37,000	-\$3,328	-9.88%	\$3,378	\$15	\$0	\$65
Adel Court	\$11,318	\$9,080	\$2,238	19.77%	\$2,362	\$1,250	\$6,904	\$12,754
Campbell Village	\$49,701	\$44,910	\$4,791	9.64%	\$6,732	\$4,612	\$24,336	\$40,471
Palo Vista Gardens	\$31,612	\$30,203	\$1,409	4.46%	\$3,364	\$1,986	\$6,333	\$13,092

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	2	3	5	0
Adel Court	30	2	3	5	0
Campbell Village	154	2	37	35	4
Palo Vista	100	0	18	18	0
Chestnut Court	38	0	0	0	0
Linden Court	45	0	0	0	0
Mandela Gateway	46	51	24	64	11
Lion Creek Crossings*	157	142	93	53	182
Foothill Family	21	0	0	0	0
Total	692	199	178	180	197

Legal Report – Contract Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
July 2020	0	0	0	\$0
August 2020	0	0	0	\$0
September 2020	0	0	0	\$0
October 2020	0	0	0	\$0
November 2020	0	0	0	\$0
December 2020	0	0	0	\$0
January 2021	0	0	0	\$0
February 2021	0	0	0	\$0
March 2021	1	0	1	\$552
April 2021	0	0	0	\$0
May 2021	0	0	0	\$0
June 2021	0	0	0	\$0
Total	1	0	1	\$552

Senior Site Activities

Outreach Efforts/Activities	Harrison Towers	Adel Court	Palo Vista Gardens	Total
Wellness Phone Calls	170	30	100	300
Mercy Brown Bags	150	38	60	248
Spectrum Senior Lunches Served	N/A	N/A	680	680
Spectrum Food Boxes	N/A	N/A	160	160
RAC Meeting	N/A	N/A	3	3
Benefits/Insurance Support	17	N/A	N/A	17
Birthday Cards	6	1	11	18
Laundry Card Refill	N/A	N/A	21	21
Father's Day Luncheon	N/A	3	30	33
Case Management	N/A	11 N/A	N/A	534
Courtyard Music Hour	N/A	N/A	4	4
USOAC Walk Club	N/A	N/A	10	10
Home Visits	2	N/A	N/A	2

Food Resources

- Mercy Brown Bags:** Residents continue to receive bags of fresh produce on the bi-weekly basis as part of the Mercy Brown Bag program. Thirty-eight (38) bags were delivered to Adel Court, sixty (60) bags were delivered to Palo Vista Gardens, and one hundred and fifty (150) bags were delivered to Harrison Towers in the month of June. The food bags provided by Mercy Brown Bags program included a variety of fresh and canned items such as potatoes, eggs, tilapia, canned tuna, cereal, milk, rice, oranges, pears, apples, plums, cucumbers, tomatoes, onions, celery, mustard greens, pork chops, chicken breast, and ground beef.



- **Spectrum Food Box:** Spectrum Foods provided one hundred sixty (160) prepared bags of fresh produce to Palo Vista Gardens residents. The bags contained various fresh vegetables and fruit including collard greens, beets, green beans, corn, and grapes, and were distributed at the same time as the Spectrum hot lunches.
- **Father's Day Luncheon:** Thirty (30) residents at Palo Vista and three (3) at Adel Court participated in the Father's Day luncheon. The luncheon was catered by iLava Hawaiian BBQ and included Teriyaki chicken, rice, and macaroni salad and food was delivered to each resident's door. After the luncheon several residents reached out to let staff know that they really enjoyed their meals.
- **Resident Appreciation Luncheon:** Each Harrison Towers resident received a lunch from property management staff in appreciation for their incredible job of helping to maintain the cleanliness of the building during the pandemic.

Health & Wellness

- **Resident Advisory Committee (RAC) Meeting:** At the last RAC meeting the three (3) members in attendance spoke with Lieutenant Dupree from OHAPD about their ongoing safety concerns. During the discussion they informed Lieutenant about observing abandoned vehicles around the development and about cars speeding down the adjacent streets after business hours. Lieutenant Dupree assured RAC members that OHAPD is conducting more frequent patrols in the area to mitigate their concerns and also reminded them to call OHAPD anytime they observe similar issues. He also provided an update about the installation of the security cameras and how the footage is being monitored by OHAPD. Residents also expressed a desire to have more in-person events as social distancing restrictions are being lifted. Residents requested the return of fitness classes so they could return to their pre-pandemic fitness levels.
- **Wellness Checks:** Property management staff continues to conduct wellness check phone calls to each household. Staff made one hundred and seventy (170) calls to Harrison Towers residents, thirty (30) calls to Adel Court residents, one hundred and fifty (150) at Oak Grove North & South, and one hundred (100) calls to Palo Vista Gardens residents in the month of June. One (1) Harrison Towers resident was reported missing twice in the month of June and OHAPD was deployed to initiate a search for this tenant. On both occasions OHAPD was able to find and return the tenant safely to the place of residency. As a result of these incidents, property management escalated the case to Adult Protective Services (APS) to request a higher level of care and ensure tenant's safety moving forward. Management also spoke with tenant's family to create a plan for any future incidents.
- **Birthday Celebrations:** Eleven (11) Palo Vista Gardens, one (1) Adel Court resident, and six (6) Harrison Towers residents celebrated birthdays in June.

Property management staff acknowledged residents' birthdays by delivering birthday cards and goodie bags containing ground coffee, snacks, masks, hand sanitizer, and soap. Residents expressed their appreciation for receiving the birthday bags and cards.

- **Laundry Card Refills:** As a way to ensure that the senior residents of Palo Vista can maintain social distancing protocols, the Resident Services Coordinator collected funds from residents to load their laundry cards. Twenty-one (21) residents utilized this service in the month of June.
- **Miscellaneous Support Services:** Harrison Towers property management translation services continue to be very popular with the residents. Seventeen (17) residents used the remote translation services to assist with the completion of medical forms, applications for benefits from CalFresh, reading letters from IHSS, calling health care providers to schedule appointments, translating stimulus check letters, and completing Emergency Broadband Benefit Program applications.
- **Health Packs:** During the month of June Harrison Towers management provided each resident with a goodie bag comprised of PPE, which included masks, hand sanitizer, face shields, alcohol wipes, and sanitizing wipes.

Campbell Village Community Center

Outreach Efforts/Activities	Total
Auto-dialer Resident Phone Calls	45
Resident Text Messages	360
Resident Phone Calls	45
Contactless Food & Supply Delivery (Seniors only)	22
Food Pantry	360
Garden Club	16
Summer Lunches (SFSP Oakland)	500
Birthday Cards	20
Wellness Checks	64
Home Management (Delivery of supplies)	12
Ross Program Sign-Up	11
Computer Lab	8
Olivet Oakland Giveaway	54
Rent Assistance	12
Health Screening/Covid Testing	21

- **Wellness Checks:** The resident service coordinator spoke to forty-five (45) via phone during the month of June. During the phone calls, the resident services coordinator assessed the needs of the household and provided the residents with information about the programs currently running at Campbell Village including rental assistance opportunities and the enrollment process for the Ross Program. In addition to regular calls, fifty-five (55) auto-dialer calls and three hundred-sixty (360) text messages were sent to residents to inform them about the food program and site updates.
- **SFSP Oakland Summer Lunches:** Campbell Village's property management staff partnered with SFSP Oakland to provide lunch and breakfast for school-age kids from 0-18 years old. In the month of June five hundred (500) meals were received by the residents and community members in the surrounding areas.
- **Food Pantry:** The partnership with the Alameda County Food Bank allowed to set up a food pantry that has been used three hundred (360) times in the month of June. The pantry is open every Tuesday and residents are able to shop for fresh produce, milk, eggs, hot dogs, frozen meats, and other food staples.
- **Senior Meal & Supply Delivery:** Twenty-two (22) senior residents received boxes containing food, water, toilet paper, and hand sanitizer via contactless delivery during the month of June.
- **Rent Assistance:** Twelve (12) residents indicated they were having difficulties with paying rent and the Resident Service Coordinator connected them with resources that could assist them in meeting their rental obligations.
- **Computer Lab:** Eight (8) residents used the computer lab to print documents to complete their applications for unemployment assistance. The residents used the computer lab one at the time and the lab was sanitized in between uses.
- **Birthday Celebrations:** Twenty (20) residents celebrated birthdays in the month of June and each person received a birthday card from the property management staff to acknowledge their birthday.
- **Garden club:** Sixteen (16) resident volunteers worked in the garden to plant herbs and vegetables. This month the first round of herbs and greens were harvested and distributed to community members by the garden volunteers.

Key to Home Activities

Outreach Efforts/Activities	1242 95 th	1733 92 nd	Total Households
Wellness Phone Calls	5	3	8

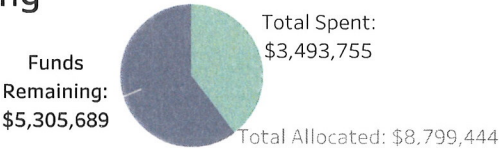
Socially Distanced Wellness Checks	7	5	12
Conflict Resolution	2	0	2
Harbor House Ministries Food Bag	5	0	5
Services Matching	5	2	7
Wardrobe for Opportunity	1	0	1

Services

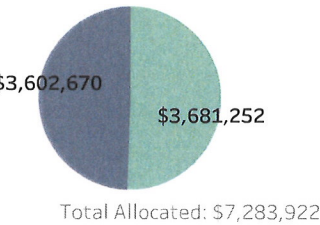
- **Harbor House Ministries Food Supply:** Each Tuesday and Thursday, households can elect to receive a three-day supply of food from the Harbor House Ministries. Five (5) three-day food supplies were delivered to Key to Home residents in June. The food provided by the Harbor House Ministries program included fresh fruits, vegetables, grains, eggs and dairy.
- **Wardrobe for Opportunity:** HCEB has partnered with the Wardrobe for Opportunity program to provide clothing for residents. The program provides professional business attire for job interviews and professional settings and supports low-income people in Contra Costa and Alameda Counties. Each participant receives two interview outfits and a work wardrobe once they are hired. Through the program, clients complete job training, professional coaching, and are referred to job opportunities that are aligned with their skillset and interests. There were no new referrals in June, and one (1) client continues to participate in the program.
- **Employment:** Resident Services Coordinator referred two (2) clients to Humanbees Job resource program and the West Oakland Job Resource Center for further job opportunities and services.
- **Planned Activities:** HCEB is excited to offer more robust programming once the COVID-19 restrictions are lifted and are in the process of planning and a couple of different in-person events for residents.
 - **Community Building:** HCEB is in the process of coordinating a monthly community meeting for all households for each property. With respect to the Spread of the Delta COVID-19 variant, some households are not interested. HCEB is coordinating the distribution of COVID-19 Materials for households.
 - **Community-Wide Vaccination Event:** HCEB were able to outreach all households regarding June 30th 2021 vaccination event. Services staff is collecting data on attendees.

WRITTEN
COMMUNICATIONS
(Executive Director's Report)

COVID Expenditure Tracking



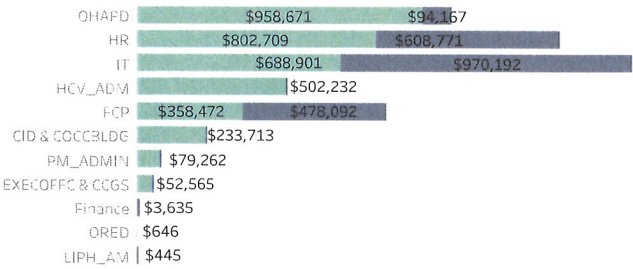
CARES Act Admin Fee Expenditure



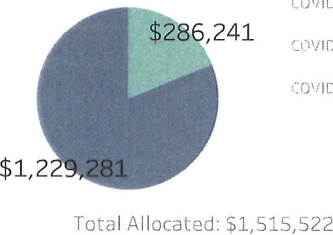
HCV COVID Spending over Time



HCV COVID Expenditure v Budget Remaining



PH Operating Fund Expenditure



PH Operating Fund Expenditure v Budget Remaining



PH Operating Fund by Building

COVID Preparation	Harrison Tower	\$1,360
	Palo Vista Gardens	\$520
	PH Administrative Buildings	\$500
	Campbell Village	\$400
	Adel Court	\$348
	Total	\$3,128
COVID Prevention	Harrison Tower	\$19,888
	Palo Vista Gardens	\$16,263
	Campbell Village	\$15,160
	Lockwood Gardens and Peralta Villa..	\$13,470
	Adel Court	\$12,747
	PH Administrative Buildings	\$2,128
	Total	\$79,656
COVID Response	Lockwood Gardens and Peralta Villa..	\$181,332
	Palo Vista Gardens	\$16,181
	Adel Court	\$3,065
	Campbell Village	\$2,561
	Harrison Tower	\$319
	Total	\$203,457
Grand Total		\$286,241

OHA's COVID Actions Tracking

Individuals served by...

FCP	COVID Assessment Surveys		0
	Employment Assistance	Employment Referrals	10
		Job Readiness Assistance	5
		Job Retention Assistance	0
			0
	FSS Contract Extensions		0
	Mediation		3
	Technology Support	Devices (tablets, laptops, etc)	21
		Device Accessories (earbuds, etc)	0
		Technology Education	21
Transportation assistance		0	
Wellness Checks		173	
Grand Total		233	
AM	Community Events	Birthday Celebration	14
		Easter Egg Dyeing Party	16
	Community Meetings	Resident Council Meeting	3
	Social and Physical Health	Walk Club	9
	Tenant Outreach	Resident Phone Calls	300
	Other	Benefits/Insurance Support	12
Home Management		5	
Grand Total		359	

512
Individuals

Households served by...

FCP	Childcare Assistance		0
	Homeownership Alternative Inspections		0
	Rental Assistance Requests		1
	Technology Support	Internet Access	21
Grand Total			22
LH	Alternative Briefings		47
	Delayed QC Rexams/Inspections		3
	Delayed rent increases		0
	Payment standard increases		0
	Repayment Plans Initiated		2
	Voucher Extensions		3
Grand Total			55
OPO	Delayed Re-exams		24
	EIV standard report document extensions		2
	Interim Self - Certifications		0
	Reexam Self-Certifications		0
	Rental Assistance Requests		621
	Repayment Plans		6
Grand Total			653

730
Households

Resources Distributed

FCP	Health and Wellness	Food Pantry Delivery	195
		Senior Lunch delivery	1,720
		World Central Kitchen	0
	Relief Closet	Food	0
		Household Supplies (Cleaning Su..	6,352
		PPE	3,014
Grand Total		11,281	
AM	Food Support	Mercy Brown Bags	248
		Spectrum Food Box	160
	Goods Support	Laundry Card Refill	21
		Grand Total	

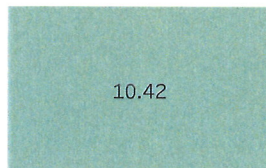
5,531
Items

Operations/Internal Dashboard

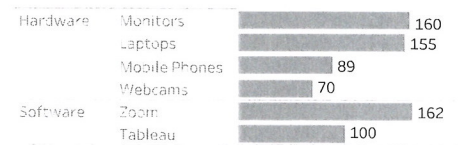
Avg Employees Working from Home each Day



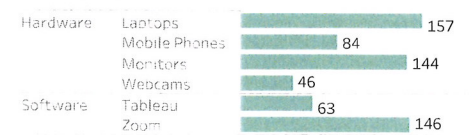
IT: Average time spent on Remote HelpDesk Activities



IT Procurement



IT Deployment



OPO - Number of Work Order Calls



OPO - Average Days to Work Order Completion





U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES

— CHAIRWOMAN MAXINE WATERS —

FACT SHEET: THE HOUSING IS INFRASTRUCTURE ACT OF 2021

Bill Summary: The Housing is Infrastructure Act of 2021 would provide a historic investment of over \$600 billion for fair, affordable, and accessible housing infrastructure to address our national eviction and homelessness crises, increase access to homeownership, and support a robust recovery from the pandemic by creating jobs, addressing climate change, and improving housing stability for struggling households.

Need for Legislation: Like roads and bridges, affordable housing is a component of the nation's infrastructure and a long-term asset that helps communities and families by connecting them to resources and opportunities. Congress must provide the resources necessary to increase the affordable housing supply in order to address the affordable housing crisis that our nation faces. According to the National Low Income Housing Coalition, nationwide there is a shortage of more than 7 million rental housing units that are affordable and available to the lowest income families.¹ In fact, no state in America has an adequate supply of affordable housing for the lowest income renters. Our public housing stock, which houses 1.9 million Americans, is also in dire need of investment to ensure that it can continue to provide safe and decent living conditions for its residents. In fact, there is an estimated public housing capital needs backlog of \$70 billion.²

Neglecting our housing infrastructure not only hurts families and communities, but it is a lost opportunity to create jobs and boost our economy. According to the National Association of Home Builders, building 100 affordable rental homes generates 300 jobs, \$28 million in wages and business income, and \$11 million in taxes and revenue for state, local, and federal governments.³

The Solution: This bill would address our nation's affordable housing crisis, chronic undersupply of housing, and bolster equitable recovery from the pandemic by providing over \$600 billion in critical investments to support public housing, the creation and preservation of affordable and accessible housing, equitable community development, and expand homeownership opportunities. The bill also includes set-asides for high and persistent poverty communities and to improve energy efficiency and climate resiliency. In addition, the bill includes provisions to improve equitable planning and development processes that affirmatively advance fair housing, including requiring grantees to report on fair housing outcomes. This legislation would make the investments we need in our housing infrastructure and create jobs across the country. As the Administration and House and Senate leadership negotiate an infrastructure package, this legislation offers a blueprint for how a portion of the funding in that package should be dedicated to affordable housing infrastructure.

Stakeholder Support: National Low Income Housing Coalition, National Alliance to End Homelessness, National Fair Housing Alliance, Up for Growth Action, National Women's Law Center, National Housing Conference, National Education Association, Catholic Charities USA, Habitat for Humanity International, National Alliance on Mental Illness, National Association of Counties, National Community Reinvestment Coalition, PolicyLink, Arc of the United States, Mayors and CEOs for U.S. Housing Investment, UnidosUS, Housing Assistance Council, National Association of Social Workers, National Partnership for Women and Families, National Housing Law Project, National Association of Housing and Redevelopment Officials, LeadingAge, Local Initiatives Support Corporation, Hispanic Federation, National Association for County Community and Economic Development, Grounded Solutions Network, National Community Development Association, Council of Large Public Housing Authorities, National Network to End Domestic Violence, Enterprise Community Partners, National Housing Trust, Fahe, Consortium for Citizens with Disabilities Housing Task Force, Low Income Investment Fund, Corporation for Supportive Housing, Church World Services, Coalition on Human

¹ National Low Income Housing Coalition, *The Gap: A Shortage of Affordable Homes*, March 2021.

² Public Housing Authorities Directors Association, *The Advocate*, Spring 2019.

³ National Association of Home Builders, *Housing Fuels the Economy, Housing and the Economy*

Needs, National Association for Latino Community Asset Builders, National Association of Local Housing Finance Agencies, National Housing Resource Center, RESULTS, Public Citizen, Prosperity Now, National Organization for Women, Professional Association of Social Workers in HIV/AIDS, National Housing & Rehabilitation Association, National Domestic Violence Hotline, National Health Care for the Homeless Council, National Coalition for Housing Justice, National Coalition for a Civil Right to Counsel, Funders Together to End Homelessness, Consumer Action, Collaborative Solutions Inc., Coalition of Labor Union Women AFL-CIO, American Muslim Health Professionals, National Alliance of Community Economic Development Associations, Jewish Women International, HerStory Ensemble, African American Health Alliance, Americans for Financial Reform, Community Solutions, Public Housing Authorities Directors Association, Food Research & Action Center, National Alliance of HUD Tenants, National Center for Housing and Child Welfare, National Coalition for Asian Pacific American Community Development, National Homelessness Law Center, National Council of Jewish Women, Center for Disability Rights, Justice in Aging, National Coalition for the Homeless, National Disability Rights Network, National Council for Independent Living, Treatment Communities of America, Center for Community Progress, Asian Real Estate Association of America, American Association of Service Coordinators, Community Change Action, National Coalition for Latinx with Disabilities, Poverty & Race Research Action Council, National WIC Association, Partnership for the Homeless, Unitarian Universalist for Social Justice, National Innovation Service, National Association of Statewide Independent Living Councils Inc., CommonSpirit Health, ICNA Council for Social Justice, National Consumer Law Center (on behalf of its low-income clients)

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U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES
– CHAIRWOMAN MAXINE WATERS –
THE HOUSING IS INFRASTRUCTURE ACT OF 2021

Title I—Support for Public Housing

Section 101. Public Housing Capital Fund. This section authorizes \$75 billion to fully address the capital needs backlog of public housing and would repeal the Faircloth Amendment which prohibits the construction of new public housing units.

Title II—Support for the Creation and Preservation of Affordable Housing

Section 201. Housing Trust Fund. This section authorizes \$45 billion for the national Housing Trust Fund to support the creation of new rental homes that would be affordable to the lowest income households. Individuals experiencing or at risk of homelessness shall be given priority for new units created under this section. Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency. This section also includes a 10% set-aside for areas of high and persistent poverty.

Section 202. Home Investment Partnership Program. This section authorizes \$35 billion for the HOME Investment Partnerships Program to fund the construction, purchase, or rehabilitation of affordable homes for low-income people. Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency. This section also includes a 10% set-aside for areas of high and persistent poverty.

Section 203. Supportive Housing for Persons with Disabilities. This section authorizes \$2.5 billion to create affordable, accessible, and integrated housing for people with disabilities through HUD's Section 811 program. Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency. This section also includes a 10% set-aside for areas of high and persistent poverty.

Section 204. Supportive Housing for the Elderly. This section authorizes \$7.5 billion to create affordable housing and provide services that helps older adults age with dignity. Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency. This section also includes a 10% set-aside for areas of high and persistent poverty.

Section 205. Capital Magnet Fund. This section authorizes \$12.5 billion to the Capital Magnet Fund for competitive grants to Community Development Financial Institutions to create or preserve affordable homes. Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency. This section also includes a 10% set-aside for areas of high and persistent poverty.

Section 206. Multifamily Housing Greening and Preservation. This section authorizes \$75 billion to establish a grant program for owners of federally assisted housing or naturally occurring affordable housing for energy efficiency upgrades, health and safety measures, electrification of systems and appliances, installation of renewable energy types and resiliency.

Section 207. Preservation Grants for Properties Receiving Section 8 Project-Based Rental Assistance. This section authorizes \$5 billion to preserve and improve safety conditions in properties receiving Section 8 project-based rental assistance (PBRA). Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency. This section also includes a 10% set-aside for areas of high and persistent poverty.

Section 208. Rental Assistance. This section authorizes \$150 billion for new incremental Housing Choice Vouchers and \$50 billion for new PBRA contracts.

Section 209. Rural Multifamily Preservation and Revitalization Demonstration Program. This section authorizes \$5 billion to fully address the capital needs backlog of the Section 515 and 514 rural housing programs. Under this section, authorized funds may be used to finance the development and construction of new affordable multifamily housing in rural America. Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency.

Section 210. Rural Single-Family Housing Repair Loans and Grants. This section authorizes \$500 million in grant funding through the Department of Agriculture's Section 504 program to help low-income homeowners in rural areas repair, upgrade, and preserve modest, affordable homes, including manufactured homes. This section also includes a 10% set-aside for areas of high and persistent poverty.

Section 211. Native American Housing Block Grants. This section authorizes \$2 billion to create or rehabilitate affordable homes for Native Americans, Alaska Natives, and Native Hawaiians. Of the amounts authorized, \$50 million is set aside for the Native Hawaiian Housing Block Grant program. Not less than 15% of funds must be used for activities related to improving climate resiliency and energy efficiency. This section includes language to ensure Native American Freedmen have access to affordable housing supported by funding provided by this section.

Title III—Community Development and Affordability

Section 301. Community Development Block Grant Funding for Affordable Housing and Infrastructure. This section authorizes \$15 billion for the Community Development Block Grant program (CDBG), including set-asides of \$2 billion and \$250 million to address the housing and community infrastructure needs of colonias and resident-owned manufactured housing communities, respectively.

Section 302. Restoring Communities Left Behind. This section authorizes a total of \$10 billion in competitive grants to eligible local partnerships that are led by nonprofits to conduct neighborhood revitalization activities in eligible localities to help stabilize neighborhoods experiencing cycles of blight and abandonment, help existing community residents preserve the equity in their homes, and offset displacement. This includes \$250 million for the Self-Help Homeownership Opportunity Program. The bill also includes a \$500 million set-aside for communities located outside of Metropolitan Statistical Areas, as designated by the Office of Management and Budget.

Section 303. Grants for Zoning and Land Use Improvements. This section authorizes \$15 billion in competitive grants that are available to States, units of general local government, and Indian tribes on a competitive basis to eliminate exclusionary, restrictive zoning and land uses, and to responsibly streamline development processes that advance fair and support the creation of affordable housing.

Section 304. Lead Hazard Reduction and Healthy Homes Initiative. This section authorizes \$20 billion to address lead paint and other health hazards in our nation's housing stock.

Section 305. Community Revitalization Fund. This section authorizes \$10 billion for a community revitalization fund to support community-led developments.

Section 306. Strengthening Resilience Under National Flood Insurance Program. This section authorizes \$11.9 billion to support the Flood Mitigation Assistance Grant program that is administered by FEMA as part of the National Flood Insurance Program (NFIP). This section also forgives \$20.5 billion in NFIP debt.

Section 307. Cap on National Flood Insurance Program premium increases. This section institutes a cap of 9 percent on the annual rate of NFIP premium increases.

Section 308. Manufacturing Facility. This section authorizes \$10 billion to establish a manufacturing financing facility to support increasing the size, competitiveness, and innovation of the U.S. manufacturing sector.

Title IV—National Investment Authority

Section 401. Short Title. This section establishes the purpose of this title as creating an infrastructure bank called the National Investment Authority (NIA).

Section 402. Definitions. This section outlines the structure of the NIA, which will support and finance investments in public infrastructure, as defined in this section, and will be overseen by a Governing Board committed to developing a National Investment Strategy, also defined in this section.

Section 412. Functions. This section establishes the mission of the NIA to support long-term financing of projects in a geographically balanced set of regions that facilitate job growth, promote environmental justice, reduce greenhouse gas emissions, and increase domestic manufacturing capacity, and directs the NIA's Governing Board to develop a National Investment Strategy that achieves those objectives.

Section 413. Funding. This section authorizes \$27 billion as the initial seed capital to invest in the NIA, mandates backup liquidity support for the NIA from the Federal Reserve and Treasury, and sets limits on the scope and amount of the Federal Reserve and Treasury's backup support.

Section 414. NIA Governing Board. This section establishes the NIA's Governing Board as a nine-member Board with a Chair and Vice Chair, all appointed by the president and confirmed by the Senate, and serving non-renewable, staggered 10-year terms. This section also outlines qualifications for the Governing Board, including the requirement that at least five Board members have experience with and support from labor organizations, non-profit organizations, and community advocacy groups.

Section 415. Project eligibility and inclusion. This section lays out the process by which the NIA Governing Board will develop a selection criteria for NIA portfolio projects, including measuring and analyzing the impact of projects on social and racial equity, climate and environmental metrics, and economic competitiveness.

Section 416. Public accountability. This section outlines measures to ensure accountability and transparency for the NIA, including annual reports and testimony to Congress, annual audits by the GAO, and the establishment of a 7-member Public Interest Council to monitor and oversee the NIA's work.

Section 431. NIA regional offices. Establishment. This section creates a decentralized structure for the NIA, establishing 18 regional offices to coordinate the NIA's work across the states and territories of the United States.

Section 432. Organization and structure. This section clarifies the relationship between the NIA Governing Board and the 18 regional offices established in Section 431.

Section 433. Functions. This section clarifies the purpose of the 18 regional offices, including through regional offices' role in providing input on eligible NIA portfolio projects.

Section 451. Establishment. This section establishes the National Infrastructure Bank (NIB) as part of the NIA.

Section 452. Functions. This section establishes the NIB's powers, including to issue and sell debt obligations of the NIB, and to provide secondary market-making support to municipal issuers that invest in public goods and projects.

Section 453. NIB Governance. This section creates a 9-Member NIB board of directors, appointed by the president and confirmed by the Senate to serve a single, non-renewable, staggered 10-year term.

Section 454. Project Eligibility and Selection. This section allows for the NIB board of directors to carry out their powers to select and support public projects in a manner consistent with the selection criteria enumerated in Section 415 and by the NIA Governing Board.

Title V—Homeownership Investments

Section 501. First-Generation Downpayment Assistance. This section authorizes \$10 billion to provide up to \$25,000 in financial assistance grants to qualified homebuyers, including for downpayment costs, closing costs, and cost to reduce the rates of interest. Qualified homebuyers include first-generation homebuyers and socially and economically disadvantaged homebuyers that meet certain income requirements and are purchasing eligible homes with an eligible mortgage. This section also provides up to 5% of appropriated funds for housing counseling agencies to help qualified homebuyers meet the bill's housing counseling and education requirements.

Section 502. FHA-Insured Small Dollar Mortgage Demonstration Program. This section authorizes \$500 million for HUD to carry out a pilot program at HUD to expand small-dollar lending options to everyday homebuyers seeking to purchase affordable homes priced at \$100,000 or less.

Title VI—Equity and HUD Capacity Building

Section 601. Fair Housing Enforcement. This section authorizes a total of \$5 billion for the Fair Housing Initiatives Program and the Fair Housing Assistance Program to strengthen and expand fair housing oversight and enforcement capacity.

Section 602. Fair and Equitable Housing Development Requirements. This section requires the Secretaries of HUD, Treasury, USDA, as well as the FEMA Administrator to require that grantees submit a certification showing and describing consultation with a local entity that has as its mission to enforce and advance fair housing laws and anti-discrimination principles.

Section 603. Inclusion of Minority and Women's Business Enterprises. This section requires relevant federal agencies to consult and cooperate with grantees and recipients to promote the inclusion of minority and women's business enterprises when utilizing funds provided by the Housing is Infrastructure Act.

Section 604. Reports on Outcomes. This section requires the Secretary of HUD, in coordination with the Secretaries of the Treasury and Agriculture, as well as the Administrator of FEMA, to submit an annual report to the Congress until all funds made available in this Act are expended, which shall provide a summary of housing outcomes for each program for which such funds were made available. This section also allows for up to 0.5% of administrative and planning costs to be utilized for consultations to carry out this section.

Section 605. HUD Salaries and Expenses. This section authorizes \$5 billion for HUD to properly staff and oversee the administration of investments in this Act.

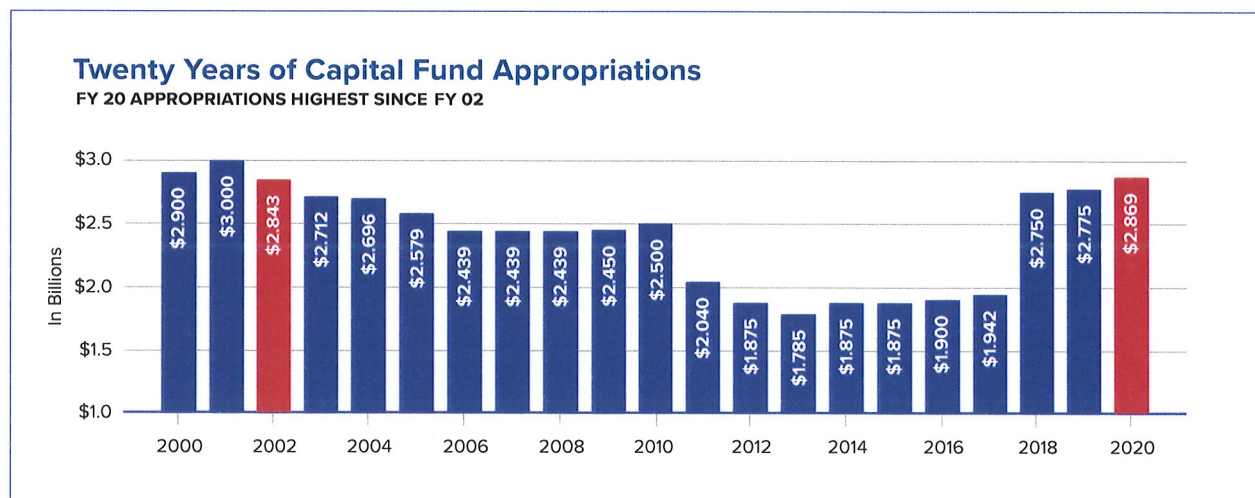
Funding for Public Housing Through an Infrastructure Bill

Why It Makes Sense and How It Addresses Key Priorities of the Biden Administration

PUBLIC HOUSING, LIKE ROADS AND BRIDGES, is a long-term public asset and a critical part of the nation's infrastructure. Addressing public housing infrastructure would also address key areas of focus laid out by the Biden Transition Team, including COVID-19, economic recovery, racial inequity, and climate change. PHADA urges the Biden Administration to invest a substantial amount of emergency capital funding immediately to address serious and long-standing disinvestment in the Public Housing Capital Fund and to bring a significant number of public housing units back into service.

Background

Public housing is a unique and crucial affordable housing resource for nearly two million people in just over one million homes. In many cities and towns across the nation, seniors, veterans, persons with disabilities and families with children rely on public housing. In some instances, no other source of housing could take its place more readily or affordably. Yet the rate of deterioration outpaces the rate of investment, and the amount needed to address annual accrual needs has far exceeded yearly federal appropriations. The total Capital Fund backlog today is estimated to be about \$70 billion, yet Congressional funding fails to meet annual accrual needs, estimated to be over \$3.4 billion. While we have seen some relatively modest increases in the last several years, the Capital Fund is about where it was eighteen years ago, even before adjusting for inflation, as the chart below indicates.



Addressing Biden Administration Priorities Through a Public Housing Infrastructure Package

Economic Recovery

Investing in public housing infrastructure helps to provide a decent quality of life for families, creates jobs, and acts as

a regional economic generator. Each dollar spent on capital and maintenance funding generates \$2.12 in total regional spending.¹ During the Obama/Biden Administration, the American Reinvestment and Recovery Act of 2009 (ARRA)

¹ Public Housing Stimulus Funding: A Report on the Economic Impact of Recovery Act Capital Improvements, Commissioned by PHADA, CLPHA and NAHRO with funding from the Housing Authority Insurance (HAI) Group, 2011.

Congress of the United States
Washington, DC 20510

June XX, 2021

The Honorable Charles Schumer
Senate Majority Leader
United States Senate
Washington, D.C. 20510

The Honorable Mitch McConnell
Senate Minority Leader
United States Senate
Washington, D.C. 20510

The Honorable Nancy Pelosi
Speaker of the House
U.S. House of Representatives
H-232 U.S. Capitol
Washington, D.C. 20515

The Honorable Kevin McCarthy
House Minority Leader
U.S. House of Representatives
H-204 U.S. Capitol
Washington, D.C. 20515

Dear Majority Leader Schumer, Minority Leader McConnell, Speaker Pelosi, and Minority Leader McCarthy:

We write to highlight the urgent need for substantial affordable housing infrastructure investments as part of the broader effort to repair and modernize our nation's critical infrastructure systems. Without proportional affordable housing investments, there is no path for an equitable recovery and long term financial stability for low and middle income American families.

If we fail to act now, our nation's economic growth will continue to be held back by the over 7 million unit deficit in affordable homes. Our current low affordable housing inventory is a significant driver of higher housing costs, which in turn strains limited federal rental assistance programs. Despite the clear and urgent need, only one in four households who qualify for housing assistance receives it due to decades of chronic underfunding by Congress. Millions of eligible households are currently stuck on waiting lists – often for several years – hoping for help to come sooner.

The long wait for help sets families further back year after year. Eight million of the lowest-income renters pay at least half of their income on rent, leaving them without the resources they need to put food on the table, purchase needed medications, or make ends meet. Coronavirus and the compounding effects of explosive wildfires and extreme weather events have made the need for affordable housing more clear than ever in both rural and urban communities. Even before the coronavirus pandemic, fifty-four million rural residents lived in areas that had either a severe need or moderately severe need for the production of more affordable rental housing.

The President's call to invest more than \$300 billion in housing in the American Jobs Plan is a critical first step, but we must ensure that these resources are targeted to help the millions who pay more than half of their income on rent today. The American Jobs Plan laudably includes funds for affordable housing development, and capital investments are indeed needed to repair public housing and build and preserve affordable and supportive housing through the national Housing Trust Fund. Without rental assistance, however, people below the poverty line generally will not be able to afford to live in homes built with investments in the American Jobs Plan. Development subsidies typically do not cover the ongoing costs of operating and managing

housing, and the lowest-income households cannot afford rents sufficient to cover those costs. We must ensure that any homes built with these federal investments are affordable to people with the greatest needs.

For these reasons, we urge you to include at a minimum the following key affordable housing infrastructure programs in the Build Back Better infrastructure package.

- Build on recent investments in short-term, emergency rental assistance by providing multi-year mandatory funding for a major housing voucher expansion to pave the way toward universal rental assistance.
- At least \$70 billion to address the Public Housing repair backlog.
- \$45 billion for the National Housing Trust Fund, of which \$26 billion should be reserved for permanent supportive housing for people experiencing homelessness.

While these programs and funding levels merit additional emphasis, this list should not be regarded as a complete list of all the ways we all can or should act to lower housing costs for American families. For example, Congress should make additional investments to preserve and create affordable housing in rural and tribal communities, address lead-based paint and other home health hazards, increase access to affordable homeownership for people and communities who have been too often locked out, and ensure that all communities provide access to opportunity for those who live and work there. However, we respectfully encourage you to consider these three principal recommendations as minimum housing investments that will help ensure the broader in the Build Back Better infrastructure package delivers broad and equitable benefits to all Americans.

Sincerely,

Groundbreaking Legislative Housing Package

WASHINGTON, D.C. - Today, **Congresswoman Maxine Waters (D-CA)**, Chairwoman of the House Committee on Financial Services, released the following statement on her legislative housing package.

“Our nation is in the midst of a housing crisis, which has been decades in the making. Due to a consistent lack of investment in affordable housing under Democratic and Republican administrations, we now find ourselves at a crossroads. To this day, more than 580,000 people are experiencing homelessness, 10.5 million households are paying more than 50 percent of their income on rent, and more than 20 million mortgage-ready individuals are unable to realize their dream of homeownership. Without a stable home, children cannot thrive; without a stable home, families are forced to choose between a roof over their head and a meal; and without a stable home, many people lack the foundation necessary to plan for the future.

“Now, for the first time in a generation, we have a real opportunity to fix these deep-rooted issues in our housing system. We can end homelessness. We can make rental housing affordable. We can provide the American dream of homeownership. We can do all of this by finally making the investments that we have postponed, diminished, or denied for years. The reconciliation bill provides us with a once-in-a-generation opportunity to provide the housing resources that our country so desperately needs.

“For these reasons, I am introducing legislation that ends homelessness, supports first-generation homebuyers in purchasing their first home, and ensures that housing **is** infrastructure. Now is the time to finally make housing a top priority and these bills do just that. This historic investment should be included in budget reconciliation as it will change housing as we know it for the better. We’ve waited long enough for housing to be a priority. The time to act is now.”

The **legislative housing package** led by Congresswoman Maxine Waters includes:

- **[The Housing is Infrastructure Act of 2021](#)** would provide a historic investment of over \$600 billion in equitable, affordable, and accessible housing infrastructure. This generational investment would address our national eviction and homelessness crises, increase access to homeownership, and support a robust recovery from the pandemic by creating jobs, addressing climate change, and improving housing stability for struggling households. Click [here](#) for bill text.
- **[The Ending Homelessness Act of 2021](#)** would end homelessness and significantly reduce poverty in America by transforming the Housing Choice Voucher program into a federal entitlement, so that every household who qualifies for assistance would receive it. The lead cosponsors of this bill are

Representative Emanuel Cleaver (D-MO) and **Representative Ritchie Torres (D-NY)**. Click [here](#) for bill text.

- **[The Downpayment Toward Equity Act of 2021](#)** would help address the U.S. racial wealth and homeownership gaps by providing \$100 billion toward downpayment and other financial assistance for first-generation homebuyers to purchase their first home. The lead cosponsors of this bill are **Representative Al Green (D-TX)**, **Representative Ayanna Pressley (D-MA)**, **Representative Jesús “Chuy” García (D-IL)**, **Representative Cindy Axne (D-IA)**, and **Representative Sylvia Garcia (D-TX)**. Click [here](#) for bill text.

See below for legislative fact sheets.

[Housing is Infrastructure Act of 2021](#)

[The Ending Homelessness Act of 2021](#)

[The Downpayment Toward Equity Act of 2021](#)

Click [here](#) for official statements from organizations in support of this legislative housing package.

The Housing is Infrastructure Act of 2021 is supported by the following national groups: National Low Income Housing Coalition, National Alliance to End Homelessness, National Fair Housing Alliance, Up for Growth Action, National Women’s Law Center, National Housing Conference, National Education Association, Catholic Charities USA, Habitat for Humanity International, National Alliance on Mental Illness, National Association of Counties, National Community Reinvestment Coalition, PolicyLink, Arc of the United States, Mayors and CEOs for U.S. Housing Investment, UnidosUS, Housing Assistance Council, ADAPT, National Association of Social Workers, National Partnership for Women and Families, National Housing Law Project, National Association of Housing and Redevelopment Officials, LeadingAge, Local Initiatives Support Corporation, Hispanic Federation, National Association for County Community and Economic Development, Grounded Solutions Network, National Community Development Association, Council of Large Public Housing Authorities, National Network to End Domestic Violence, Enterprise Community Partners, National Housing Trust, Fahe, Consortium for Citizens with Disabilities Housing Task Force, Low Income Investment Fund, Corporation for Supportive Housing, Church World Services, Coalition on Human Needs, National Association for Latino Community Asset Builders, National Association of Local Housing Finance Agencies, National Housing Resource Center, National Consumer Law Center (on behalf of its low-income clients), RESULTS, Public Citizen, Prosperity Now, National Organization for Women, Professional Association of Social Workers in HIV/AIDS, National Housing & Rehabilitation Association, National Domestic Violence Hotline, National Health Care for the Homeless Council, National Coalition for Housing Justice, National Coalition for Asian Pacific American Community Development, National Coalition for a Civil Right to Counsel, Funders Together to End Homelessness, Consumer Action, Collaborative Solutions Inc., Coalition of Labor Union Women AFL-CIO, American Muslim Health Professionals, National Alliance of

Community Economic Development Associations, Jewish Women International, HerStory Ensemble, African American Health Alliance, Americans for Financial Reform, Community Solutions, Public Housing Authorities Directors Association, Food Research & Action Center, National Alliance of HUD Tenants, National Center for Housing and Child Welfare, National Homelessness Law Center, National Council of Jewish Women, Center for Disability Rights, Justice in Aging, National Coalition for the Homeless, National Disability Rights Network, National Council for Independent Living, Treatment Communities of America, Center for Community Progress, Asian Real Estate Association of America, American Association of Service Coordinators, Community Change Action, National Coalition for Latinx with Disabilities, Poverty & Race Research Action Council, National WIC Association, Partnership for the Homeless, Unitarian Universalist for Social Justice, National Innovation Service, National Association of Statewide Independent Living Councils Inc., CommonSpirit Health, ICNA Council for Social Justice, Veterans Association of Real Estate Professionals

The Ending Homelessness Act of 2021 is supported by the following national groups: National Low Income Housing Coalition, National Alliance to End Homelessness, Catholic Charities USA, Children's Defense Fund, National Alliance on Mental Illness, National Fair Housing Alliance, National Coalition for Homeless Veterans, National Women's Law Center, National Leased Housing Association, National Housing Law Project, National Network to End Domestic Violence, Corporation for Supportive Housing, Arc of the United States, National Coalition for the Homeless, National Partnership for Women and Families, Housing Assistance Council, Center for Disability Rights, True Colors United, Local Initiatives Support Corporation, National Manufactured Home Owners Association, Food Research & Action Center, Consortium for Citizens with Disabilities Housing Task Force, Church World Service, Center for Law and Social Policy, Coalition on Human Needs, LeadingAge, Grounded Solutions Network, PolicyLink, RESULTS, Funders Together to End Homelessness, Hispanic Federation, Union for Reform Judaism, NETWORK Lobby for Catholic Social Justice, Low Income Investment Fund, Steward of Affordable Housing for the Future, National Association of County Community and Economic Development, National Coalition for Asian Pacific American Community Development, Hunger Free America, National Health Care for the Homeless Council, National Homelessness Law Center, National Community Development Association, National Housing and Rehabilitation Association, National Housing Resource Center, National Housing Trust, National Innovation Service, National Resource Center for Domestic Violence, National Center for Housing and Child Welfare, Center for LGBTQ Economic Advancement & Research, ZERO TO THREE, Youth Collaboratory, Treatment Communities of America, National Council for Independent Living, National Coalition for Latinx with Disabilities, National Alliance of Community Economic Development Associations, Justice in Aging, Jewish Women International, HerStory Ensemble, Hearth Inc., Consumer Action, Affordable Homeownership Foundation Inc, Autistic Self Advocacy Network, Center for American Progress, Coalition of Labor Union Women AFL-CIO, Community Solutions, National Alliance of HUD Tenants, Public Citizen, Center for Community Progress, National Association of Social Workers, National Coalition for Asian Pacific American Community Development, National Association for Latino Community Asset Builders, National Association of Local Housing Finance Agencies, National Coalition for Housing Justice, National Council of Jewish Women, National Disability Rights Network,

National Organization for Women, National WIC Association, Professional Association of Social Workers in HIV/AIDS, Poverty & Race Research Action Council, Prosperity Now, Unitarian Universalist for Social Justice, Veterans Association of Real Estate Professionals, Operation Restoration, Collaborative Solutions, CommonSpirit Health, ICNA Council for Social Justice, American Association of Service Coordinators, African American Health Alliance

The Downpayment Toward Equity Act of 2021 is supported by the following national groups: National Housing Conference, National Fair Housing Alliance, Center for Responsible Lending, National Urban League, National Housing Resource Center, Mortgage Bankers Association, National Association of Realtors, National Council of State Housing Agencies, National Consumer Law Center (on behalf of its low-income clients), PolicyLink, Grounded Solutions Network, Center for Community Progress, National Community Reinvestment Coalition, National Coalition for Asian Pacific American Community Development (National CAPACD), Asian Real Estate Association of America, Veterans Association of Real Estate Professionals, National Community Stabilization Trust, Homeownership Alliance, National Association for Latino Community Asset Builders.

On June 9, 2021, Chairwoman Waters convened a full Committee virtual hearing entitled, “**Universal Vouchers: Ending Homelessness and Expanding Economic Opportunity in America.**”

On April 14, 2021, Chairwoman Waters convened a virtual Full Committee hearing entitled, “**Build Back Better: Investing in Equitable and Affordable Housing Infrastructure.**”

On April 26, 2021, **Chairwoman Waters applauded** HUD’s Withdrawal of Trump Administration Rule that Weakened Fair Housing Protections for LGBTQ+ Community.

On March 10, 2021, **Chairwoman Waters applauded** Marcia Fudge’s confirmation as HUD Secretary.

On March 10, 2021, Chairwoman Waters convened a full Committee virtual hearing entitled, “**Justice for All: Achieving Racial Equity Through Fair Access to Housing and Financial Services.**”

On January 27, 2021, **Chairwoman Waters applauded** President Biden’s Memorandum on **Redressing Our Nation’s and the Federal Government’s History of Discriminatory Housing Practices and Policies.**

On December 4, 2020, **Chairwoman Waters provided recommendations** to then President-Elect Biden on Trump actions to reverse.

In April of 2019, the Committee convened a hearing entitled “**Housing in America: Assessing the Infrastructure Needs of America’s Housing Stock,**” where Chairwoman Waters called for infrastructure investments to include robust funding for housing.

In November of 2019, Chairwoman Waters **introduced** her legislation, the Housing is Infrastructure Act (H.R. 5187).

###

Sent from the Committee on Financial Services

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