

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, August 23, 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/98279540696?pwd=MDlwT1ErVmJETzZuOG0rTEpJMURUZz09>

Meeting ID (access code): 982 7954 0696 **Meeting Password:** 794084

Closed Caption – provided through the link

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

Meeting ID (access code): 982 7954 0696 **Meeting Password:** 794084#

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 4:30PM

- 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
August 23, 2021
6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
 - Approval of Minutes of the Annual Meeting of July 26, 2021
- IV. Recognition of people wishing to address the Commission
- V. Old or Unfinished Business
- VI. Modifications to the agenda
(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.
- VII. New Business:
 - A. Acknowledgement of OHA Resident recipient of HAI Group Scholarship.
 - B. Presentation of Year End Financial Status Report for the period July 1, 2020 through June 30, 2021.
 - C. Staff review of the Resident Retention Plan.
 - D. Authorization to execute a one-year contract with three one-year option terms with Belfor USA Group, Inc. for Disaster and Non-Disaster Restoration of Operations Services Contract in an amount not-to-exceed \$560,000.
 - E. Authorization to execute a two-year contract with three one-year option terms with Herc Rentals, Inc. utilizing the OMNIA Partners cooperative agreement for equipment rental and related products and services in an amount not to exceed \$750,000.
 - F. Authorization to provide an Acquisition Bridge Loan to an affiliate of the East Bay Asian Local Development Corporation, in an amount not to exceed \$7,265,880 for 285 12th Street for an initial period of two-years with an option to extend for one additional year.

- G. Resolution authorizing the Executive Director to continue the Oakland Housing Authority participation in the Employment Risk Management Agency employment practices liability insurance pool and to issue payment for the annual premium.

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

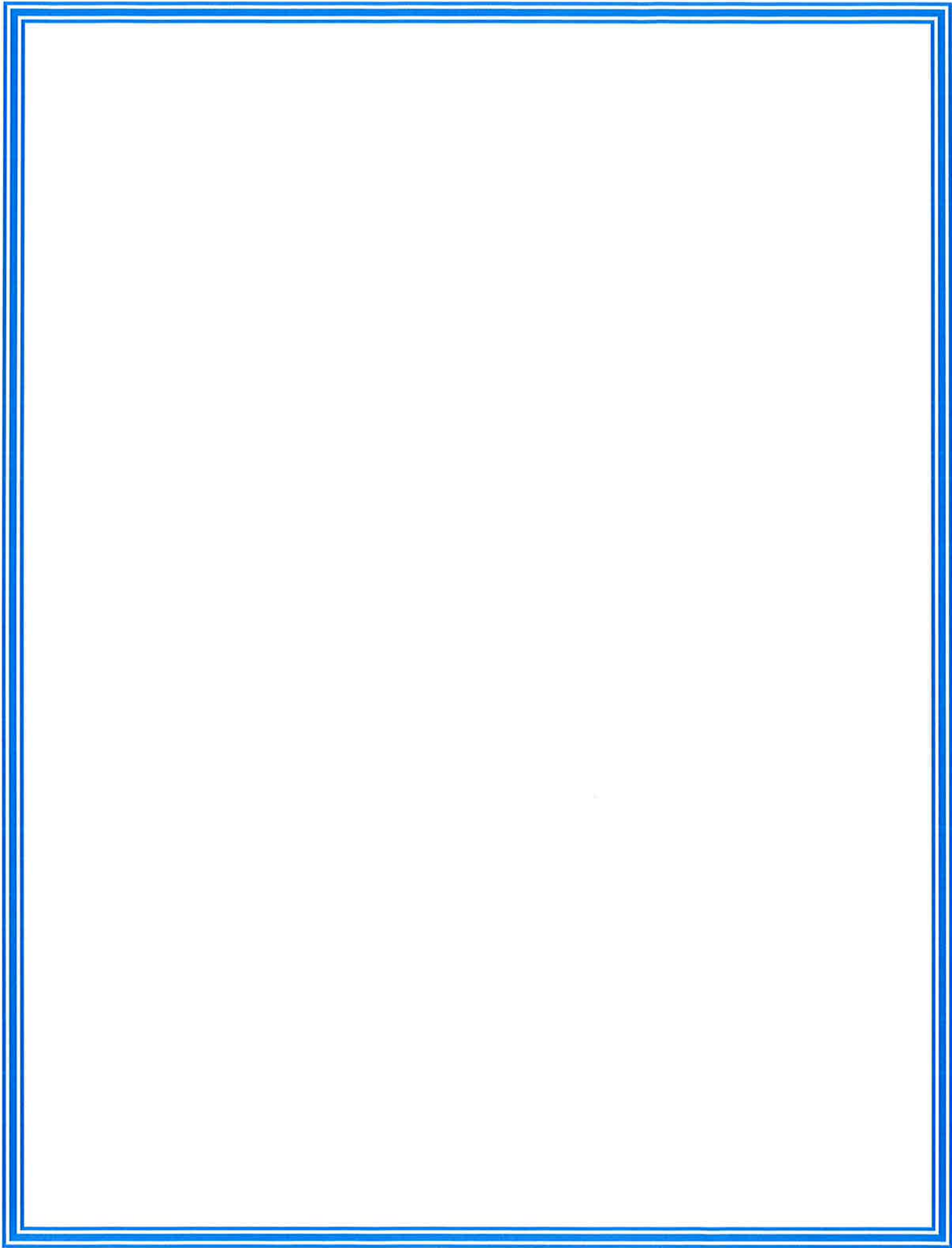
A. Purpose: Pursuant to Government Code Section 54956.9 (d)(1)
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Oakland Housing Authority v. Deja Levine, Et Al.; Alameda County
Superior Court Case No. RG20079539.

B. Purpose: Pursuant to Government Code Section 54957.6
Conference with Labor Negotiator: Authority Designated
Representative: Drew Felder, Director of Human Resources
Local 1021, OPEIU Local 29, and Alameda Building and Trades
Council.

C. Purpose: Pursuant to Government Code section 54957 (b)
Title: Executive Director
PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Gregory D. Hartwig, Chair of the Commission

By  _____
Secretary/Executive Director



**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, July 26, 2021
Regular 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 6:00 PM.

I. Pledge of Allegiance

II. Roll Call

Present 7 – Gregory Hartwig, Anne Griffith, Bettye Lou Wright, Barbara Montgomery and Lynette Jung Lee. Mark Tortorich and Janny Castillo joined at 6:11 PM

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

A motion was made by Lynette Jung-Lee, seconded by Anne Griffith for the approval of the minutes of the June 28, 2021 Annual Meeting. The motion carried by the following vote:

Ayes: 5 – Hartwig, Griffith, Wright, Montgomery, Jung-Lee

Excused: 2 – Castillo, Tortorich

IV. 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.

Director of Leased Housing, Michelle Hasan, and Sr. Policy Analyst, Julie Christiansen provided an update on the item. Ms. Hasan stated that the Housing Authority was allocated 515 vouchers and staff are working diligently with partners to ensure the Housing Authority meets their deadline. Ms. Christiansen updated the board on milestones and achievements, which included the MOU signed and executed by the four Alameda County Public Housing Authorities with the County. The Alameda County collaborative created a joint intake application as well as detailed workflows to help with a smooth process. The MOU had a portability and absorption agreement between the Housing Authorities to not absorb each other's ports for the first quarter.

Commissioner Montgomery asked for clarification on the role of the other Housing Authorities in this process. Secretary Wells stated that each Housing Authority will receive vouchers; however, OHA will receive the majority of the vouchers. Each Housing Authority will be responsible for administering the allocation of their vouchers. Ms. Hasan stated that the agreement between the Housing Authorities is that for the first quarter, PHAs will not absorb port residents from the other jurisdictions.

Chair Hartwig asked what the difference was between acceptance and absorption. Ms. Hasan stated that the difference is that when a Public Housing Authority (PHA) cannot absorb a voucher, meaning the family is not included in that PHA's voucher allocation; the PHA will bill OHA. The family is still counted for OHA. Thus, the family lives in the other PHA's jurisdiction but the HAP is billed to OHA.

Ms. Christiansen detailed the incentives created for new owners such as sign-on bonuses that "reward" existing owners who contribute additional units to the OHA program. Additionally, there is an incentive based on speed of leasing for both the landlord and the participants in order to meet the deadline. Welcome baskets will be provided to new tenants along with meeting a first-year lease anniversary incentive.

Ms. Hasan outlined the process to lease-up units noting that applicants will be briefed at voucher issuance, units will be verified through inspection, and each owner will be paid after the contract execution.

V. Modifications to the Agenda

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

Secretary Wells stated for the record the acknowledgment that Item IV. Recognition of people wishing to address the Commission came out of order of the agenda, after Old & Unfinished Business. Ms. Tobey Colston addressed the Commissioners stating she is in public housing and her manager is at the Lockwood office. Ms. Colston stated that there are continuous issues with maintenance as she waits weeks to two months for repairs. Ms. Colston stated she called up the chain of the command with no call back.

Secretary Wells stated to Ms. Colston that Ms. Kris Warren, Interim Chief Operating Officer will reach out to her to address her concerns.

VI. 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.

Secretary Wells introduced the item, Director of Capital Improvements; Bruce Brackett provided details stating that CID is seeking a contract with Daikin Applied Americas that will include purchase of equipment, installation services, and maintenance of HVAC equipment at all Administrative owned buildings.

Commissioner Castillo asked if we are specific as to which Administrative buildings that will be covered throughout the three years. Ms. Wells stated that the buildings include 1805 Harrison, 1801 Harrison, 1619 Harrison, Lockwood, Peralta, 1540 Webster, Service Center Administrative offices.

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

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

- 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.

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

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

VII. Written Communications.

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

VIII. 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
- U.S. House of Representatives Housing Infrastructure Fact Sheet
- PHADA Public Housing Infrastructure Bill
- Congress of the U.S. Infrastructure Letter
- Congresswoman Maxine Waters Groundbreaking Legislative Housing Package

Secretary Wells further stated that August is Advocacy month and will send an e-mail to the board of each week's focus of advocacy.

Commissioner Montgomery commented on the youth that went to camp in Mendocino and asked if it was a success. Ms. Wells stated that she will send an e-mail update on the success of the youth camp.

IX. Reports of Commission Committees

There were no reports from the Commissioner Committees

X. Announcements by Commissioners

Commissioner Wright asked to keep OHA staff in prayer and reported details as to the situation for that staff member and others. Secretary Wells stated that Leadership team continues to work diligently with staff to be more aware of health and safety measures.

XI. Adjournment to Closed Session

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

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

The meeting adjourned at 7:04 PM.

XII. Adjournment of Public Session

The public session resumed at 7:35pm. Chair Hartwig stated that there were no items to report from closed session.

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

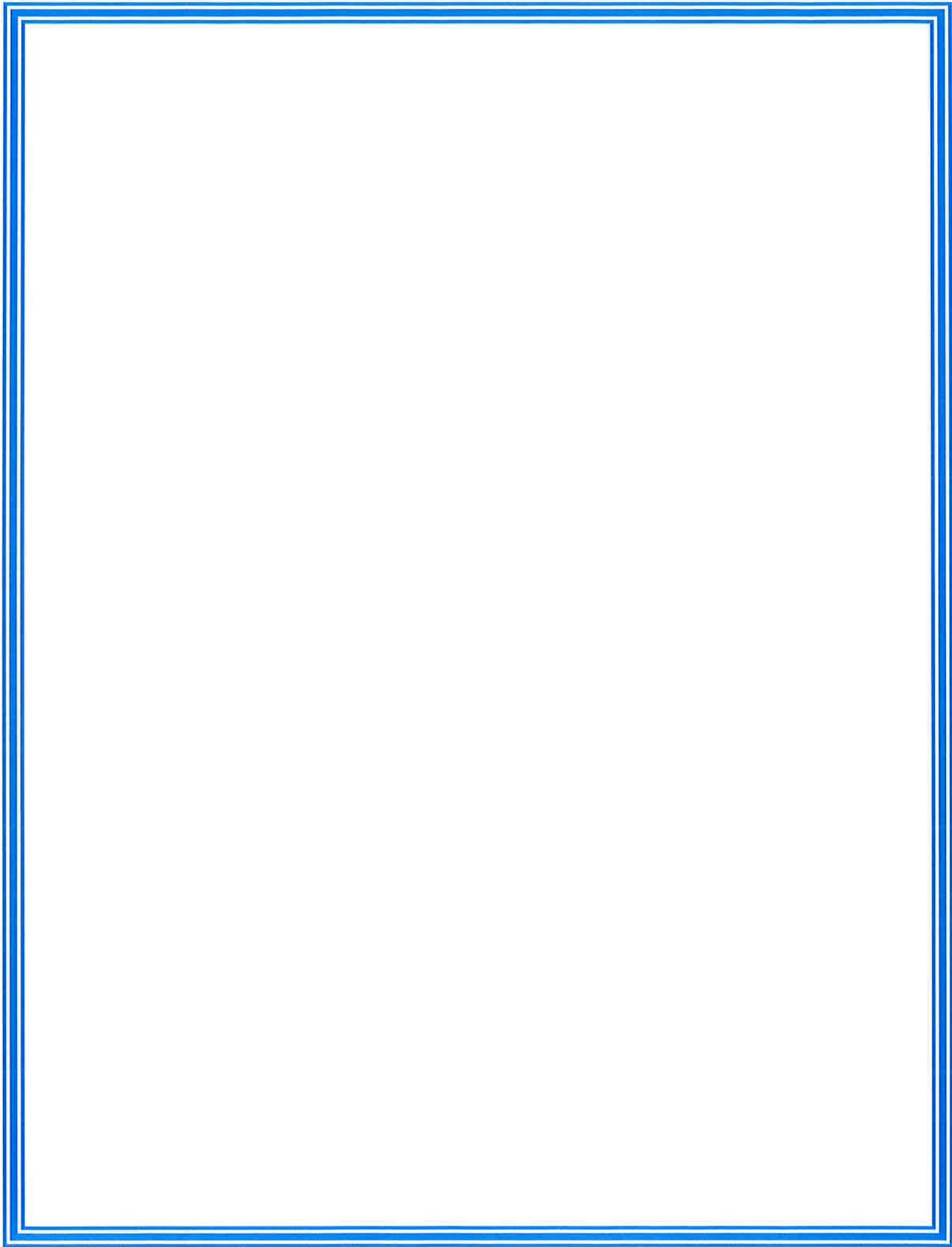
Aye: 7 – Hartwig, Griffith, Castillo, Jung-Lee, Lou-Wright, Montgomery, Tortorich

The meeting adjourned at 7:38pm

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

Patricia Wells, Secretary/Executive Director



ITEM: VII.A.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

DocuSigned by:
Patricia Wells
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Subject: Acknowledgement of the resident recipient of HAI Group Scholarship.

Date: August 23, 2021

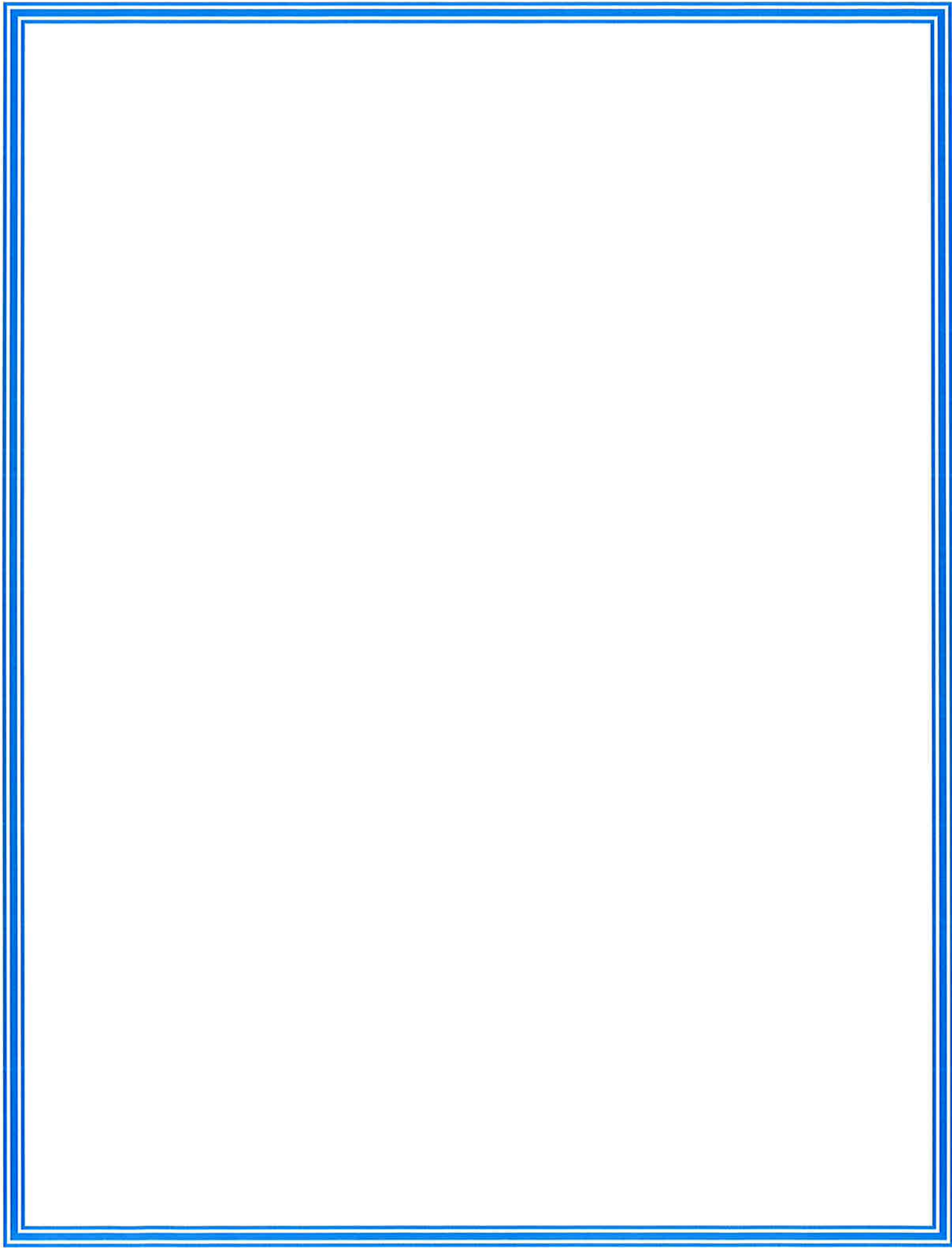
Purpose: Staff will honor Housing Authority Insurance (HAI) Group scholarship recipient, Omoni Davis.

Funding: No funding is required.

Background:

Ms. Omoni Davis, a Housing Choice Voucher program participant, received the 2021 HAI Group scholarship award. Ms. Davis was one of 20 awardees who received a \$6,000 scholarship to support her academic endeavors. Ms. Davis attends Chabot College and is in pursuit of her long-term goal of becoming a doctor. Ms. Davis states, "Receiving this scholarship means a lot to me, coming from a low-income family that could not afford to send me to the best colleges. My lifelong goal is to show up and show out being the best that I can be as an individual."


We wish Ms. Davis all the best in her pursuit of higher education.



ITEM: VII.B.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director  DocuSigned by:
Patricia Wells
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Subject: Presentation of Year End Financial Status Report for the period July 1, 2020 through June 30, 2021

Date: August 23, 2021

This presentation provides supplemental information to the Fiscal Year (FY) 2021 Financial Report, July 1, 2020 through June 30, 2021.

Financial Highlights are as follows.

Statement of Activities: FY-21 Actuals vs Budget

Operating Revenue:

- The Housing Choice Voucher subsidy received was higher than budgeted due to higher actual Housing Assistance Payments (HAP) and administrative expenses submitted through the HUD Voucher Management System (VMS). Public housing operating subsidy was slightly higher based on the HUD calculation during the calendar year.
- Central Office Cost Center (COCC) revenue from affiliates was lower due to reduced expenditures in the COCC.
- Tenant rent income was slightly under budget due in part to lower calculated tenant rents and vacancies.

Operating Expenses:

- Administrative expenses were down due to staff vacancies and lower operating expenses during the period, which in turn significantly reduced allocated overhead expenses.
- Actual HAP paid to owners for the year were in line with the budget.
- Generally, all other operating expenses were lower than expected due to vacant positions and only offering essential services during the pandemic.

Overall results show the Authority's operations finished the fiscal year with a surplus of \$27.0M.

Non-operating Revenue (expenses)

Year End Financial Status Report
Page 2 of 2

- Other Postemployment Benefits (OPEB) and employee pension benefits were funded as planned.
- Capital items: (includes development and operating activities)
 - The capital outlay annual budget reflects a multi-year development strategy amount which results in a large variance.
 - Operating activities are public housing, COCC and administrative building costs.

Attachment: Fiscal Year 2021 4th Quarter Financial Report



Oakland Housing Authority

Quarterly Financial Reports

Board of Commissioners Meeting

August 23, 2021



Oakland Housing Authority

4TH Quarter FY 2021

Financial Statements



Oakland Housing
Authority

Statement of Revenues, Expenses and Changes in Net Position

OAKLAND HOUSING AUTHORITY Statement of Revenues, Expenses and Changes in Net Position For the Year Ended June 30, 2021 (Unaudited)				
	FY-21 Actual	FY-21 Budget	% Change	Last Year Actual
OPERATING REVENUE				
Rental Income	\$ 4,483,434	\$ 4,694,046	-5%	\$ 4,457,965
Housing Assistance Payments Revenue	327,627,926	288,073,327	12%	288,074,065
Other Operating Grants	10,784,939	11,209,782	-4%	7,579,448
Miscellaneous and Other revenues	10,487,463	11,566,988	-10%	12,045,592
Total Revenue	<u>\$ 353,383,762</u>	<u>\$ 315,544,143</u>	<u>11%</u>	<u>\$ 312,157,070</u>
OPERATING EXPENSES				
Housing Assistance Payments	240,247,279	237,720,022	1%	225,952,183
Administrative	38,636,931	50,334,001	-30%	42,883,593
Tenant Services	1,094,272	2,705,813	-147%	1,181,043
Utilities	1,917,688	1,887,756	2%	1,849,159
Maintenance and Operations	8,921,685	11,247,102	-26%	10,750,316
General Expenses	5,026,288	5,743,150	-14%	5,050,571
Protective Service Expenses	5,871,547	6,988,724	-19%	6,882,533
Depreciation and Amortization	3,069,144	-	100%	3,101,209
Total Operating Expenses	<u>304,784,836</u>	<u>316,626,568</u>	<u>-4%</u>	<u>297,650,607</u>
Operating Income (Loss)	<u>\$ 48,598,926</u>	<u>\$ (1,082,425)</u>	<u>102%</u>	<u>\$ 14,506,463</u>
Nonoperating (Revenues) Expenses				
(Gain)/Loss on disposal of Capital Assets	(29,745)	-	100%	(1,952)
Investment Income	(1,426,280)	(1,206,166)	15%	(2,049,050)
Capital Outlay	10,827,061	49,245,606	-355%	333,458
Other nonoperating expenses	11,962,433	9,965,853	17%	1,917,111
Total Non Operating (Revenues) Expense	<u>\$ 21,333,469</u>	<u>\$ 58,005,293</u>	<u>-172%</u>	<u>\$ 199,567</u>
Change in Net Position	27,265,457	(59,087,718)	317%	14,306,895
Net Position, Beginning of Period	<u>426,877,319</u>	<u>426,877,319</u>	<u>0%</u>	<u>349,284,053</u>
Net Position, End of Period	<u>\$ 454,142,776</u>	<u>\$ 367,789,601</u>	<u>19%</u>	<u>\$ 363,590,948</u>



Public Housing Properties (Lockwood / Peralta) 4TH Quarter FY 2021 Financial Statements



Oakland Housing
Authority

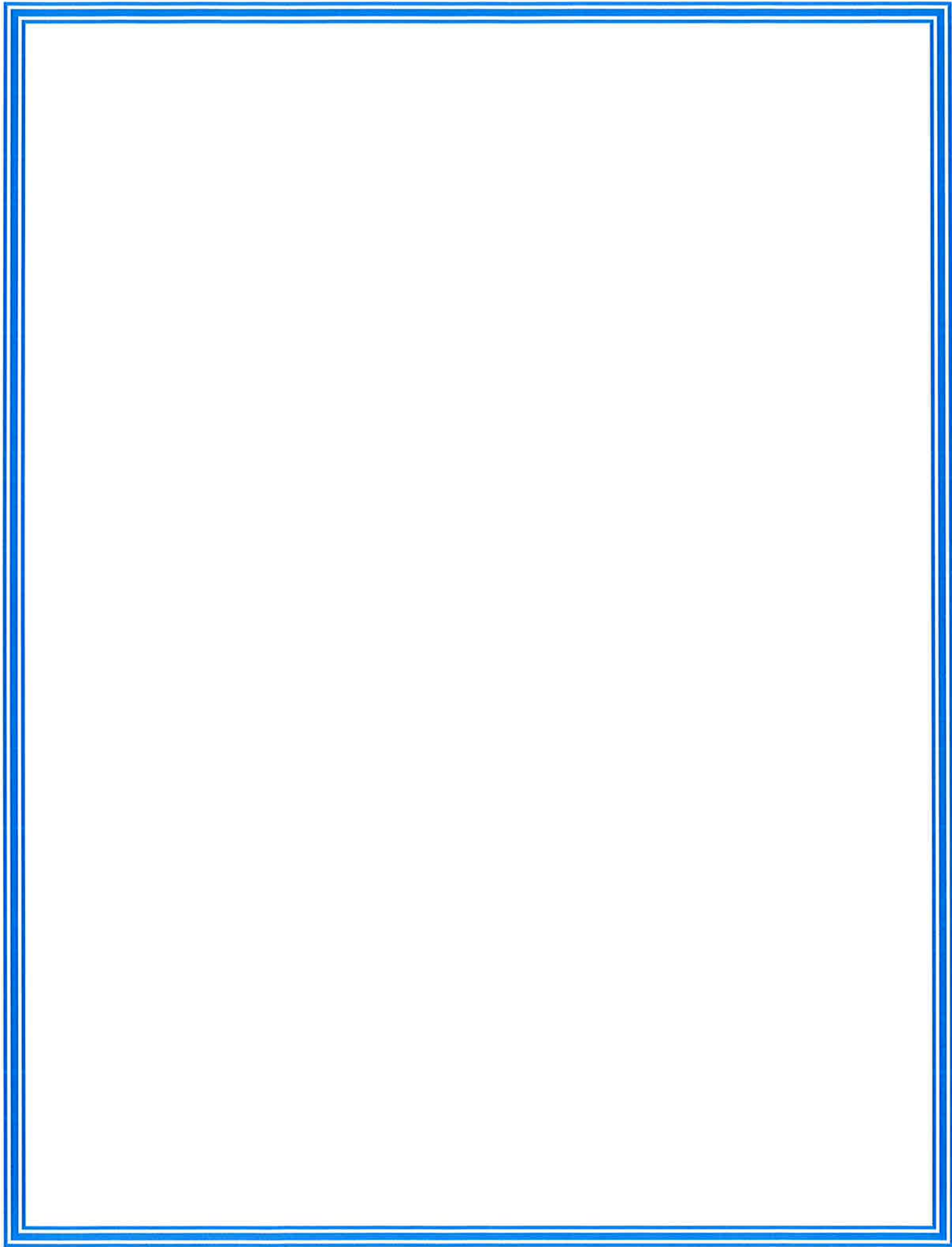
Statement of Activities



PUBLIC HOUSING - (Lockwood/Peralta)

Statement of Activities For the month ended June 30, 2021 and 2020

REVENUE	FY-21 Actual	FY-21 Budget	% Change	FY-20 Actual
Tenant Income and Operating Subsidy				
Tenant Rent Income	\$ 2,998,161	\$ 3,036,357	-1.27%	\$ 2,869,557
PH Operating Subsidy	4,721,545	4,413,000	6.99%	4,622,406
Total Tenant and Subsidy	\$ 7,719,706	\$ 7,449,357	6%	\$ 7,491,962
Other Income				
Miscellaneous Other income	10,423	-		29,721
Total Other Income	10,423	-	0%	29,721
Total Revenue	\$ 7,730,129	\$ 7,449,357	6%	\$ 7,521,683
EXPENSES				
Salary	578,987	770,706	-33%	452,369
Fringe Benefits	299,733	353,943	-18%	476,756
Admin expenses	79,891	429,600	-438%	79,918
Legal Fees	60,575	154,000	-154%	60,584
Tenant Services	4,829	80,000	-1557%	6,960
Utility Expense	1,023,330	958,153	6%	921,956
Maintenance expenses	3,820,400	4,275,742	-12%	5,240,160
General Expenses	520,957	494,604	5%	495,484
Housing assistance payment	(1,008)	-	100%	40,068
Capital Outlay	826,616	1,320,000	-60%	100,397
Other non operating expenses	4,077,832	4,544,681	-11%	157,379
Depreciation Exp. *	464,409	-	100%	464,409
Total Expenses	\$ 11,756,553	\$ 13,381,430	-14%	\$ 8,496,440
Change in Net Assets	(4,026,424)	(5,932,073)	-47%	(974,757)
Net Assets, Beg. of Period	8,626,801	8,626,801	0%	9,301,558
Net Assets, End of Period	4,600,378	2,694,728	-47%	8,626,801



ITEM: VII.C.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

DocuSigned by:
Patricia Wells
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Subject: Staff review of the Resident Retention Plan

Date: August 23, 2021

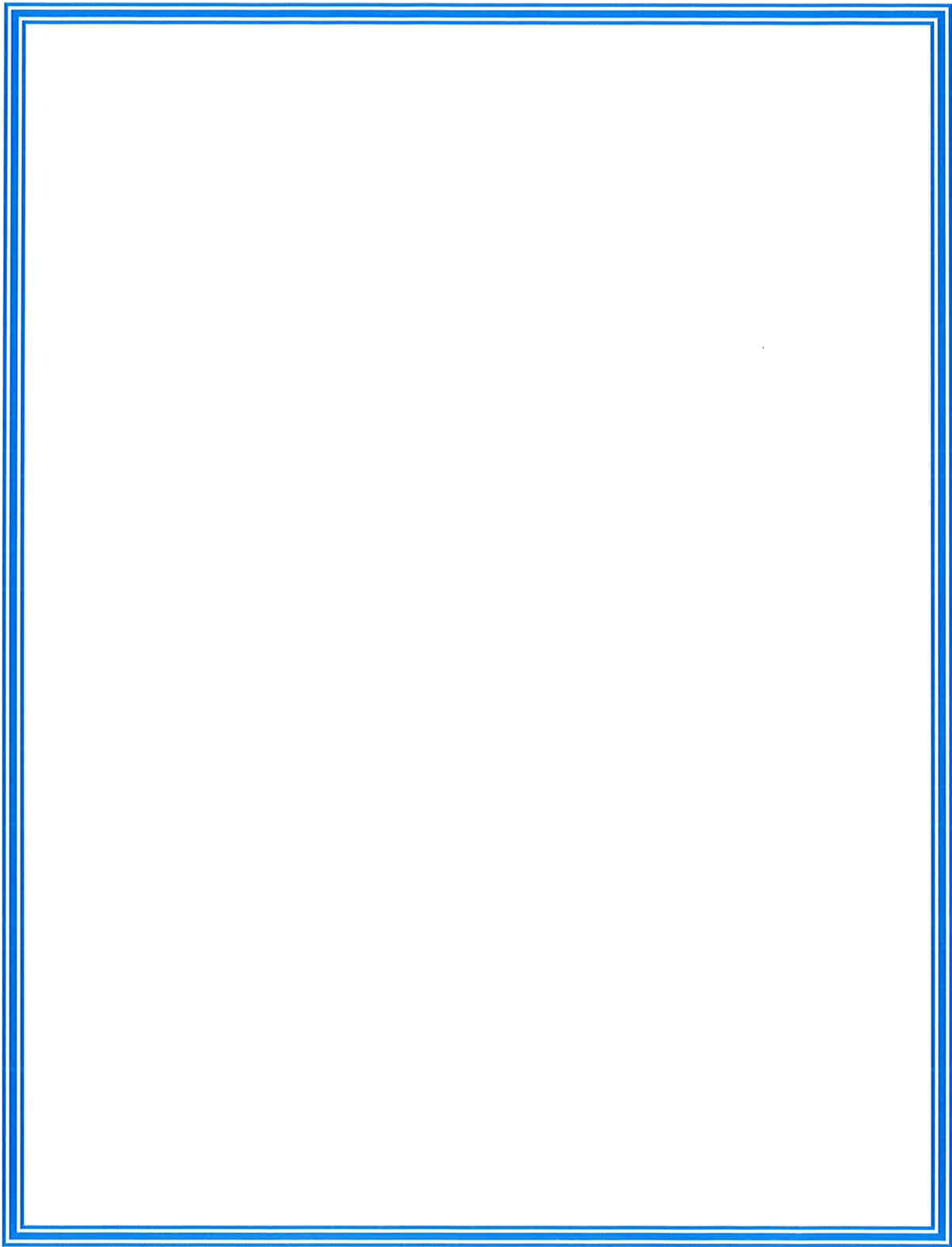
Purpose: Staff will review the Resident Retention Plan, a coordinated strategy and internal partnerships across Oakland Housing Authority (Authority) departments to assist residents to stabilize and sustain housing when they are faced with difficult life issues. The presentation will review strategies that emphasize communication, accountability and access to resources, with a focus on supporting housing stability.

Funding: No funding is required.

Background:

The Authority's Office of Property Operations, Leased Housing, Family & Community Partnerships and Oakland Housing Authority Police departments continue to work together to provide housing, supportive services, and public safety supports to create and maintain healthy communities. Together, the departments work proactively with residents who may face challenging life issues to help the family remain housed and avoid eviction. Through communication, accountability and accessibility of services, with a focus on supporting housing stability in the OHA-owned and -managed portfolio, OHA offers beyond basic outreach to assist families with counseling and services.

OHA will provide an overview of the process to assist families to remain and retain their housing during these challenging situations.



ITEM: VII.D.

**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director  722CF180EE194A1...

Subject: Authorization to execute a one-year contract with three one-year option terms with Belfor USA Group, Inc. for Disaster and Non-Disaster Restoration of Operations Services Contract in an amount not-to-exceed \$560,000.

Date: August 23, 2021

Purpose: This action will authorize the Executive Director to execute a contract with Belfor USA Group, Inc. for disaster and non-disaster restoration of operations services in an amount not-to-exceed \$140,000 for the initial one-year term and \$140,000 per year for each one-year option term at Authority-owned and managed properties and administrative buildings.

Funding: Funding for each option term is included in the FY2022 operating budget in accounts 4430-20-000 Routine Make Ready, 4430-10-000 Contract Janitorial/ Cleaning and 5510-00-000 Capital Outlay. Funding for each option term will be included in future budget requests for each respective fiscal year in the same accounts.

Background:

The Oakland Authority has a need for Disaster and Non-Disaster Restoration of Operations Services at Authority owned and managed properties and administrative buildings to respond to water/ sewer damage restoration, fire & smoke damage restoration, and disaster related emergencies. Without this service, staff will be unable to respond efficiently with a vendor to address emergencies to reduce further damage.

OMNIA Partners helps public agencies and non-profits reap the benefits of national leveraged pricing, with no cost to the OMNIA Partners members. OMNIA Partners competitively solicits proposals and awards contracts for commonly purchased products and services, which provides governmental and public entities with greater efficiency and economy in procuring goods and services.

As stated in 2 CFR Part 200, "All procurement transactions will be conducted in a manner providing full and open competition". In order to ensure competition, OMNIA Partners posted the Request for Proposals in *The Houston Chronicle* on November 13, 2019 and November 20, 2019. *The Arizona Business Gazette*, *The New Jersey Herald*, *Utah's Desert News*, *Montana's Independent Record*, *Illinois' The Herald News*, *The Honolulu Star-Advertiser*,

Belfor USA Group, Inc. Disaster and Non-Disaster Restoration of Operations Services
Page 2 of 2

and the *San Bernardino Sun*, *USA Today* and seven other publications published the RFP on November 13, 2019.

Region 4 Education Service Center and Omnia Partners Public Sector posted RFP #19-16 on their websites for eight (8) weeks from November 13, 2019 to January 8, 2020.

After evaluations were completed, Belfor was awarded an initial two-year contract term beginning on May 1, 2020 to April 30, 2022 with three one-year option terms.

The OMNIA contract greatly simplifies and expedites the procurement process by relieving the Authority of developing specifications and issuing a solicitation for disaster and non-disaster restoration of operations services; services already outlined in the contract.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract with Belfor USA Group, Inc. for disaster and non-disaster restoration of operations services in an amount not-to-exceed \$140,000 for the initial one-year term and \$140,000 per year for each one-year option term.

Attachments: CCGS Memorandum
Resolution



CONTRACT COMPLIANCE & GENERAL SERVICES (CCGS)
1619 Harrison Street, Oakland, CA 94612 * (510) 587-2166 / (510) 587-2124 FAX

INTEROFFICE MEMORANDUM

To: Patricia Wells, Executive Director

Through: Andrés Manriquez, Chief Operating Officer ^{DS} *AM*
Bruce Brackett, Director of Capital Improvements ^{DS} *BB*
Mark Schiferl, Director of Property Management ^{DS} *MS*
Daniel Mermelstein, CCGS Manager ^{DS} *DM*

From: Jeanne Smith, Contract Specialist ^{DS} *JS*

Subject: CCGS Review Memo for OHA to Utilize Belfor USA Group, Inc.'s Cooperative Agreement through OMNIA Partners Public Sector

Date: December 2, 2020

This memo is to request permission for the Housing Authority for the City of Oakland (OHA) to utilize the Belfor USA Group, Inc. (Belfor) Property Restoration Contract with Region 4 Education Service Center (ESC), through OMNIA Partners Public Sector, under a cooperative agreement for Disaster and Non-Disaster Restoration of Operations Services. OHA is interested in a two-year contract with three one-year option terms for one hundred and forty thousand dollars (\$140,000) per year for a total of seven hundred thousand dollars (\$700,000) over the life of the contract.

Background

OHA has a need for Disaster Restoration of Operations Services for tenant occupied properties. Region 4 ESC has a current and valid contract with Belfor that was competitively solicited. Region 4 ESC and OMNIA Partners Public Sector posted RFP #19-16 on their websites for eight (8) weeks from November 13, 2019 to January 8, 2020. The RFP was also published in *The Houston Chronicle* on November 13, 2019 and November 20, 2019. *The Arizona Business Gazette*, *The New Jersey Herald*, *Utah's Desert News*, *Montana's Independent Record*, *Illinois' The Herald News*, *The Honolulu Star-Advertiser*, the *San Bernardino Sun*, *USA Today* and seven other publications published the RFP on November 13, 2019. Eight (8) companies responded, and seven (7) companies were recommended for award. Belfor was awarded a two (2) year contract for the term beginning on May 1, 2020, through April 30, 2022, with three (3) one-year option terms.

Conclusion

The RFP issued by Region 4 ESC was competitively solicited and meets HUD 2 CFR Part 200. Belfor's current contract is valid through April 30, 2022, making it a valid contract and allowing the OHA to utilize this contract for the services needed.

Recommendation

It is recommended that OHA utilize the cooperative agreement Belfor has with Region 4 ESC through OMNIA Partners Public Sector. 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:

DocuSigned by:
Patricia Wells
722CE180EE194A1

12/14/2020

Patricia Wells
Executive Director

Date

Not Approved:

Patricia Wells
Executive Director

Date

FIRE RESTORATION

PROPERTY RECOVERY SERVICES

When the alarm sounds, fire departments answer the call with quick and decisive action. When the smoke clears, BELFOR stands ready to help with the same rapid response - 24 hours a day, 365 days a year.

An effective emergency response that quickly stabilizes the facility ensures the recovery of as much property as possible. The acidic soot and smoke damage that is often produced in fires accelerates the deterioration and corrosion of building components and vital assets. To compound the problem, fires are most frequently extinguished with water or dry chemicals. Plus, the toxic smoke odor left behind must be neutralized and deodorized.

The fire damage restoration process includes mitigating damage, providing smoke damage cleanup and water restoration as quickly as possible after the damage first occurs.

BELFOR's fire restoration services include emergency board-up, site containment, demolition, soot removal, deodorization, air duct cleaning, and complete reconstruction.

SMOKE REMOVAL

Once a fire has occurred inside a property, removing the smell of smoke can be difficult. It's important to seek professional help from a team of fire remediation professionals such as BELFOR. Through the use of special odor removal equipment and processes, BELFOR can return your property back to normal.



SOOT REMOVAL TECHNOLOGY

For many contractors, the removal of soot involves different dry and wet cleaning techniques, some of which can't be trusted to solve the problem.

At BELFOR, we developed our own technique of soot removal. Soot Removal Film (SRF) is a high-performance cleaning method that can be used for nearly all building surfaces.

SRF requires no or very minimal containment as it does not release contaminants into the air. The process uses only a small amount of water and does not smear. Wall or surface drying is not necessary.

Environmentally-friendly, non-corrosive and non-destructive SRF is the best solution when compared to traditional wet methods.



FIRE DEPARTMENT SUPPORT

BELFOR also works closely with local fire departments and are often called in to help with fire damage efforts shortly after the fire is extinguished. Support services include:

- Emergency board-up and site containment services: securing the property/premises and preserving the scene from further fire and smoke damage.



- Supply cranes and other heavy equipment to clear paths, allow for aerial photos, expedite hauling, and other fire damage restoration needs.
- Shoring and moving of materials to help secure safe entry of fire department and authorized personnel in the fire damage restoration process.
- Provide lighting, dumpsters, emergency power, etc.
- Application of board-up decals if required to reduce visual eyesore of burned structures.
- Work under the direction of arson investigators to assist fire damage restoration services safely: secure evidence, debris manipulation, transport and storage, etc.

BELFOR is a proud member of the National Fire Protection Association (NFPA)

BELFOR 
PROPERTY RESTORATION

RESTORING MORE THAN PROPERTY

**24-HOUR EMERGENCY HOTLINE
800-856-3333**

RED ALERT®

PRIORITY RESPONSE PROGRAM



Our RED ALERT® Priority Response Program delivers the utmost level of disaster readiness for our business clients on a local, national or international level.

BELFOR's RED ALERT program can reduce response time, improve your chances of full recovery, and limit the financial impact of a disaster to your business operation.

Partnering with a proven company like BELFOR can mean the difference between effective operational recovery and loss of equipment, resources and customers.



BELFOR 

PROPERTY RESTORATION

RESTORING MORE THAN PROPERTY

24-HOUR EMERGENCY HOTLINE

800-856-3333

EMERGENCY PLANNING

The RED ALERT service is structured to work with your own emergency procedures so, that when disaster strikes, the RED ALERT 3-stage action plan can be initiated with speed and effectiveness:

- **Stabilization** – to make the premises safe and secure and to prevent further damage.
- **Assessment** – to assess the extent of damage, determine priorities and coordinate an action plan.
- **Mitigation and Restoration** – structured recovery process to restore your facility and equipment and your business to full operational readiness.

Before a disaster strikes, we do a thorough survey of your critical systems, facilities and vital records. We can often recommend practical, proven steps to prevent or solve potential problems before they become reality.



IMMEDIATE ACTION

One call to our 24-hour hotline - operated by our very own Call Center in the U.S. - activates RED ALERT.

Your BELFOR account representative will be notified immediately and BELFOR will send an experienced team directly to your site within four hours or less in most cases.

RED ALERT® SERVICE LEVELS

BELFOR offers two levels of RED ALERT service – Premium Plus and Basic. Both levels include the following benefits:

- 24-hour response through BELFOR Call Center hotlines.
- Immediate telephone response after you report the incident.
- Rapid response to your site to inspect and advise on damage control.
- Written scope within 24 hours of site visit.
- Dedicated Account Manager assigned to your account.
- Review of your business continuity plans.
- No call-out charges in cities where we have a presence.

RED ALERT® PREMIUM PLUS

RED ALERT Premium Plus is a retainer-based program that provides your business with all of the benefits above plus:

- Highest priority response level over RED ALERT Basic and non-RED ALERT clients during area-wide disasters (catastrophes).
- Familiarization Surveys on up to three (3) facilities to establish priorities and identify important information prior to an emergency.
- Available worldwide.

RED ALERT® BASIC

RED ALERT Basic clients receive:

- Second highest level of priority response during area-wide disasters (catastrophes) – after RED ALERT Premium Plus clients.
- Available on local and regional basis only.

WATER DAMAGE RESTORATION

ACT BEFORE
YOU SINK

Water is the single most long-term destructive substance in the indoor environment – in both its liquid form and vapor form. Excess moisture or flooding can cause structures and personal property to rapidly deteriorate. The problem becomes more serious when the water is unsanitary or cleanup services are delayed.

From a minor leak to a major flood, BELFOR has restored water-damaged structures and property for more than 70 years. BELFOR water damage technicians are highly trained in psychrometrics, the science of drying, and always use IICRC S500 industry standards for professional water damage restoration.



We offer 24-hour emergency service and have an extensive inventory of drying equipment – air blowers and movers, dehumidifiers, moisture meters, thermal imaging cameras and more.

Using professional water drying equipment, BELFOR will ensure damage to your property is minimized as quickly as possible and will soon be returned to its normal state.

BELFOR (●)

PROPERTY RESTORATION

RESTORING MORE THAN PROPERTY

24-HOUR EMERGENCY HOTLINE
800-856-3333

RECOVERY SERVICES

Our water damage recovery services include:

- **SOURCE ELIMINATION** – The first step of any water removal process is to find the source of the water and stop it. BELFOR offers non-invasive leak detection.
- **DAMAGE ASSESSMENT** – We inspect the building and determine the extent of damage. This helps determine the type of water, level of contamination and equipment needed.
- **WATER EXTRACTION** – It is important to begin the process of removing water and moisture as soon as possible.



- **DRYING AND DEHUMIDIFICATION**
Once the water has been removed, effective drying must be carried out. Both the structure/area and materials (carpet, drywall, contents) must be dried out. Dehumidification removes moisture from the air and prevents secondary water damage from condensation.
- **MOISTURE MEASUREMENT** – Using moisture meters with exclusive proprietary software, technicians carefully measure moisture content. We also monitor and document the drying process on a daily basis until optimal drying standards are met.

- **CORROSION CONTROL** – We use an effective combination of restoration agents (developed by BELFOR) to remove and stabilize all types of corrosion on machinery and equipment.
- **MOLD REMOVAL AND REMEDIATION**
BELFOR's mold removal teams are considered the best in the industry and were the first to issue mold guidelines in 2002. We were also the contributing authors to the official industry Reference Guide for Professional Mold Remediation.
- **ANTI-MICROBIAL APPLICATION** – This can be used on a case-by-case basis, depending on level and risk of contamination.
- **ODOR NEUTRALIZATION** – Water damage leaves a very distinctive odor behind. BELFOR can neutralize and/or eliminate these odors.



WATER DAMAGE RESTORATION

The key objectives of BELFOR's water damage restoration efforts are:

- Health and safety of building occupants.
- Contain damage; prevent cross-contamination.
- Control and remove contaminants.
- Dry site according to industry standards.
- Salvage and restore valuable materials.

**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:

**AUTHORIZATION TO EXECUTE A ONE YEAR CONTRACT WITH THREE ONE-YEAR
OPTION TERMS WITH BELFOR USA GROUP, INC. FOR DISASTER AND NON-
DISASTER RESTORATION OF OPERATIONS SERVICES CONTRACT IN AN AMOUNT
NOT-TO-EXCEED \$140,000 FOR THE INITIAL TERM AND \$140,000 FOR EACH
OPTION TERM FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$560,000**

WHEREAS, the Oakland Housing Authority has a need for Disaster and Non-Disaster Restoration of Operations Services at Authority owned and managed properties and administrative buildings; and

WHEREAS, without this service, staff will be unable to mobilize to locations to effectively respond to emergencies; and

WHEREAS, Region 4 Education Service Center has a current and valid contract with Belfor that was competitively solicited; and

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

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

WHEREAS, Region 4 ESC and Omnia Partners Public Sector posted RFP #19-16 on their websites for eight (8) weeks from November 13, 2019 to January 8, 2020; and

WHEREAS, Belfor was awarded a two (2) year contract for the term beginning on May 1, 2020 to April 30, 2022 with three one-year option terms; and

WHEREAS, the use of this the cooperative agreement Belfor has with Region 4 Education Service Center through OMNIA Partners Public Sector meets 2 CFR 200 and will greatly simplify and expedite the procurement process by relieving the Authority of developing specifications and issuing a solicitation for these services; and

WHEREAS, Belfor USA Group, Inc. will provide Disaster and Non-Disaster Restoration of Operations Services for in an amount not-to-exceed \$140,000 for the initial term and \$140,000 for each option term.

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

THAT, the Board of Commissioners authorize the Executive Director to execute a contract with Belfor USA Group, Inc. for Disaster and Non-Disaster Services in an amount not-to-exceed \$140,000 for the initial year term and \$140,000 for each one-year option term for a total not-to-exceed amount of \$560,000; and

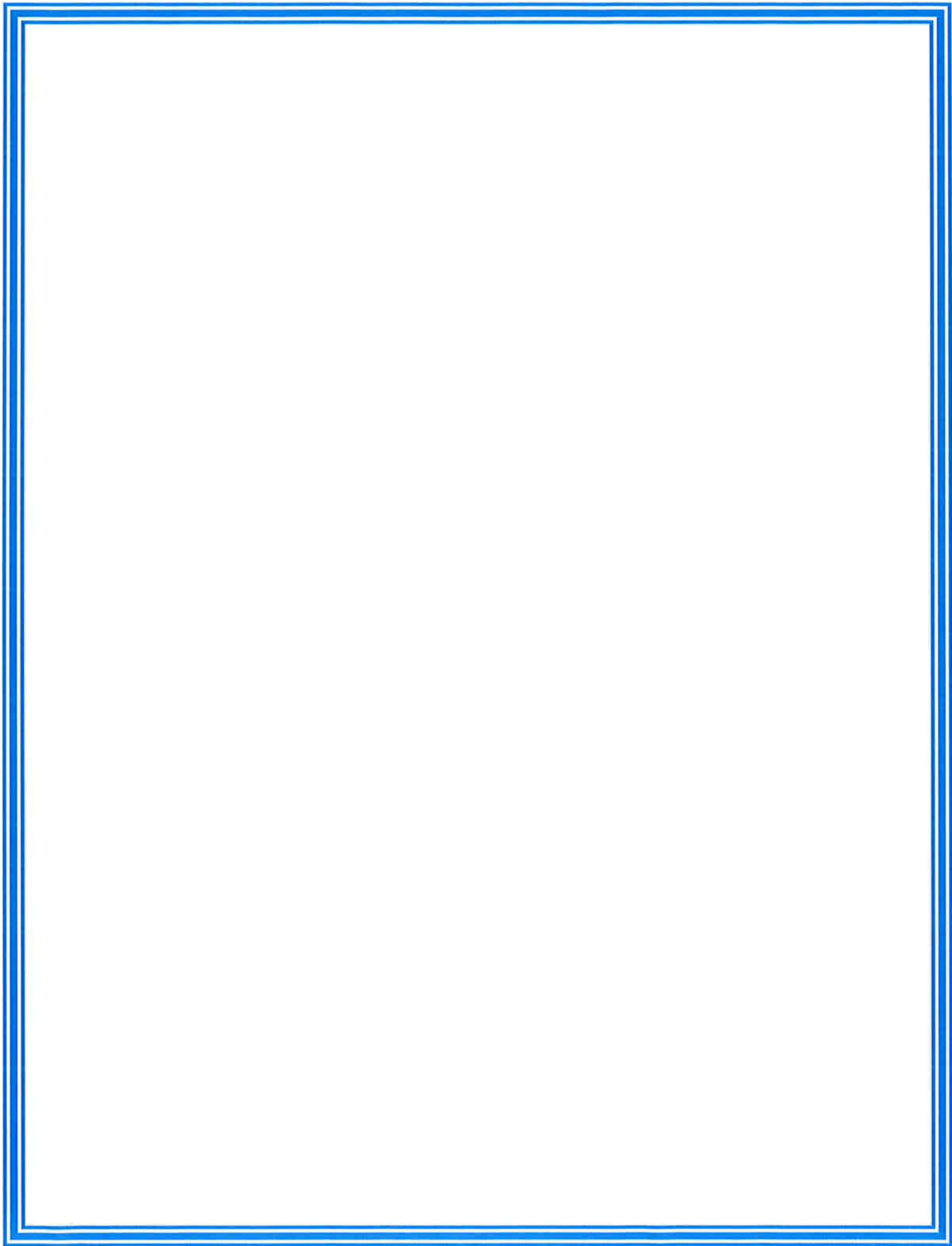
THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*I hereby certify that the foregoing resolution is a full, true and correct
copy of a resolution passed by the Commissioners of the Housing Authority
Of the City of Oakland, California on August 23, 2021.*

Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



ITEM: VII.E.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

DocuSigned by:
Patricia Wells
722CF180EE194A1...

Subject: Authorization to execute a two-year contract with three one-year option terms with Herc Rentals, Inc. utilizing the OMNIA Partners cooperative agreement for equipment rental and related products and services in an amount not to exceed \$750,000.

Date: August 23, 2021

Purpose: This action will authorize the Executive Director to execute a contract with Herc Rentals, Inc. for equipment rental and related products and services, in an amount not to exceed \$300,000 for the initial two-year term and \$150,000 per year for three one-year option terms.

Funding: Funding for the initial year is included in the Fiscal Year (FY) 2021 annual operating budget in line item 4430-15-000 Contract Equipment Rental. Funding for each subsequent year or option term will be include in the corresponding year's operating budget in the account 4430-15-000 Contract Equipment Rental.

Background:

The Oakland Housing Authority has a need for specialized equipment for various construction projects. Depending on the project type and size, the Authority must purchase or rent equipment, such as vehicles, lifts, cement mixers and other construction trade equipment in order to complete projects within the proposed timeline.

Seeking the most competitive pricing, staff identified a cooperative agreement through OMNIA Partners that covered the necessary equipment and services. OMNIA Partners helps public agencies and non-profits reap the benefits of national leveraged pricing, with no cost to the OMNIA Partners members. OMNIA Partners competitively solicits proposals and awards contracts for commonly purchased products and services, which provides governmental and public entities with greater efficiency and economy in procuring goods and services.

As stated in 2 CFR 200, "All procurement transactions will be conducted in a manner providing full and open competition". In order to ensure competition, the City of Charlotte posted RFP #269-2018-047 on May 22, 2018 to establish a National Cooperative Contract for equipment rental and related products. Notice of the solicitation was sent to potential vendors, as well as advertised in the *Charlotte Observer* newspaper, posted the solicitation

Herc, Inc. Equipment Rental and Related Products and Services
Page 2 of 2

on the NC Interactive Purchasing System (NCIPS) website, the City of Charlotte website, and the U.S. Communities website.

The solicitation was posted for approximately five (5) weeks from May 22, 2018 to June 26, 2018, allowing for three (3) companies to respond. The companies that responded included Herc Rentals, Inc., Sunbelt Rentals, and Big Truck Rentals. One (1) proposal, Sunbelt Rentals, was deemed non-responsive, while the other two (2) proposals were deemed responsive.

After evaluations were completed, Herc rentals and Big Truck Rentals were awarded a five-year contract for the term beginning November 1, 2018 and ending on October 31, 2023. The contract allows for two (2) additional two-year option terms, through October 31, 2027. Per HUD Procurement Rules, OHA will only be allowed to utilize the Herc Rental contract for a maximum of five (5) years.

The OMNIA contract greatly simplifies and expedites the procurement process by relieving the Authority of developing specifications and issuing a solicitation for equipment rental and related products, services already outlined in the contract. The national cooperative contract also includes discounted rates, which greatly benefits the Authority to ensure cost-effectiveness in federal expenditures.

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a two-year contract with three one-year option terms with Herc Rentals, Inc., utilizing the OMNIA Partners cooperative agreement for equipment rental and related products and services, in an amount not to exceed \$300,000 for the initial two-year term and \$150,000 per year for three one-year option terms in an amount not to exceed \$750,000.

Attachments: CCGS Memorandum
Resolution



CONTRACT COMPLIANCE & GENERAL SERVICES (CCGS)
1619 Harrison Street, 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 Improvement ^{DS} BB
Mark Schiferl, Director of Property Management ^{DS} MS
Daniel Mermelstein, Manager of CCGS ^{DS} DM

From: Jeanne Smith, Contract Specialist, CCGS ^{DS} JS

Subject: Request to use the City of Charlotte's Contract with Herc Rentals through OMNIA Partners

Date: March 10, 2021

This memo is to request permission to utilize the City of Charlotte's Contract with Herc Rentals, Inc. through OMNIA Partners for Equipment Rental and Related Products.

Background

The Oakland Housing Authority (OHA) has a current need for renting and purchasing equipment for various construction projects. The contract Herc Rentals, Inc. has with the City of Charlotte in North Carolina through OMNIA Partners offers equipment rentals, which includes the services and materials needed by OHA.

According to 2 CFR 200, "All procurement transactions will be conducted in a manner providing full and open competition". In order to ensure competition, the City of Charlotte posted RFP #269-2018-047 on May 22, 2018 to establish a National Cooperative Contract for equipment rental and related products. Notice of the solicitation was sent to potential vendors, as well as advertised in the *Charlotte Observer* newspaper, posted the solicitation on the NC Interactive Purchasing System (NCIPS) website, the City of Charlotte website, and the U.S. Communities website.

The solicitation was posted for approximately five (5) weeks from May 22, 2018 to June 26, 2018 allowing for three (3) companies to respond. The companies that responded included Herc Rentals, Inc., Sunbelt Rentals, and Big Truck Rentals. One (1) proposal, Sunbelt Rentals, was deemed non-responsive, while the other two (2) proposals were deemed responsive.

After evaluations were completed, Herc rentals and Big Truck Rentals were awarded a five-year contract for the term beginning November 1, 2018 and ending on October 31, 2023. The contract allows for two (2) additional two-year option terms, through October 31, 2027. Per HUD Procurement Rules, OHA will only be allowed to utilize the Herc Rental contract for a maximum of five (5) years.

Conclusion

Herc Rental, Inc. has a current and valid contract with the City of Charlotte through OMNIA Partners and the contract covers the services and materials needed by OHA for equipment rentals and purchases.

The Request for Proposals issued by the City of Charlotte was competitively solicited and meets 2 CFR Part 200. The contract with Herc Rentals, Inc. is current, allowing the Oakland Housing Authority to utilize this agreement.

Recommendation

CCGS recommends that OHA utilize the Cooperative Agreement Herc Rentals, Inc. has with the City of Charlotte through OMNIA Partners. The use of this Cooperative Agreement will greatly simplify and expedite the procurement process. OHA utilizing this cooperative agreement will relieve the Authority from developing specifications and issuing a solicitation for equipment rental and purchasing services. OHA can also greatly benefit from the discounts offered through this National Cooperative Contract.

Approved:

Not Approved:

DocuSigned by:

Patricia Wells

722CF180EE194A1

3/11/2021

Date

Patricia Wells

Executive Director

Date

Patricia Wells

Executive Director



PARKS & RECREATION

Your parks, playgrounds and recreation areas are the soul of your community. Herc Rentals has the equipment and expertise to keep it that way. Whether you're building a ballfield or community garden, planting or removing trees, or performing landscape maintenance, we can deliver the equipment when and where you need it..



WOOD CHIPPERS



VERMEER, BC700XL

- Light-Medium Duty Brush Chipper
- Smart-feed control System reduces strain on vital engine parts



VERMEER, BC1000XL

- Medium-Duty Brush Chipper
- Automatically senses & corrects feed movement direction depending on engine rpm

MAKE	MODEL	CHIPPER CAPACITY	ENGINE	FEED SPEED	DIMENSIONS (LWH)	WEIGHT	CAT CLASS
Vermeer	BC700XL	6 in	Gasoline / 25 hp	49.4 ft/min	113 x 71 x 102 in	1,800 lbs	115-3510
Vermeer	BC1000XL	12 in	Diesel / 85 hp	105 ft/min	150 x 66.5 x 101 in	4,995 lbs	115-3540

COMPACT UTILITY LOADERS



TORO/TX1000

- Vertical lift arm for greater reach at full height
- 81 inch hinge pin height easily clears side of a 30-yard dumpster or 1-ton truck
- Narrow track fits through most standard gates

TORO/AUGER



TORO/FORK



TORO/HYDRAULIC HAMMER



MAKE	MODEL	FUEL	HP	OPERATING CAPACITY	FUEL CAPACITY	DUMP HEIGHT	WEIGHT	HYD PRESSURE / FLOW	GROUND PRESSURE	CAT CLASS
TORO	TX525	DSL	23 hp	553	6 Gallons	66 in	1,904 lbs	3,000 PSI / 15.2 gpm	5.4 PSI	200-1030
TORO	TX1000	DSL	24.9 hp	1075	6 Gallons	81 in	2,610 lbs	3,000 PSI / 13.8 gpm	5.0 PSI	200-1040

BUGGIES



MULTQUIP/WBH-16

- Increased stability and traction
- Forklift pockets for easy loading
- Ideal for concrete placement, landscaping, and job site cleanup



ALLEN/AT16

- Operator visibility and safety
- 6-inches of ground clearance
- Rubber tracks offer extra load capacity and traction

MAKE	MODEL	TYPE	CAPACITY	PAYLOAD	ENGINE (FUEL)	DIMENSIONS (LWH)	WEIGHT	CAT-CLASS
Multiquip	WBH-16	Ride-On Platform	16 cu ft	2,500 lbs	Gasoline	103 x 44 x 51 in	1,135 lbs	100-1870
Allen	AT 16	Ride-On Platform	16 cu ft	2,500 lbs	Gasoline	97 x 47 x 64 in	1,475 lbs	100-1890

TRENCHERS



TORO/TRX-20

- Walk-behind trencher with easy-to-use control system
- Tracks instead of wheels for increased stability/maneuverability



DITCH WITCH/C16X

- Simple, open design walk-behind trencher
- Tracks instead of wheels for increased stability/maneuverability
- Easy to use touch controls

MAKE	MODEL	TRENCH DEPTH	HP	DIMENSION (LWH)	WEIGHT	CAT CLASS
Toro	TRX-20	36 in	20 hp	82.5 x 33.8 x 46 in	1,133 lbs	280-1030
Ditch Witch	C16X	36 in	16 hp	94 x 35.8 x 63 in	1,895 lbs	280-1040

+ Toro Dingos, stump grinders, sod cutters, aerators, mulchers, brush hogs, chain saws, pole saws, blowers, tillers, augers, log splitters & much more!



Herc Rentals and OMNIA Partners CAN SAVE YOU MONEY

What is OMNIA Partners?

OMNIA Partners, Public Sector is the nation's largest and most experienced cooperative purchasing organization dedicated to public sector procurement. Our immense purchasing power and world-class suppliers have produced a comprehensive portfolio of cooperative contracts and partnerships, making OMNIA Partners the most valued and trusted resource for organizations nationwide.

How can Herc Rentals and OMNIA Partners save you money?

Herc Rentals has been awarded the OMNIA Partners Contract for equipment rental services nationwide

- No user fees
- Obtain a discount of published retail rate
- Frees resources for other public priorities, programs and services
- Obtain a competitive bid rate without the hassle of going through the bid process
- Combines Potential Purchasing Power of up to 60,000 participating agencies

How can you get started?

- Visit omniapartners.com/publicsector to register
- You will need an OMNIA Partners account with Herc Rentals
- Visit us on-line at www.hercrentals.com/us/programs/government/omnia-partners.html to see how to start saving money now

OMNIA
PARTNERS

omniapartners@hercrentals.com

844-610-9732

Aerial Equipment
Air Quality Control
Compact Earth & Utility
Dehumidification (LGR & Desiccant)
Floor Care & Surface Prep
Power Distribution
Portable Cooling & Heating
Power Generation
Pumps



HercRentals®

NATIONWIDE.
HercRentals.com | Call 888-777-2700



HercRentals™



TELEMATICS
REAL TIME LOCATION



OMNIA
P A R T N E R S

TRUCKS + TRAILERS

Herc Rentals is the only source you will need for a wide variety of quality trucks and trailers ready for rent. Choose from various cab configurations, capacities, bed lengths, and tow packages

TRUCKS EQUIPPED WITH
4X4

BACK-UP CAMERA

BLUETOOTH

TOW PACKAGE

PICK-UP TRUCKS



MODEL	CAB STYLE	CAT-CLASS
1/2 Ton	Standard - Gas	659-5010
1/2 Ton	Double - Gas	659-5030
1/2 Ton	Crew - Gas	659-5050
3/4 Ton	Crew - Gas	659-5160
3/4 Ton	Crew - Diesel	659-5170
1 Ton	Crew - Gas	659-5240
1 Ton	Crew - Diesel	659-5250

CARGO + PASSENGER VANS



BODY	GVWR	CAT-CLASS
Cargo Van - Gas	9,000 lbs	659-5470
12 Person Passenger Van - Gas	9,000 lbs	659-5510



STAKE BODY TRUCKS



BODY	CAB STYLE	CAT-CLASS
12 ft. Stake Bed	Standard - Gas	659-5630
12 ft. Stake Bed	Standard - Diesel	659-5640
12 ft. Stake Bed	Crew - Gas	659-5725
12 ft. Stake Bed	Crew - Diesel	659-5730
22 ft. Stake Bed	Standard - Gas	659-5790
22 ft. Stake Bed	Standard - Diesel	659-5800



HercRentals™

HercRentals.com // Call 888.777.2700 for rates and reservations

DUMP TRUCKS



BODY	DESCRIPTION	CAT-CLASS
3 - 4 Yard	Standard - Diesel	659-6120
3 - 4 Yard	Crew - Gas	659-6135
3 - 4 Yard	Crew - Diesel	659-6130
5 - 6 Yard	Standard - Gas	659-6160
5 - 6 Yard - CDL	Standard - Diesel	659-6170
5 - 6 Yard	Standard - Diesel	659-6180
12 - 14 Yard - CDL	Standard - Manual	659-6200
12 - 14 Yard - CDL	Standard - Auto	659-6210

WATER TRUCKS



TANK CAPACITY	GVWR	CAT-CLASS
2,000 Gallon - CDL	33,000 lbs	659-6040
4,000 Gallon - CDL	58,000 lbs	659-6050

CDL and Tanker Endorsement is required as both trucks can transport more than 1,000 gallons of water.

SPECIALTY TRUCKS



BODY	GVWR	CAT-CLASS
9 ft. Bed Utility	10,700 lbs	659-5880
38 ft. Bucket	19,500 lbs	659-6320
18 Ton Crane - CDL	33,000 lbs	659-6380
62 mph Crash Attenuator	25,999 lbs	659-6250



GROSS VEHICLE WEIGHT RATING (GVWR)

The GVWR is the maximum operating weight of a truck as specified by the manufacturer including the chassis, body, fuel, cargo, driver, and passengers.

TOW CAPACITY

Towing capacity is the maximum allowable weight that a vehicle can tow. Towing capacity is specified by the vehicle manufacturer and can usually be found in the owner's manual.



UTILITY TRAILERS



TRAILERS EQUIPPED WITH

Tail Gate Ramp
14" Felling / 36" Best sides
D-Rings / Corner Ties

DESCRIPTION	GVWR	CAT-CLASS
10' Pan Utility	2,900 lbs	610-1059
8' Utility	2,999 lbs	610-1060

TILT TRAILERS



TRAILERS EQUIPPED WITH

D-Rings / Corner Ties
Chains / Binders
Headache Rack

DESCRIPTION	GVWR	CAT-CLASS
12' Pan Tilt	7,000 lbs	610-1766
16' Tilt	9,980 lbs	610-1770
18' Tilt	15,200 lbs	610-1780

DUMP TRAILERS



TRAILERS EQUIPPED WITH

Magnetized Remote
Roll Tarp
Gas Powered

DESCRIPTION	GVWR	CAT-CLASS
8' Dump Trailer	7,000 lbs	610-2200
10' Dump Trailer	9,980 lbs	610-2230

**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:

**AUTHORIZATION TO EXECUTE A TWO-YEAR CONTRACT WITH THREE ONE-YEAR
OPTION TERMS WITH HERC RENTALS, INC. FOR EQUIPMENT RENTAL AND
RELATED PRODUCTS AND SERVICES IN AN AMOUNT NOT-TO-EXCEED \$300,000,
FOR THE INITIAL TERM AND \$150,000 FOR EACH OPTION TERM FOR A TOTAL
NOT-TO-EXCEED AMOUNT OF \$750,000**

WHEREAS, the Oakland Housing Authority has a current need for renting and purchasing equipment for various construction projects; and

WHEREAS, without this service, staff will be unable to mobilize to locations to perform specific tasks; and

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

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

WHEREAS, the contract Herc Rentals, Inc. has with the City of Charlotte in North Carolina through OMNIA Partners offers equipment rentals, which includes the services and materials needed by OHA including equipment sales; and

WHEREAS, according to 2 CFR 200, "All procurement transactions will be conducted in a manner providing full and open competition" and in order to ensure competition, the City of Charlotte posted RFP #269-2018-047 on May 22, 2018 to establish a National Cooperative Contract for equipment rental and related products; and

WHEREAS, a notice of the solicitation was sent to potential vendors, as well as advertised in the *Charlotte Observer* newspaper, posted the solicitation on the NC Interactive Purchasing System (NCIPS) website, the City of Charlotte website, and the U.S. Communities website; and

WHEREAS, the solicitation was posted for approximately five (5) weeks from May 22, 2018 to June 26, 2018 allowing for three (3) companies to respond including Herc Rentals; and

WHEREAS, after evaluations were completed, Herc rentals and Big Truck Rentals were awarded a five-year contract for the term beginning November 1, 2018 and ending on October 31, 2023 with two (2) additional two-year option terms, through October 31, 2027; and

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

WHEREAS, Herc Rentals, Inc. will provide equipment rentals and sales in an amount not-to-exceed \$300,000 for the initial term of two-years and \$150,000 for each option term.

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

THAT, the Board of Commissioners authorize the Executive Director to execute a contract with Herc Rentals, Inc. for equipment rental and related products and services in an amount not to exceed \$300,000 for the initial term and \$150,000 for each one- year option term for a total not-to-exceed amount of \$750,000; and

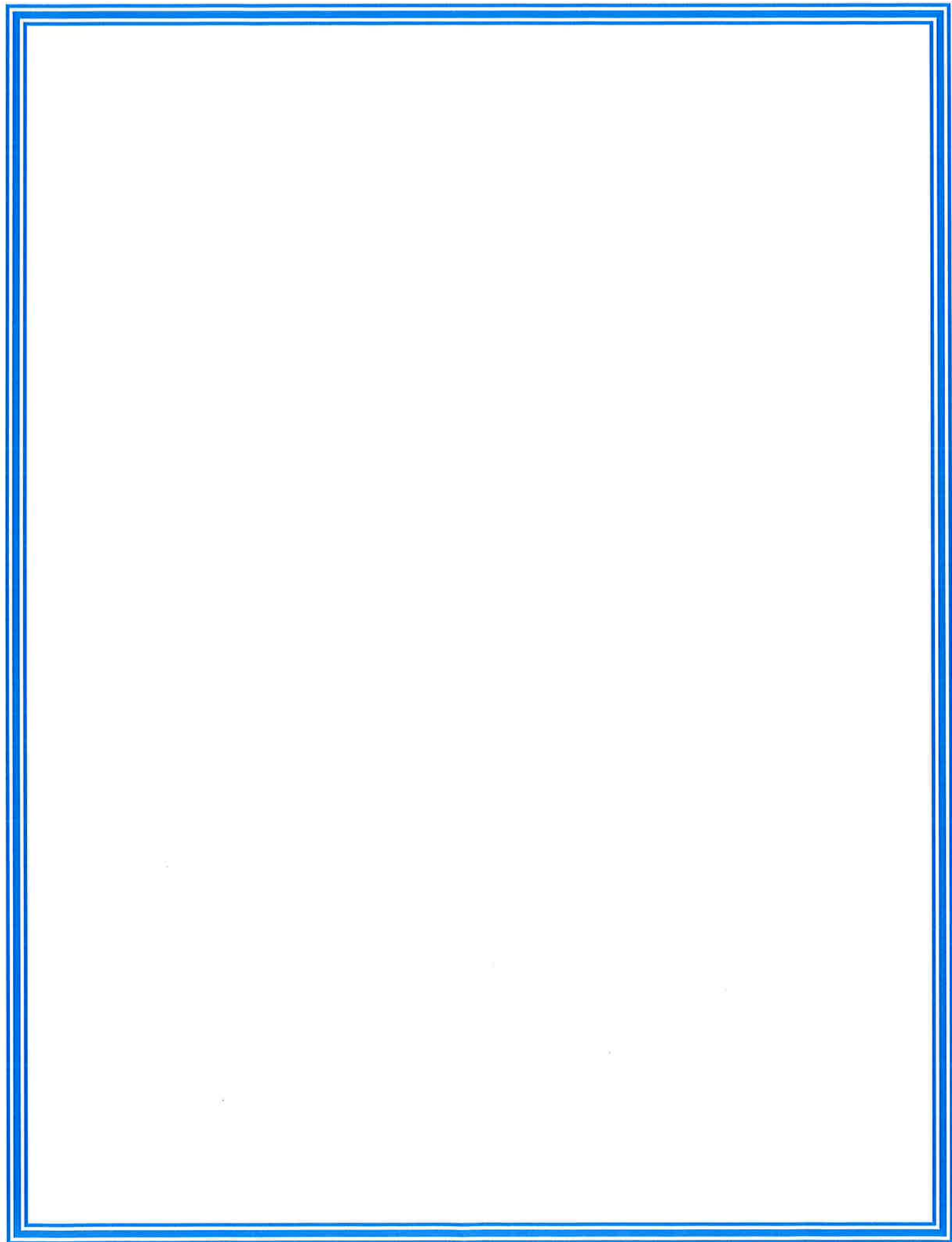
THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take all actions necessary to implement the foregoing resolution.

*I hereby certify that the foregoing resolution is a full, true and correct
copy of a resolution passed by the Commissioners of the Housing Authority
Of the City of Oakland, California on August 23, 2021.*

Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



ITEM: VII.F.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

DocuSigned by:

Patricia Wells

722CF180EE194A1

Subject: Authorization to provide an Acquisition Bridge Loan to an affiliate of the East Bay Asian Local Development Corporation, in an amount not to exceed \$7,265,880 for 285 12th Street for an initial period of two-years with an option to extend for one additional year.

Date: August 23, 2021

Purpose: This action will allow the Executive Director to execute loan documents for the Oakland Housing Authority (the Authority) to provide an Acquisition Bridge Loan to the East Bay Asian Development Corporation's (EBALDC's) affiliate for the 285 12th Street project. EBALDC will use the Authority's loan to pay off a higher interest rate loan that was used to acquire the 285 12th Street property, reducing the development costs for the project.

Funding: This action will use a portion of the \$12,000,000 in funding for 285 12th Street that was approved under Resolution Number 4881 and included in the FY 2021 annual budget. This action will not increase the total amount of funding that the Authority will contribute to the 285 12th Street project.

Background

EBALDC formed an affiliate, 285 12th Street, LP, as a single purpose entity to own and develop a new construction affordable housing development located at 285 12th Street (the Project) in the City of Oakland. EBALDC's affiliate acquired the site and is conducting predevelopment activities. Currently a vacant lot of approximately 15,000 square feet, the Project is proposed as a 65-unit family building that would include a range of unit sizes from studios to three-bedroom units. Additionally, approximately 3,500 square feet of ground floor retail is anticipated.

Financing Commitment

On July 22, 2019, the Board of Commissioners approved Resolution Number 4881, authorizing the Authority to support the Project by providing \$12,000,000 in financing and up to 25 Project-based Vouchers, subject to the negotiation of documents acceptable to the Authority. The \$12,000,000 in financing was to be provided through a combination of the following:

285 12th Street Acquisition Bridge Loan
Page 2 of 3

- Purchasing the 285 12th Street land at no greater than its appraised value, estimated at \$6,500,000;
- Providing a \$1,000,000 predevelopment loan to the project; and
- Providing the balance of the \$12,000,000 as a long term soft loan.

As a condition of using Moving to Work (MTW) funds to purchase the land and fund the loan, the Project was required to meet all requirements under the National Environmental Protection Act (NEPA). The Project received its approved form HUD 7015.16, Authorization to Use Grant Funds under NEPA on June 14, 2021.

Acquisition Timing

The Authority has participated in several other projects under this partnership model. In some projects, the Authority purchased land after receiving NEPA clearance but before the beginning of construction. In other projects, the Authority's land acquisition did not occur until the beginning of construction. Resolution Number 4881 authorized the Authority to purchase the property before the beginning of construction and lease it back to EBALDC or its affiliate if the Executive Director deemed it in the best interests of the Authority.

Purchasing the land before the beginning of construction reduces the carrying costs incurred by the project by allowing the project sponsor to pay off any loans that were used to acquire the property. In addition, land becomes exempt from property taxes after it is purchased by a public entity such as the Authority. However, purchasing land before the beginning of construction also increases risk borne by the Authority. There is a risk that the project will not be able to attract enough financing to complete construction or that unknown conditions may be discovered and consequently, the Authority may have expended funds to purchase land that cannot be developed as intended. The Authority also assumes some risk of environmental liability by purchasing the land before the beginning of construction.

Waiting to purchase the land until the beginning of construction mitigates these risks. At the beginning of construction, the project will have secured all of the financing it needs to be completed. This includes financing for any mitigation and clean-up work that will be required by environmental regulatory agencies. Before construction begins, a project will have an agreement with its environmental regulators on specific mitigation measures that will be required.

After reviewing the environmental assessments that have been completed for 285 12th Street, Authority staff believe that it is in its best interest of the Authority to wait to purchase the land until the beginning of construction. Environmental testing identified lead-impacted soils and volatile organic compounds (VOCs) in the groundwater and soil gases at 285 12th Street. EBALDC's environmental consultant determined that removing surface soils and potentially installing a vapor barrier system under the building will be required to mitigate these environmental concerns. The cost of these mitigation measures is estimated to be \$150,000 to \$250,000, which is included in the construction budget for the Project. The

285 12th Street Acquisition Bridge Loan
Page 3 of 3

Authority's independent environmental consultant reviewed EBALDC's studies and agrees with their conclusions.

Acquisition Bridge Loan

Instead of purchasing the land before the start of construction, the Authority assessed the option of providing an acquisition bridge loan to the Project as an alternative way to reduce the carrying costs of the land. EBALDC's affiliate is currently carrying a \$6.8 million acquisition loan with a 4.65 percent interest rate. Interest on this loan costs approximately \$316,000 per year. Interest on the acquisition loan will ultimately be paid out of the Project's development budget. Continuing to carry this loan would increase the amount of funding that must be secured for the Project.

It is proposed that the Authority provide an acquisition bridge loan for 285 12th Street in an initial amount not to exceed \$7,100,880, with a 1 percent interest rate for an initial period of two years. The \$7,100,880 consists of the projected payoff of the EBALDC acquisition loan in the amount of \$6,770,880 plus a projected \$165,000 annual land carrying costs, including property taxes of approximately \$90,000 per year and interest on the Acquisition Bridge Loan. This loan structure would save the project approximately \$248,000 in interest costs while still providing the Authority a return on the use of its funds.

The proposed Acquisition Bridge Loan would have an option to extend for an additional one year term at the sole discretion of the Authority. The projected carrying costs for this additional option term of \$165,000 would bring the not to exceed amount of the Acquisition Bridge Loan to \$7,265,880. It is expected that the Project will start construction in less than two years. The Acquisition Bridge Loan would be secured by a deed of trust in favor of the Authority encumbering the Property. In addition, EBALDC would provide an unconditional repayment guaranty.

The acquisition bridge loan would not increase the Authority's funding for 285 12th Street beyond the \$12,000,000 authorized by Resolution Number 4881. At the beginning of construction, the outstanding balance of the acquisition bridge loan will be repaid or rolled into the Authority's purchase of the 285 12th Street land and the permanent soft loan to the Project.

Recommended Action

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to enter into an Acquisition Bridge Loan Agreement and related documents for 285 12th Street.

Attachment: Resolution Number 4881
Resolution

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

On Motion of Commissioner: Anne Griffith

Seconded by Commissioner: Mark Tortorich

and approved by the following vote:

AYES: Commissioners Griffith, Tortorich, Hartwig, Wright, Montgomery, Castillo

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: Lynette Jung-Lee

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4881

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF
DOCUMENTS, SUBJECT TO APPROVAL UNDER THE NATIONAL
ENVIRONMENTAL POLICY ACT (NEPA), RELATED TO THE ACQUISITION,
FINANCING, AND DEVELOPMENT OF THE 285-12TH STREET DEVELOPMENT
WITH THE EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION (EBALDC)**

WHEREAS, EBALDC has acquired real property located at 285-12th Street, Oakland, California valued at an estimated \$6,500,000 (the "Property"); and

WHEREAS, EBALDC has proposed that the Property be developed as an affordable rental housing project (the "Project"), to be owned by a tax credit partnership in which EBALDC (or its affiliate) would serve as Managing General Partner, a tax credit investor would serve as Limited Partner, and the Authority at its option and through its affiliate OHA Development LLC would serve as Special Limited Partner (together, the "Partnership"); and

WHEREAS, the Property has received entitlements from the City of Oakland for the development of up to 65 units of housing and is exempt from the California Environmental Quality Act ("CEQA") under Section 15183 of the CEQA guidelines for projects that are consistent with a community plan, general plan, or zoning; and

WHEREAS, in order to facilitate the development of the Project and subject to all requirements under the National Environmental Policy Act ("NEPA"), the Authority desires to enter into an Acquisition Conditions Agreement (the "ACA") with EBALDC,

setting forth the terms and conditions under which the Authority would participate in the Project, including a preliminary development and financing plan, and including an option to the Partnership to ground lease the Property as needed for site control; and

WHEREAS, subject to all requirements under NEPA, the terms and conditions are intended to include that the Authority would purchase the Property for its appraised value and would ground lease the Property to a tax credit partnership at the construction closing, subject to the right of the Authority to acquire the land prior to construction closing and to lease the Property to EBALDC on an interim basis; and

WHEREAS, subject to all requirements under NEPA, the Authority will commit a total of \$12,000,000 to the development of the Project (the "Authority Commitment"), which will equal the combined total of the purchase price for the Property and the Authority loan to the Project; and

WHEREAS the amount of the Authority Loan to facilitate the Project will be equal to the Authority Commitment less the purchase price for the Property (the "Authority Loan"); and

WHEREAS, subject to all requirements under NEPA, the Authority would provide a commitment for the purchase and Project Loan upon the terms set forth in the Board Memorandum concurrently with execution of the Acquisition Conditions Agreement (ACA), allowing the Partnership to apply for other competitive sources of public funding; and

WHEREAS, subject to all requirements under NEPA, the Authority would share with EBALDC in the due diligence and predevelopment costs for the Project through a Predevelopment Loan, with the Authority's portion of the costs not to exceed \$1,000,000 (the "Predevelopment Loan"); and

WHEREAS, the Board of Commissioners, using funds provided by and flexibility granted under the Moving to Work Agreement ("MTW Agreement") between the US Department of Housing and Urban Development ("HUD") and the Authority, approved amendments to the Authority's Section 8 Project-Based Voucher ("PBV") policies related to project-based voucher assistance on June 27, 2005; and

WHEREAS, those changes to the MTW Agreement included the ability to award PBV assistance to properties directly or indirectly owned by the Authority, or any affiliate of the Authority, without engaging in a competitive process; and

WHEREAS, this resolution will authorize the Authority to pursue acquisition of the Property and participation in the Project and Partnership alongside EBALDC; and

WHEREAS, upon the sale of the Property to the Authority, the Project becomes eligible to be awarded Authority-administered PBV assistance; and

WHEREAS, the award of PBV assistance to the Project will help secure adequate financing for the development of the Project and

WHEREAS, the award of PBV assistance will increase the supply of affordable housing available to the Authority's clients; and

WHEREAS, the requirements for completing Project financing require that the Executive Director of the Authority have the ability to negotiate the final terms of all of the above-referenced and any other necessary Project documents in the best interests of the Authority.

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

THAT, the Authority hereby finds and determines that the above Recitals are true and correct, and serve, together with the Board Memorandum, as the basis of the actions of the Authority set forth below; and

THAT, subject to all requirements under NEPA, the Authority authorizes the Executive Director to negotiate and enter into an Acquisition Conditions Agreement with EBALDC allowing for:

- (1) The purchase of the Property in an amount no greater than the appraised value of the Property; and
- (2) Authority Loan documents and/or any other required documents to facilitate the Authority lending the Partnership an amount equal to the \$12,000,000 Authority Commitment less the amount of the purchase price for the Property; and
- (3) An option to lease and a ground lease of the Property to the Partnership; and
- (4) An interim lease to EBALDC if the Executive Director deems it in the best interests of the Authority to purchase the Property before construction closing and lease it back to EBALDC or its affiliate; and
- (5) Predevelopment Loan documents to allow the Authority to loan up to \$1,000,000 in predevelopment funding to the Project; and
- (6) Partnership documents as necessary to permit OHA Development LLC to serve as special limited partner in the Partnership; and
- (7) An administrative fee agreement and option and right of first refusal agreement; and
- (8) Any other actions or documents required or in the best interests of the Authority to facilitate the development of the Project; and

THAT, the Board of Commissioners approves the conditional award of 25 Project Based Section 8 Vouchers to the Project and Property, as outlined in the Board Memorandum, and authorizes the Executive Director to execute a 20-year Project Based Section 8 Award, with the option to extend for an additional 20 years; and

THAT, the Project is exempt under Section 15183 of the CEQA Guidelines for projects that are consistent with a community plan, general plan, or zoning, consistent with findings by the City of Oakland; and

THAT, the Executive Director is authorized to file a Notice of Exemption from CEQA pursuant to Section 15062 of the CEQA Guidelines; and

THAT, the Executive Director is authorized to negotiate and execute the foregoing documents, with the advice of counsel, and to take all actions necessary and appropriate to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on July 22, 2019.*



Eric Johnson, Secretary / Executive Director

ADOPTED: July 22, 2019

RESOLUTION NO. 4881

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

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**AUTHORIZATION TO PROVIDE AN ACQUISITION BRIDGE LOAN TO AN
AFFILIATE OF THE EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION, IN
AN AMOUNT NOT-TO-EXCEED \$7,265,880 FOR 285 12TH STREET FOR AN INITIAL
PERIOD OF TWO YEARS WITH AN OPTION TO EXTEND FOR ONE ADDITIONAL
YEAR**

WHEREAS, the East Bay Asian Local Development Corporation's ("EBALDC's") affiliate, 285 12th Street, LP, has acquired real property located at 285 12th Street, Oakland, California valued at an estimated \$6,500,000 (the "Property"); and

WHEREAS, EBALDC's affiliate used a loan from the Enterprise Community Loan Fund to acquire the Property; and

WHEREAS, the acquisition loan currently has an outstanding principal and interest balance of approximately \$6.8 million and a 4.65 percent interest rate; and

WHEREAS, EBALDC has proposed that the Property be developed as an affordable rental housing project (the "Project"), to be owned by a tax credit partnership in which EBALDC (or its affiliate) would serve as Managing General Partner and a tax credit investor would serve as Limited Partner; and

WHEREAS, the Property has received entitlements from the City of Oakland for the development of up to 65 units of housing and is exempt from the California Environmental

Quality Act ("CEQA") under Section 15183 of the CEQA guidelines for projects that are consistent with a community plan, general plan, or zoning; and

WHEREAS, on July 22, 2019, the Board of Commissioners approved Reso. No. 4881, authorizing the Oakland Housing Authority (the "Authority") to support the 285 12th Street project by providing \$12,000,000 to purchase the land and provide a predevelopment loan and a permanent loan to the project, subject to all requirements under NEPA and the negotiation of documents acceptable to the Authority; and

WHEREAS, the Project received its Authorization to Use Grant Funds under NEPA on June 14, 2021; and

WHEREAS, Reso. No. 4881 authorized the Authority to purchase the Property before construction closing and lease it back to EBALDC or its affiliate under an interim lease if the Executive Director deemed it in the best interests of the Authority; and

WHEREAS, purchasing the land before the construction closing could reduce the carrying costs incurred by the project; and

WHEREAS, after reviewing the environmental assessments that have been completed for 285 12th Street, the Executive Director has determined that it is in the Authority's best interest to wait to purchase the land until the beginning of construction; and

WHEREAS, the Authority has assessed the option of providing an Acquisition Bridge Loan to the Project as an alternative way to reduce the carrying costs of the land; and

WHEREAS, the Acquisition Bridge Loan would not increase the Authority's funding for 285 12th Street beyond the \$12,000,000 authorized by Reso. No. 4881; and

WHEREAS, the Acquisition Conditions Agreement and Predevelopment Loan documents previously authorized by Reso. No. 4881 will be entered into with EBALDC and its affiliate at approximately the same time as the Acquisition Bridge Loan documents.

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

THAT, the Authority authorizes the Executive Director to enter to an Acquisition Bridge Loan Agreement and related documents with EBALDC or its affiliate to provide an Acquisition Bridge Loan to the Project including but not limited to following provisions:

- (1) A loan with a two-year initial term, which may be extended for an additional one-year period at the discretion of the Executive Director.
- (2) The loan funds shall be limited to repaying the existing acquisition financing from the Enterprise Community Loan Fund for 285 12th Street and paying for

other carrying costs of the land, including but not limited to property taxes and interest payments on the Acquisition Bridge Loan.

- (3) The principal amount of the loan shall not exceed \$7,265,880.
- (4) If the loan is extended beyond the initial term, at the discretion of the Executive Director, the loan documents may be amended to increase the principal amount of the loan by the land carrying costs expected to be incurred during the additional period.
- (5) The loan shall be secured by a Deed of Trust in favor of the Authority encumbering the Property.
- (6) EBALDC shall provide an unconditional repayment guaranty; and

THAT, Reso. No. 4881 remains in full force and effect except as modified by this resolution; and

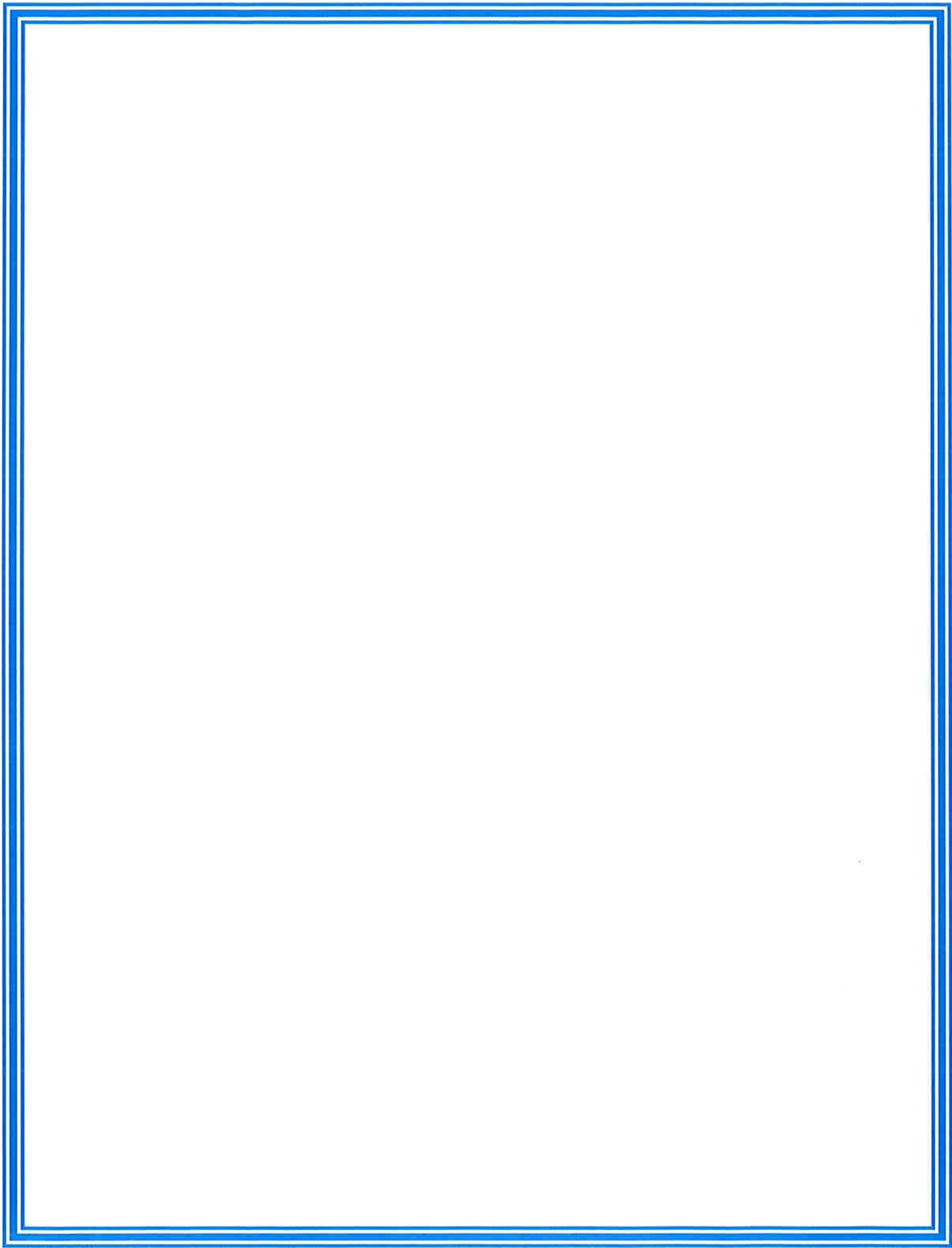
THAT, the Executive Director is authorized to negotiate and execute the foregoing documents, with the advice of counsel, and to take all actions necessary and appropriate to implement the foregoing resolution.

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on August 23, 2021.*

Secretary / Executive Director

ADOPTED:

RESOLUTION NO.



ITEM: VII.G.

**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director

DocuSigned by:
Patricia Wells
722CF180EE194A1

Subject: Resolution authorizing the Executive Director to continue the Oakland Housing Authority participation in the Employment Risk Management Agency employment practices liability insurance pool and to issue payment for the annual premium.

Date: August 17, 2021

Purpose: Authorize Oakland Housing Authority (OHA) participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium in the amount of \$235,814.

Funding: Funding was approved in the FY 2022 Operating Budget Line Item 4565-00-000, by the Board of Commissioners on May 23, 2021.

Background:

ERMA is an insurance pool that provides Employment Practices Liability (EPL) coverage for public entities. ERMA is accredited by the California Association of Joint Powers Authorities. OHA has been a member of ERMA since 2007.

The EPL policy provides a total of \$2 million in coverage, structured as \$1 million primary with an additional \$1 million in excess liability coverage, for employment practices type claims. OHA maintains a \$50,000 self-insured retention (commonly known as a deductible) on the policy. The EPL policy is a per-occurrence policy, which provides the full amount of coverage for each individual claim with no aggregate limit per policy period.

In addition to the EPL insurance ERMA also provides a staff-training component. Participation in ERMA has provided the OHA on-going opportunities to train all directors, managers, and supervisors in the prevention of employment discrimination and harassment, diversity and sensitivity training and conducting effective internal investigations. Over 96% of all Authority management staff is current in the required training module.

ERMA
Page 2 of 2

Recommended Action:

It is recommended that the Board of Commissioners adopt the resolution authorizing the Executive Director to continue the OHA participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium in the amount of \$235,814.

Attachment: Resolution

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

On Motion of Commissioner

Seconded by Commissioner

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND,
CALIFORNIA (OHA) AUTHORIZING CONTINUED PARTICIPATION IN THE
EMPLOYMENT RISK MANAGEMENT AUTHORITY, AND PAYMENT OF THE
ANNUAL PREMIUM OF \$235,814.**

WHEREAS, OHA has a need for continued Employment Practices and Excess Liability coverage for the period July 1, 2021 to June 30, 2022; and

WHEREAS, the Employment Risk Management Authority (ERMA) is an insurance pool that provides Employment Practices Liability (EPL) coverage to public entities; and

WHEREAS, ERMA was formed primarily due to the fact that government entities have not historically been able to secure Employment Practices Liability (EPL) coverage at a competitive cost through the commercial insurance marketplace; and

WHEREAS, ERMA has met all of the high professional standards established by the California Association of Joint Powers Authorities (CAJPA) in the areas of governance, finance, claims control, safety and loss control and ERMA is fully accredited by CAJPA. CAJPA's accreditation process requires reviews by independent consultants in the areas of accounting, claims adjusting, and actuarial analysis; and

WHEREAS, OHA has been a member of ERMA since 2007 and maintains two (2) voting seats on the ERMA board of directors; and

WHEREAS, the Board of Commissioners has determined that it is in the best interest to remain a member of ERMA for the purpose of obtaining Employment Practices Liability and Excess Liability coverage; and

WHEREAS, ERMA's by-laws require the OHA Board to pass a resolution expressing the desire and commitment of OHA to continue participation in ERMA as an individual member and pay annualized premiums based on current payroll.

**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 approve the continued membership of OHA in the Employment Risk Management Authority (ERMA) as an individual member, participation on the ERMA Board of Directors and authorizes the Executive Director to make the annual premium payment of \$235,814 for Employment Practices Liability and Excess Liability insurance coverage for Fiscal Year 2021-2022; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to take any and 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 August 23, 2021.

Secretary/Executive Director

ADOPTED:

RESOLUTION NO.

WRITTEN
COMMUNICATIONS
(MONTHLY REPORT)



Oakland Housing Authority
Monthly Status Report
July 2021

Family and Community Partnerships Department (FCP)

Employment and Economic Development

FCP Program	Job Retention	Job Referrals	Job Readiness	Budget	Total
FSS	0	2	0	0	2
General Support	0	7	1	0	8
ROSS	0	1	4	1	6
Section 3	0	1	1	0	2
Total	0	11	6	1	18

Section 3 Construction and Non-Construction

- There are twenty-eight (28) Section 3 participants. Nineteen (19) are currently working on construction projects. Four (4) are seeking employment and five (5) have not 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
15	Flooring	Apprentice	DC 16	Self-employed
16	Cement Mason	Apprentice (1 st)	Local 300	Luminart Concrete

Number*	Trade	Level	Union Affiliation	Work Status
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
-	-	-	-	-	-
Total	0	0	0	YTD Total	4

Section 3 Compliance

FCP received fifty-two (52) Section 3 employment opportunity requests from eleven (11) employers in July. Fourteen (14) compliance reports were issued to the contractors and subcontractors, as FCP could not refer residents for these positions due to the current list of unionized workers not possessing the necessary qualifications or are currently working.

- One (1) Section 3 participant was referred to Nibbi Brothers Associates for a Journey Level Laborer position at the B.B. Parcel A-1 Foon Lok West project.

Section 3 Compliance

Employer(s)	Trade	Requests	OHA Referrals	OHA Hires	Compliance Reports Issued
Nibbi Brothers & Country Builders, Nibbi Brothers & Scaffold Solutions	Carpentry	5	0	0	2
Nibbi Brothers .Associates	Laborer	4	1	0	0
Nibbi Bros Associates & Paul's Plumbing, Nibbi & Air systems, Inc	Plumber	5	0	0	3
Nibbi & Air Systems, Inc., Nibbi Brothers & Remark Mechanical, Nibbi & Lias Mechanical	Sheet Metal	9	0	0	3
Nibbi & Westates Mechanical Corp.	Fire Sprinkler Fitters	19	0	0	2
Nibbi Brothers & Precision Masonry	Hod Carrier	4	0	0	1
Nibbi Brothers & Precision Masonry	Brick Layer	4	0	0	1
BBI & Slingshot Drywall	Taper	1	0	0	1

Employer(s)	Trade	Requests	OHA Referrals	OHA Hires	Compliance Reports Issued
Nibbi Brothers & Anderson Commercial Flooring	Floor Installer	1	0	0	1
Total	-	52	1	0	14

General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
General Support	0		X	A-Paratransit	Bus Cleaner
Total	0	0	1	YTD Total	30

Career Development and Training

Winning Wednesday Hiring Events

In partnership with Laney College, OHA hosted three (3) virtual hiring events in July.

Winning Wednesday Hiring Events

Date	Company	OHA Participants	Community Participants
7/14/21	Eco Performance Builders	2	3
7/21/21	Fed Ex Ground	4	4
7/28/21	Allied Universal Security	7	7
Total		13	14

Youth Employment Development

FCP is currently accepting applications for the 2021–2022 youth employment program. In the current program year, the program has enrolled seventy-nine (79) OHA youth, forty-six (46) have completed their job readiness training, and sixteen (16) have begun working at their job placement.

Youth Employment

Provider	Enrolled	Enrolled in Training	Completed Training	Job Placements
LAO Family	73	69	40	10
YEP	6	10	6	6
Total	79	79	46	16

Family Self Sufficiency (FSS)

- One (1) FSS participant completed a 12-week Food Safety training program through the Mandela Partners Entrepreneurship program. The training included a paid internship which influenced the participant explore the opportunity in management with her current employer.

Education

Schools	New Enrollment	Continued Enrollment	Graduates
Adult Education (GED/ HS Diploma)	0	38	0
Community Colleges	0	46	0
California State Colleges (CSU)	0	16	0
University of California Colleges (UC)	0	6	0
Private Colleges	0	12	0
Vocational Training	0	15	1
Professional Development	0	0	0
Entrepreneurship Program	0	1	0
Total	0	134	1

Financial Literacy

- One (1) FSS participant completed an online Financial Literacy module through the FDIC Money Smart website.
- Twenty-seven (27) OHA residents participated in a "Zoom on the Move" Financial Education facilitated by US Bank.

Financial Literacy

Program	New Enrollment	Cont. Enrollment	Completed
Individual Credit Counseling	0	0	0
Homebuyer Education Workshop	0	0	0
Financial Education workshops	28	0	28
Total	28	0	28

Family Self-Sufficiency Program (FSS)

- Three (3) OHA residents enrolled in the program with an FSS contract start date of July 1, 2021.
- The FSS team facilitated two (2) FSS orientations via Zoom; five (5) residents attended and are in the process of enrolling into the program.
- FSS coordinators contacted thirty-seven (37) FSS participants to review participants' program ITSP goals in preparation for program graduation.
- FSS Coordinators completed seventeen (17) 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	149	3	103	0	\$0	2	\$0	\$0
PH	10	0	0	0	\$0	0	\$0	\$0
FUP- Youth	10	0	4	0	\$0	0	\$0	\$0
Total	169	3	107	0	\$0	2	\$0	\$0

Family Unification Program (FUP) Youth

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

General Support

- Four (4) small business owners received a COVID-19 CARE bag.

Parents and Children Together (PACT) Program

- The PACT facilitates a weekly small group therapy session on-site with all fourteen (14) PACT families, six (6) individuals also are receiving drug rehabilitation treatment services.
- One (1) PACT family graduated the program and moved into an OHAPI site.

Parents and Children Together (PACT) Program

Current Participants	Attending Drug recovery	New Enrollees	Graduates	YTD Exits
14	6	0	1	1

Resident Opportunities Self Sufficiency (ROSS)

- Three (3) ROSS participants received a T-Mobile tablet with internet access to participate in our "Zoom on the Move" series.
- Six (6) ROSS participants received Digital Literacy assistance on how to use their tablets.
- Six (6) ROSS participants attended a combined twelve (12) "Zoom on the Move" virtual workshops in Financial Literacy, healthy living, homeownership, and senior programs.

Resident Opportunities Self Sufficiency (ROSS) Program

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

Civic Engagement and Leadership Development Program

OHA Volunteer Program

Five (5) Spectrum volunteers (non-OHA residents) provided eighty-two (82) volunteer hours to support the meal delivery program.

OHA Resident Advisory Board (RAB)

The Resident Advisory Board held a virtual meeting on July 14th with eight (8) RAB members in attendance. Lt. Luther Dupree (OHAPD) gave a crime and safety update, and Tara Banks (FCP) presented an overview of the OHA Homeownership Program.

Three (3) RAB members attended the RAB debrief meeting, and two (2) members participated in the Agenda Planning Committee meeting.

	RAB Committee Meetings	RAB Meetings	Volunteers	Total
OHA Residents	5	8	0	13
Non OHA Residents	0	0	5	5
Total	5	8	5	18

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 July due to schools being closed for summer break.

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

- Two (2) Promise Plus families received a COVID-19 CARE bag along with age-appropriate books.

- The Success Coordinator reminded all the Promise Plus families of the July 24th deadline to confirm with OUSD if their child would be returning to school physically or continuing with distance learning.
- The Success Coordinator assisted one (1) Promise Plus parent with registering her child into Pre-K.

Tutoring & Academic Support

The Education team submitted one (1) new referral for tutoring in July. The student was assigned a tutor.

Tutoring Referrals

Referrals	In-Progress	Assigned Tutor	Total Assigned Tutor (YTD)
1	36	23	23

Promise Plus Events and Activities

Camp Mendocino

On July 10, 2021, fifteen (15) OHA youth boarded a charter bus to spend ten (10) days at Camp Mendocino. The youth went through a rigorous registration process which included a strict COVID-19 protocols. The parents and youth were elated for the opportunity to attend camp and stated “it was just what we needed in this pandemic”. The youth enjoyed hiking, playing sports, and participating in the leadership and team-building activities.

All the youth returned on Tuesday, July 20th, safe and happy to be back home.



Health, Fitness & Literacy Carnival

On July 29, 2021, FCP staff hosted a Health Fitness & Literacy Mini Carnival in the Lockwood Gardens courtyard. FCP designed the event to re-engage OHA youth by using fitness and literacy through a fun carnival-style atmosphere. Seven (7) vendors participated in the event, including Alameda County Food Bank, Family Path, Cycle of Change, and Oakland Public Library. OHA youth participated in games and activities, including jump rope competition, ring toss, and potato sack races. In addition, all participants received a bundle of new books and a lunch box to eat at home.



Let's Eat & Read Challenge

In partnership with the Grab-and-Go lunch program, the Education Team continued the "Let's Read and Eat" campaign to provide books to children and families during the summer lunch give-away. FCP was able to secure books with work books from companies for every grade level.

Health and Wellness

"Zoom on the Move" Virtual Workshops

FCP continued their virtual workshop series called "Zoom on the Move." Twelve (12) zoom sessions were held in July. Twenty-nine (29) unduplicated residents participated, and two (2) 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	4
OHAPD	1	5
Kaiser	1	1
St Mary's Exercise	1	11
Alameda Alliance	1	3
Comcast	1	1
FCP-Financial Literacy	1	2
Medi-Cal	1	0
A Safe Place	1	0
Nutrition-ACPHD	1	8
US Bank	1	27
Total	12	62*

*Contains Duplicate Participants

Senior Lunch Meals Delivery Program- Peralta Village residents

Seventy-five (75) Peralta Village seniors received chilled meals from the Spectrum lunch program in July. Five (5) Spectrum volunteers donated eighty-two (82) hours of their time to deliver one thousand six hundred and fifty (1,650) meals. As a result, Peralta Village seniors receive five meals during the week.

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

Senior Lunch Delivery Program

	<i>Monthly Total</i>	<i>YTD</i>
Seniors	75	86
Lunches delivered	1,650	11,469

Food Programs - Peralta Village & Lockwood Gardens

In July, there were two (2) food pantries conducted at Peralta Village and two (2) at Lockwood Gardens.

As part of the COVID-19 transition to re-open, FCP used a Grab-and-Go style pantry, where residents picked up a bag of food at the offices. We delivered food bags to sixteen (16) seniors who could not pick up their food. The bags also contain resources and the calendar for FCP's "Zoom on the Move".

Food Pantry Assistance

Support Items	Lockwood Gardens Households	Peralta Village Households
Food Bank (Food bags)	108	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	0

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 distributed breakfast and lunch to residents in a Grab-and-Go style along with community information resources. A table was set up outside for children to read and color while eating lunch, The Oakland Public Library donated books to the families.

Public Housing Site	Lunch/Breakfast Served (Month)	YTD
Lockwood Gardens	309	648

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

Durning July, ninety (90) Peralta Village senior residents received the "Seniors Connect" newsletter. The seniors also received their art & craft kit which had an 4th of July theme. The kit included: A butterfly wind chime kit, USA patriotic theme coloring book, and stickers.

The Seniors Connect Newsletter, 4th of July edition had a few pictures of artwork submitted by seniors from the previous month to share with their fellow community members. FCP reminded seniors that the *Seniors Connect Newsletter* is a platform to share their artwork with the senior community at Peralta Village.

To the right is the artwork a senior proudly wanted to share with their community. This program allows senior residents to expand their creative growth, promote stress relief, bolster memory, and stimulate an optimistic attitude. Seniors have expressed gratitude for the Art & Craft kit and the *Seniors Connect Newsletter*.



Wellness Checks

FCP continues to conduct wellness checks to ensure residents are okay throughout this pandemic. In addition, residents learn about what services and resources are available. In July, FCP contacted one-hundred and fifty-five (155) residents.

FCP Program	Monthly Total	YTD
FSS	0	221
General Support	35	165
Homeownership	0	6
Interns	0	1
Jobs Plus	0	38
OHA Seniors	90	643
PACT	0	14
Promise Plus	0	18
ROSS	20	192
Section 3	4	28
FUP Youth	0	2
Resident Owned Business	6	20
Total	155	1348

COVID-19 Relief Closet

- In response to COVID-19, FCP set up a relief closet to provide emergency supplies for OHA residents. FCP staff distributed one hundred and eighty-three (183) COVID-19 relief bags to OHA residents.

- FCP staff conducted outreach and distributed COVID-19 relief supplies at forty-four (44) OAHPI sites in July.

COVID-19 Relief Closet		
	Individual Resident Orders	Total
Residents served	183	183

Technology Assistance

T-Mobile tablet distribution

FCP distributed three (3) tablets to ROSS participants in July. 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	0	11
FUP Youth	0	9
Jobs Plus	0	2
PACT	0	12
Promise Plus	0	4
RAB	0	5
ROSS	3	21
Total	3	64

Homeownership

- One (1) resident is in contract to purchase a two-bedroom and one-bathroom house.
- On July 20th, fifteen (15) 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 fifty-one (51) program inquiries by phone and email.

- The homeownership team assisted one (1) current homeowner with general questions regarding refinancing.
- The homeownership team sent out seventy-one (71) homeownership readiness assessments to residents on the 2021 interest list and received thirty-three (33) responses in July.

Residents Pre-qualified for Homeownership

Voucher Size	# Families Searching	Average Household Income	Average Loan Amount
1 Bedroom	0	N/A	N/A
2 Bedrooms	2	\$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 Outside of Oakland (YTD)
17	4	1	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 thirty-seven (37) 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	2	0	2	0	0	5	28
Peralta	0	0	2	0	0	0	1	6	85
Deep East (9)	0	0	1	0	6	0	0	7	11
East (10)	1	0	2	0	4	0	0	7	44

Development	Rent	HQS	Lease Comp.	DV	Supportive Services	Housing Search	Continued	Completed	Completed YTD
Fruitvale (11)	0	0	0	0	0	0	0	0	3
San Antonio (12)	0	0	1	0	0	0	0	1	9
West (13)	0	0	1	0	2	0	0	3	22
North (14)	0	0	0	0	1	0	0	3	13
Asset Management	0	0	0	0	0	0	0	0	0
Leased Housing	0	0	1	0	1	3	3	5	23
Total	1	0	10	0	16	3	4	37	238

Site Meetings

FCP staff participated in seventeen (17) site meetings with a total of forty-six (46) residents in attendance. The Site meetings were conducted in coordination with the OPO Green Team to introduce residents to FCP services and programs and educate them on how to reduce their trash through recycling.

Site Meetings	Resident Attendance	Site Meetings (YTD)	Resident Attendance (YTD)
17	48	32	75

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	1650	203	0	1853
Households	75	203	0	278

Leased Housing Department- July 2021 Report

2011 Housing Choice Voucher Wait List

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

Virtual briefings FY22

IE Virtual Briefing Dates	# of families invited	# of families attended
July 2021	120	106

Mainstream Section 8

IE Virtual Briefing Dates	# of families invited	# of families attended
July 2021	28	12

OAHPI FY22

Referred Date	# of families	# of families accepted unit	Pending Move in
July 2021	2	0	0

OAHPI Intake

No intake scheduled in July.

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	# Referred

			waitlist	
July 2021	0	0	0	2

*no show 2nd intake appointment

Summary Report

June 2021

July 2021

Eligibility

Waitlist Activities and Port-in

• Intake appointments scheduled 2011 waitlist	0	21
• Intake appointments attended 2011 waitlist	0	0
• Briefing and voucher issued for applicants from 2011 wait list-Mainstream	12	1
• Intake, Briefing and voucher issued for Port-In and Survivor vouchers/FUP	12	12

Project Based Voucher and Tenant Protection Vouchers

• New Move-in Intake and briefing PBV/TPV	39	22
• Relocation vouchers issued for OAHPI Households	0	0

Special Programs (including non-MTW)

Intake, briefing and voucher issued:

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

Public Housing and OAHPI Eligibility:

• Intake	0
• Processing for Eligibility	1
• Referred Households	4
• Withdrawn	0

Total new vouchers issued (tenant & unit based)	66	58
Denial of Admission/Withdrawals	21	17

Owner Services

Initial Inspections

• Move-in inspections	138	100
• Passed Inspections	68	47
• New contracts (new, transfer, port-ins)	146	148

Summary Report

June 2021

July 2021

Rent Increases

• Rent increases requested	535	233
• Rent increases approved	355	103
• Rent increases denied/declined	157	104
• Rent increases pending review/HQS	23	16

Annual Inspections

• Total number of Annual Inspections performed	849	885
• Number of annual inspections passed	334	353
• Failed with owner and tenant items	341	319
• Inspections rescheduled, vacant, or cancelled	100	126
• No Shows	74	87

Reasonable Accommodations

• Total number of requests received	18	12
• Total number approved	9	4
• Total number pending	5	13
• Total number denied	4	3

Occupancy

• Total annual recertification appointments scheduled	310	333
• Total annual recertifications completed	313	286
• Total interim recertifications completed	186	151
• Abatement vouchers issued	23	9
• Transfer voucher within Oakland	73	74
• Portability vouchers issued	35	40
• Total no. of transfer vouchers issued	131	123
• Total no. of Decisions to Terminate Assistance	8	4
• Total Meet & Discuss appointments	0	0
• Resolution cases	45	160

Special Programs

• Interims completed	122	81
• Recertifications completed	147	154
• Field recertifications	0	1
• Transfer port vouchers issued	27	21
• Resolution cases	25	68

Summary Report

Program Terminations

	June 2021	July 2021
• Informal Hearings held	0	2
• Termination upheld	0	0
• Termination reversed	0	0
• Pending outcome	0	0
• Requests for Executive Review	0	0
• ER Termination upheld	0	0
• ER Termination reversed	0	1
• ER Outcome pending	0	2

Customer Service

• Walk in visitors	0	0
• 1540 Leased Housing main phone line	656	478
• Avg. calls/day to Customer Service	22	23

LEP Calls

• Cantonese/Mandarin	47	13
• Spanish	28	5
• Vietnamese	12	0

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 2 vouchers, and OHA received 3 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, 162 utilized and 18 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 5 CCR's for review and processing.

Portability

A total of 17 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. The program launched late July 2021.

	Voucher	Awarded PBVs	Referrals received	Applications received	Eligible Families	Denied/Declined
	Emergency Housing Voucher	515	91	11	0	0

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 \$18,245.78 in vacancy loss to 6 owners. Units had an average vacancy period of 85 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 8 new owners a \$500 bonus/\$4,000.

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 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	88
Section 8	49
HUD VASH	7
TRA/Shelter Plus	4
Mod Rehab	0
Other	0
Contracts Entered for Payment	148

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	94	0	82	12
2	Paseo Estero	50	68	0	51	17
3	Nova	56	59	0	56	3
4	Aurora	45	35	10	21	4

- **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 35 client interactive/warning meetings, processed 10 owner notification

letters, resolved 10 late rent notices, resolved 54 resolution cases and processed 6 proposed termination notices. Additionally, the team assigned 0 police reports and calculated \$6,039 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 233 rent increase requests. There were 161 Housing Choice Vouchers completed. Seventy-two (72) for Project Based Vouchers and Mod Rehab. The average rate of increase was 10% and average amount approved was \$174.

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 :

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Sylvester Rutledge Manor	64	45	0	39	6
2	Kenneth Henry Court	15	13	7	6	0

Special Needs Housing

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

Local Programs

Sponsor Based Housing Assistance Program (SBHAP)

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

The program can serve up to 140 households in FY22.

Services/ Funder	HH Served Min - Max.	Target Population	Supportive Services Provider	Housing Services Provider
PATH: Community Housing Services	27-30	Encampments/ Shelter	Lifelong Medical St. Mary's Center Building Futures w/ Women & Children	Abode Services
Behavioral Health Care Services	18 - 20	Encampments/ Shelter: Homeless. Serious Mental Illness	Lifelong Medical	Abode Services
Oakland Unite: Dept. of Human Services	25-30	Re-entry: Adult Probation & Parole	Abode Services	Abode Services
PATH: ESG & THP+ Funding	17-20	Homeless Youth Ages 18- 24 who are homeless or at- risk of homelessness and exiting the foster care or juvenile justice system	First Place for Youth	First Place for Youth
City of Oakland – HSD - CHS	20-40	Families experiencing homelessness, at risk of homelessness or victims of domestic	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	29	1

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	27	20

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

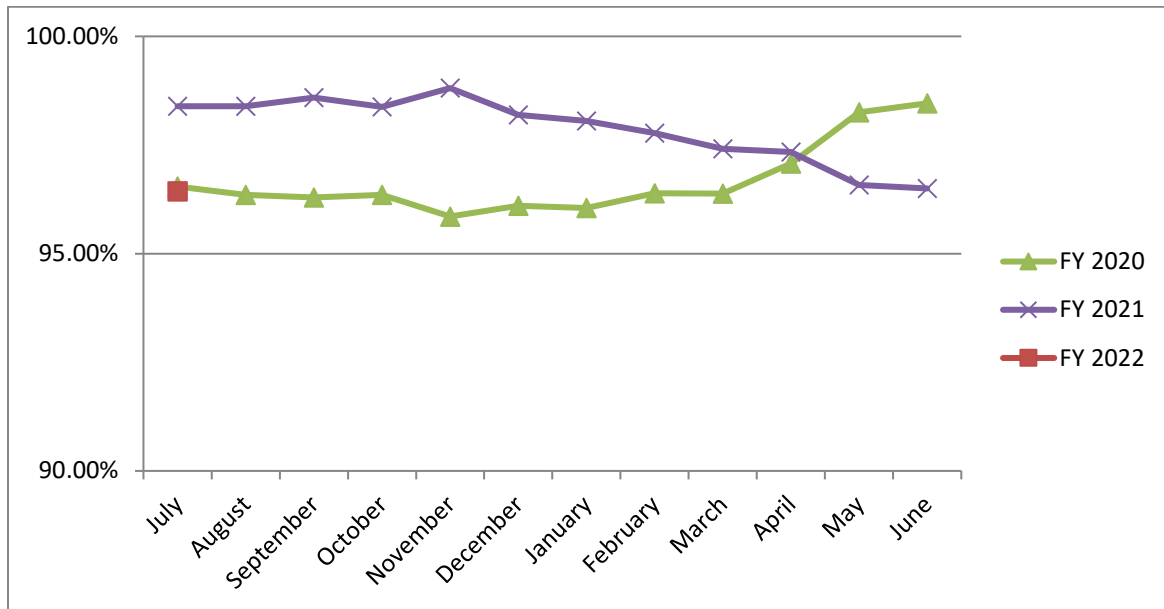
As of April 2020 TOTALS	Total Units	Vacant or Non-Eligible Units	Eligible Units	Subsidy Per Unit
	311	135	176	\$897

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

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 96.43%



All Authority Public Housing Units

Month	Occupancy Rate
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%
July 2021	96.43%

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	359	5	1	5	97.84%	97.03%
Peralta Villa	390	3	387	370	3	0	14	95.36%	95.61%
Total	762	5	757	729	8	1	19	96.57%	96.30%

OAHPI Project Based Section 8 Units

Portfolio	Total Units	Excluded Units (HCEB)	Available Units	Occupied Units	Down Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Deep East	278	10	268	223	30	4	1	10	83.58%	83.21%
East	258	0	258	223	30	2	0	3	85.66%	86.43%
Fruitvale	270	3	267	252	10	1	3	1	94.38%	94.38%
San Antonio	244	4	240	232	6	1	0	1	97.08%	96.67%
West	230	0	230	222	7	1	0	0	96.96%	96.52%
North	239	0	239	215	14	2	4	4	90.79%	89.96%
Total	1,519	17	1502	1367	97	11	8	19	91.21%	91.01%

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	Reserved/Preleased Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
East	20	1	19	13	1	1	1	0	1	2	73.7%	73.7%

Recertification Report

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/Outstanding	Recertifications/Legal	Current Month Backlog
Lockwood Gardens	10	136	5	131
Peralta Villa	34	115	6	109
Total	44	251	11	240

Tenant Rent Collections

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Lockwood Gardens	\$112,881	\$100,558	89.08%	\$134,591	74.71%
Peralta Village	\$144,215	\$106,004	73.50%	\$122,377	86.62%

OAHP Project Based Section 8 Units

Portfolio	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Deep East	\$123,144	\$118,835	96.50%	\$151,111	78.64%
East	\$127,130	\$83,342	65.56%	\$173,141	48.14%
Fruitvale	\$139,885	\$117,706	84.14%	\$155,824	75.54%
San Antonio	\$125,489	\$106,972	85.24%	\$136,062	78.62%
West	\$148,218	\$117,178	79.06%	\$147,222	79.59%
North	\$124,468	\$87,210	70.07%	\$137,343	63.50%

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	\$67,120	\$56,709	\$0	\$366,663	(\$45,062)	\$445,429
Peralta Villa	\$55,856	\$38,890	\$0	\$180,594	(\$50,662)	\$224,678

* 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	\$73,216	\$67,493	\$39	\$921,855	(\$50,209)	\$1,012,392
East	\$78,230	\$65,579	\$0	\$1,013,936	(\$55,807)	\$1,101,937
Fruitvale	\$85,280	\$70,527	(\$1,042)	\$547,325	(\$54,465)	\$647,626
San Antonio	\$58,779	\$45,268	\$0	\$334,544	(\$99,048)	\$339,542
West	\$86,878	\$48,081	(\$10,533)	\$503,999	(\$91,636)	\$536,789
North	\$69,810	\$54,630	(\$2,761)	\$536,243	(\$161,003)	\$496,918

* 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	\$30,364	\$17,081	\$2,670	\$363,498	\$0	\$413,613
East	\$25,863	\$20,662	\$0	\$174,932	\$0	\$221,457
Fruitvale	\$15,841	\$14,641	(\$808)	\$315,481	\$0	\$345,155
San Antonio	\$26,251	\$20,430	\$0	\$227,019	\$0	\$273,700
West	\$30,149	\$28,184	\$4,440	\$309,028	\$0	\$371,801
North	\$8,786	\$15,640	\$14,519	\$350,836	\$0	\$389,771

* 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	\$817	\$910	\$0	\$70,521	(\$574)	\$71,673
Peralta Villa	\$539	\$726	\$0	\$52,991	(\$2,152)	\$52,104

*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	\$2,445	\$304	\$0	\$686,694	(\$22,468)	\$666,975
East	\$172	\$1,399	\$0	\$316,589	(\$27,994)	\$290,166
Fruitvale	\$227	\$1,206	\$0	\$206,713	(\$20,121)	\$188,026
San Antonio	\$1,119	\$809	\$0	\$165,330	(\$12,467)	\$154,791
West	\$792	\$792	\$0	\$122,283	(\$33,203)	\$90,665
North	\$742	\$742	(\$528)	\$203,490	(\$19,841)	\$184,606

*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	\$997	\$1,612	\$0	\$203,022	\$0	\$205,631
East	\$0	\$1,002	\$0	\$191,761	\$0	\$192,763
Fruitvale	\$0	\$0	\$0	\$125,149	\$0	\$125,149
San Antonio	\$1,317	\$1,643	\$0	\$105,101	\$0	\$108,061
West	\$1,808	\$1,808	\$0	\$92,443	\$0	\$96,059
North	\$0	\$1,182	\$6,245	\$69,277	\$0	\$76,704

* 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	135	216	156	195
Peralta Villa	390	59	146	164	41
Total	762	194	362	320	236

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	284	180	118	346
East	278	201	209	125	285
Fruitvale	270	144	204	182	166
San Antonio	244	72	173	157	88
West	271	194	277	200	271
North	239	218	256	189	285
Total	1,539	1,113	1,299	971	1,441

Legal Report

Legal Report – Authority Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
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	\$ -
Jul-21	0	0	0	\$ -

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
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	\$ -
Jul-21	4	0	4	\$ 64,805.41

Capital Improvement Department

Rehabilitation Team:

Unit Renovations

	OHA	OAHP
Units Completed and Returned to OPO in July	0	6
Units Received From OPO in July	1	4
Units Completed in Fiscal Year 2020-21 To Date	37	

* note--Due to the delay of the recently approved but not yet endorsed floor covering contracts, CID had a number of units that were not able to be completed in July, explaining the smaller than usual completions for the month. We have been able to resolve the issue and these units will be signed off in August.

Going forward, CID reports will include a breakdown of unit turn work between OHA and OAHP. OHA projects will be included in the status lists.

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

- Asbestos abatement in walls and flooring if present
- Re-textured and painted
- Kitchen and bathroom cabinet replacements including granite countertops
- New bathtubs and new plumbing fixtures
- All the mill work gets replaced i.e. doors, frames, floor molding, closet doors etc.
- Electrical panels are moved to new, code approved locations
- All smoke and carbon monoxide detectors are rewired to the main panel
- Installation of new, always on, bath fans to improve indoor air quality
- Replacement of all flooring and carpeting
- Added light fixtures on the ceilings of living and bedroom areas

OHA Recently Completed:

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)
- Additional card reader locations and infrastructure for future kiosks

Oak Groves Rehab - OHA/RAMP Development



Oak Groves is an acquisition/rehabilitation low-income housing tax credit, tax exempt bond project for 151 units of formerly public housing for low-income seniors in two buildings in downtown Oakland.

Project Description:

Project Address:	620 17 th St. & 570 16 th St.	Affordability Targeting:	30-60% of AMI
Project Type:	Acquisition/Rehabilitation	Architect:	Okamoto-Saijo Arch.
Number of Units:	151	General Contractor:	BBi Construction Inc.
PBVs:	149	Property Management:	John Stewart Co.
Target Population:	Low-Income Seniors	Total Development Cost:	\$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:			
<ul style="list-style-type: none">No. 19-001, 07/09/19: Secure FinancingNo. 19-002, 07/09/19: Secure Financing, Implement Rehabilitation, and Act as Guarantor-DeveloperNo. 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 CountNo. 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 JohnsonNo. 19-005, 10/22/19: Enter into Assignment & Assumption Agreement with OHA for Relocation Contract and Amend Contract to Add Moving ServicesNo. 19-006, 10/09/19: Partnership Co-lender BifurcationNo. 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-recourseNo. 19-008, 12/09/19: Amend No. 19-005: Amend Relocation Contract, Secure Temporary Housing with Extended Stay America, and Contract with Chipman MoversNo. 19-009, 12/19/19: Amend No. 19-006: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lenderNo. 19-010, 12/19/19: Amend No. 19-007: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender			
Approved OHA/Affiliate Funding:		Disbursements to Date:	
RAMP: \$100 GP Equity		\$100 GP Equity	
Current Project Status: Work is substantially completed on Oak Grove North and work is underway at Oak Grove South.			
Construction Progress:		New Hires:	
% Complete on 7/31/21:	85.12%	Number of New Hires:	137
% Complete last Month:	81.16%	Number of Section 3 Hires:	33
Scheduled Completion Date:	12/2021	% Section 3:	24.10%
Construction Contract Status:			
Original Contract Amount	\$44,117,725.00	Pending Change Orders (PCOs)	\$326,099.46
Approved Change Orders	\$ 2,756,108.60	Potential Future Changes	<u>\$0.00</u>
Current Contract Amount	\$46,873,833.60	Potential Contract Amount	\$47,199,933.05
Milestones Completed Past Month:			
Oak Grove North			
<ul style="list-style-type: none">The building is fully occupied and residents are utilizing the courtyardCommon area work is doneAll punch work is complete.City sidewalk work has begun			
Oak Grove South			
<ul style="list-style-type: none">All residents have been temporarily relocatedUnit finishes on the 5th, 4th, and 3rd floors are complete and unit punch work has been started.All of the solar panels and the boiler have been installedDry rot and insect infestation mitigation is substantially completeCourtyard work has begun.Stucco lath has begun in preparation for stucco to be installed.			

Harrison Tower – OHA/RAMP Development



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

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

\$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 expected to break ground in the third quarter of 2021.



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 Land Loan	\$5,000,000	• City of Oakland	\$12,670,000
• Federal Home Loan Bank AHP	\$1,690,000	• Tax Credits – Wells Fargo	\$70,076,353
• Deferred Dev. Fee	\$9,623,545	• General Partner Equity	\$580,507
• Parcel T Reimb.	\$455,798	• Permanent Mortgage – CCRC	\$37,111,000

OHA Board Authorizing Resolutions:

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

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:

MTW: \$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. Both Paseo Estero and Vista Estero are 100% leased as of July 31st

Construction Progress:

% Complete on 4/30/21:	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.*

Photo dated July 29, 2021.

Foon Lok West and remainder of Parcel A where Foon Lok East (Project 4) will be built. Vista Estero is on the top right 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:

- OHA Land Loan
- SF Federal Home Loan Bank AHP Grant
- CA HCD – No Place Like Home (homeless funding)
- City of Oakland
- 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:

MTW: \$5,000,000 Land Acquisition

Disbursements to Date:

\$5,000,000

Current Project Status:

Framing, furring, insulation and pre-rock are underway on floors 4-6; preparations for roof, weather barriers and windows are underway. Window installation will begin in August under an expedited schedule to close up the building before the winter rains. Project remains on schedule.

Construction Progress:

% Complete: 53.10%
 % Complete last Month: 46.47%
 Scheduled Completion Date: May 2022

New Hires:

Number of New Hires: 145
 Number of Section 3 Hires: 27
 % Section 3: 18.62%
 % Local Residents: 48.97%
 % Local Apprentices: 60.87%

Milestones Completed Past Month: Construction is ongoing.

Brooklyn Basin, Project 4 Partnership with MidPen Housing Corp.



*Project 4 (named **Foon Lok East**) on Parcel A will include 124 units for very low-income families and formerly homeless individuals and couples.*

VIEW ALONG NINTH AVENUE AND CLINTON LANE
RENDERINGS February 1, 2017 • July 2017
 BROOKLYN BASIN, PARCELS A, 5
 MidPen Housing

Project Description:

Project Address:	389 9 th Avenue	Affordability Targeting:	20-60%
Project Type:	New Construction	Other Uses:	None
Number of Units:	124	Architect:	HKIT Architects
PBVs:	61	General Contractor:	Nibbi Brothers
Target Population:	Very low-income families and formerly homeless individuals and couples	Property Management:	MidPen
		Total Development Cost:	\$104.5M

Permanent Funding Sources:

- OHA Land Loan
- CA HCD – No Place Like Home (homeless funding)
- City of Oakland
- Tax Credit Equity – Wells Fargo Bank
- General Partner Equity
- Permanent Mortgage – CA Community Reinvestment Corporation

OHA Board Authorizing Resolutions:

- No. 4765, 8/28/17: CEQA
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- 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:

Foon Lok East is fully entitled and Oakland Building Department plan check review is 100% complete. MidPen submitted for an allocation of bonds and 4% credits in February and May without success due to an unfortunate bias against projects in higher cost regions of California.

Construction Progress:

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

New Hires:

Number of New Hires:
 Number of Section 3 Hires:
 % Section 3: %
 % Local Residents: %
 % Local Apprentices: %

Milestones Completed Past Month:

285 12th Street – Partnership with EBALDC



Construction of a new 65-unit affordable housing building on a former parking lot at 12th and Harrison Street Downtown Oakland.

Project Description:

Project Address:	285 12 th Street	Affordability Targeting:	20%-60% AMI
Project Type:	New Construction	Other Uses:	3,500 sq. ft. commercial
Number of Units:	65	Architect:	David Baker Architects
PBVs:	16	General Contractor:	TBD
Target Population:	Low-income families, 7 special needs units	Property Management:	EBALDC
		Total Development Cost:	\$53.6M

Targeted Permanent Funding Sources:

<ul style="list-style-type: none"> • Tax Credit Investor Equity • Permanent Hard Loan • OHA Land Purchase • General Partner Equity • Deferred Developer Fee 	Soft Loans & Grants <ul style="list-style-type: none"> • OHA Loan • 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. Approval from the Board of Commissioners will be requested for the acquisition takeout loan. Work is underway to draft an Acquisition Conditions Agreement and loan documents.

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:

Continued predevelopment work.

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	100.00%	100.00%
Campbell Village	154	2	0	1	151	0	13	13	138	92.72%	91.39%
Palo Vista	100	0	0	1	99	0	4	4	95	95.96%	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	97.83%	97.83%
Chestnut Court	45	0	0	0	45	0	3	0	42	93.33%	93.33%
Foothill Family	21	0	0	0	21	0	0	0	21	95.24%	100.00%
Lion Creek I & II	99	0	0	0	99	0	0	0	99	97.98%	100.00%
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	23	18	649	96.43%	96.58%

Recertification Report - Contract Managed Public Housing Units

Development	Completed Annual Re-certifications	Re-certifications/ Outstanding	Re-certifications/ Legal	Total Backlog
Harrison Towers	4	0	0	0
Adel Court	0	0	0	0
Campbell Village	10	1	0	1
Palo Vista Gardens	0	0	0	0
Linden Court	0	1	0	1
Mandela Gateway	3	1	0	1
Chestnut Court	1	2	0	2
Lion Creek Crossings	0	3	0	3
Foothill Family	0	0	0	0
Total	18	8	0	8

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	\$32,189	\$1,483	4.40%	-\$893	\$0	\$15	\$605
Adel Court	\$11,524	\$16,881	-\$5,357	-46.49%	\$8,679	\$677	\$3,893	\$7,892
Campbell Village	\$51,485	\$45,672	\$5,813	11.29%	-\$2,252	\$4,992	\$29,019	\$37,573
Palo Vista Gardens	\$31,313	\$29,099	\$2,215	7.07%	\$1,995	\$1,924	\$7,052	\$13,186

Work Order Report - Contract Managed Public Housing Units

Development Name	Total Units	Beginning of Month Open WOs	Opened Within Date Range	Closed Within Date Range	Remaining Open WO's
Harrison Towers	101	0	25	25	0
Adel Court	30	2	2	2	2
Campbell Village	154	10	29	36	3
Palo Vista	100	0	13	13	0
Chestnut Court	38	7	12	14	5
Linden Court	45	3	4	4	3
Mandela Gateway	46	0	0	0	0
Lion Creek Crossings*	157	-	-	-	-
Foothill Family	21	0	8	0	8
Total	692	22	93	94	21

*Lion Creek staff did not provide the work order data prior to report submission deadline

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
July 2021	0	0	0	\$0

Total	1	0	1	\$552
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Senior Site Activities

Outreach Efforts/Activities	Harrison Towers	Adel Court	Palo Vista Gardens	Total
Wellness Phone Calls	170	30	100	200
Mercy Brown Bags	150	38	62	250
Home Visits	2	N/A	N/A	2
Spectrum Senior Lunches Served	N/A	N/A	680	680
Air Purifiers & Fans	86	N/A	8	94
Case Management	2	N/A	N/A	2
Benefits/Insurance Support	16	N/A	N/A	16
Birthday Cards	1	3	11	15
Activity Packets	N/A	1	N/A	1
Laundry Card Refill	N/A	N/A	12	12
Socially Distanced 4 th of July Celebration	N/A	3	37	40
USOAC Walk Club	N/A	N/A	29	29

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-two (62) bags were delivered to Palo Vista Gardens, and one hundred and fifty (150) bags were delivered to Harrison Towers in the month of July. Staff also conducts contactless bag delivery for residents with mobility issues. The food provided by Mercy Brown Bags contained a variety of fresh and canned items including potatoes, eggs, tilapia, canned tuna, cereal, milk, rice, strawberries, pears, apples, plums, celery, mustard greens, and ground beef.



- **Spectrum Lunch Program:** Spectrum Foods provided six hundred eighty (680) hot lunches to residents at Palo Vista. The meals are delivered Monday through Friday each week and residents are able to pick up their lunches from the community room. Property management staff deliver food to the residents with mobility issues.
- **4th of July Celebration:** Thirty-seven (37) Palo Vista residents, three (3) Adel Court residents, and sixty-four (64) residents at Oak Groves received deliveries of food from Famous Dave's BBQ to celebrate the 4th of July. The meals that included rotisserie chicken, pork, and bread, were boxed up individually and delivered to the doors at Oak Groves. Residents at Adel Court and Palo Vista Gardens were able to either pick up the celebratory food or have it delivered.

Health & Wellness

- **Wellness Checks:** Property management conducted outreach to each household. Residents have continued to express a desire to have in-person events, and there are plans to open up community rooms in August at the senior sites. In total there were one hundred-seventy (170) wellness calls to Harrison Towers residents, thirty (30) to Adel Court residents, and one hundred (100) calls to Palo Vista Gardens residents. Property management staff assessed residents' wellness with a series of questions that were designed to identify whether the residents require additional support and assistance.
- **Birthday Celebrations:** Eleven (11) Palo Vista Gardens, three (3) Adel Court, and one (1) Harrison Towers residents celebrated birthdays in July, which property management marked by delivery of birthday cards, balloons, and goodie bags containing cookies, hand sanitizer, and soap. Residents are incredibly appreciative that their birthdays were acknowledged.
- **Arts & Crafts Activity Packets:** One (1) Adel Court resident requested an arts & crafts activity packet and it was delivered to the household by property management staff. Activities in the packets were designed to be mentally and physically stimulating.
- **Laundry Card Refills:** As a way to ensure that the senior residents of Palo Vista can maintain social distancing protocols, the resident service coordinator collected funds from residents to load their laundry cards. Twelve (12) residents used this service in the month of July. As CDC guidelines are changing, staff is considering discontinuing this program and allowing residents to reload their cards as needed.
- **Bingo:** Virtual Bingo was offered at both Palo Vista and Adel Court, but residents opted not to participate and have indicated they are waiting for in-person Bingo to return before they will participate. Property management staff is hoping to resume in-person Bingo games in the month of August.

- **Fans & Air Purifiers:** All eighty-six (86) Harrison Towers households received both a fan and air purifier in anticipation of the fire season in the Bay Area and upcoming heat waves. Along with the fans and air purifiers, residents were given two additional filters and instructions on how to use the devices and the health benefits of using the air purifiers and fans. At Palo Vista Gardens eight (8) residents requested and received fans to help cool their homes on hot days. Property management has purchased enough fans for all residents and notified them of their availability and the process to request one. Once a request is made, residents at Palo Vista can check out a fan for use in their home as long as they need it.

Campbell Village Community Center

Outreach Efforts/Activities	Total
Phone Calls	33
Auto-dialer Resident Phone Calls	48
Resident Text Messages	360
Contactless Food & Supply Delivery (Seniors only)	22
Summer Lunches (SFSP)	400
Food Pantry	360
Garden Club	16
Birthday Cards	27
Senior Bingo	32
Computer Lab	4
Olivet Oakland Giveaway	43
Coffee Hour	2
All Ages Bingo	32

- **Wellness Checks:** The resident service coordinator reached out to thirty-three (33) households during the month of July. During phone calls, the resident services coordinator assessed the needs of the residents and provided them with information about the programs currently running at Campbell Village including the ROSS program, various food programs, the return of Bingo, and opportunities to work in the garden. The calls gave residents an opportunity to provide feedback about programs they would like to see at Campbell Village. Forty-eight (48) auto-dialer calls and three hundred-sixty (36) text messages were sent to residents to let them know about the food program offerings, site updates, and how to access resources.
- **Hope for the Heart Food Boxes:** Campbell Village's resident services partnered with Hope for the Heart to provide seventy-one (71) food boxes. Residents were

notified of distribution times via text message and the robo-dialer, and were able to designate a household member to retrieve the meal each day from the Community Room while observing social distancing protocols and wear mandated PPE. The resident services volunteer delivers meals to the clients with mobility issues.

- **Food Pantry:** In partnership with the Alameda County Food Bank, Campbell Village's food pantry was able to provide three hundred-sixty (360) fresh food deliveries in the month of July. The pantry is open on Tuesday on the weekly basis and residents are able to shop for fresh produce, milk, eggs, frozen meats, and other food staples from the on-site pantry. Residents continue to observe social distancing protocols during pick-ups.
- **Senior Meal & Supply Delivery:** Twenty-two (22) senior households had boxes containing food, water, toilet paper, and hand sanitizer delivered to each household's door via contactless method.
- **SFSP Oakland Breakfast & Lunch:** SFSP provided four hundred (400) breakfasts and lunches to households with the kids of school age. The meals were picked up from the community room and residents were notified of their availability through text message and robo-dialer calls.
- **Birthday Celebrations:** Twenty-seven (27) residents celebrated birthdays in the month of July and each person received a birthday card from property management to acknowledge their birthday.
- **Garden club:** Sixteen (16) residents worked in the garden to harvest some of the mature herbs and vegetables. After the harvest, the items were available to residents at the Community Produce Stand.
- **Senior Bingo:** Eight (8) senior residents eagerly participated in bingo in the community room. This was the first in-person activity since the beginning of the pandemic and residents were very excited to be able to have a socially distanced, in-person game that allowed reconnecting with their neighbors. There were four (4) total bingo games in the month of July and each time eight (8) residents participated.
- **Computer Lab:** Four (4) residents used the computer lab to print materials in the month of July and apply for benefits online. The computer lab was utilized by one person at a time through the appointment and it was thoroughly cleaned in between uses.
- **Rent Assistance:** Four (4) residents requested help navigating rental assistance programs. Property management staff provided information about different programs and assisted residents with the application process. Residents were notified about programs in person and through mailed letters and text messages with links to applications.

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

Food Resources

- **Harbor House Ministries Food Supply:** Each Tuesday and Thursday, households are able to receive a three-day supply of food from the Harbor House Ministries. A total of five (5) three-day food supplies were delivered to Key to Home residents in July. The food options provided by the Harbor House Ministries program contained a variety of foods including fresh fruit, vegetables, grains, eggs and dairy.

Health & Wellness

- **Wardrobe for Opportunity:** HCEB has partnered with the Wardrobe for Opportunity program. This program provides low-income people in Contra Costa and Alameda Counties with quality business clothing appropriate for job interviews and the professional workplace as well as career development support. Each client receives two interviewing outfits and a working wardrobe when jobs are obtained. All clients are referred to job opportunities through this program by qualified social services and job training agencies that have determined the client's readiness to work. There was a total of one (1) referral in the program during July.
- **Telegraph Community Ministry Center:** HCEB has partnered with Telegraph Community Ministry Center. This program provides children's clothes to low income families in Alameda and Contra Costa County. The clothes range from baby clothes to clothes for youth, with a greater focus on children under the age of 12. This program operates on a first come-first serve basis. The clothing program is open on Wednesdays and Fridays from 10 AM until 2 PM. There were two (2) referrals to this service provider in the month of July.
- **Community Building:** on July 23, 2021, HCEB organized a community potluck at 95th avenue. During the community potluck staff facilitated discussions with the residents to identify additional needs and to foster communication within the community. Food and drinks were distributed during the meeting, and the

children who were present were able to play in a separate area while the adults were learning about upcoming programming and socializing with one another.

**WRITTEN
COMMUNICATIONS**
(Executive Director's Report)





Emergency Housing Voucher Status Report

August 27, 2021

Executive Summary

The MOU with the County and partners was signed in mid-July and OHA is receiving referrals (names of possible applicants identified) and applications (completed intake packets submitted to eligibility in Leased Housing) from Coordinated Entry partners. So far, the application process has proven successful through Laserfiche. All applicants being referred are currently housed and meeting the “Recently Homeless or at High Risk of becoming homeless” eligibility criteria. OHA put in place owner and resident incentives to not only incent speed in leasing but also to support good tenancy behaviors and plans to collect metrics on their effectiveness through surveys of both owners and residents. OHA is continuing to pursue additional leasing supports as referrals transition to those that are not currently housed.

As of August 18, 2021

Referrals: – 114 total

98 referrals identified by 7/23/2021

15 referrals identified by 8/6/2021

Referral Criteria of Current Referrals:

Recently Homeless/High Risk – The person(s) is currently receiving financial and supportive services for persons who are homeless. Loss of such assistance would result in a return to homelessness (ex. Households in Rapid Rehousing Programs, residents of Permanent Supportive Housing Programs, etc.)

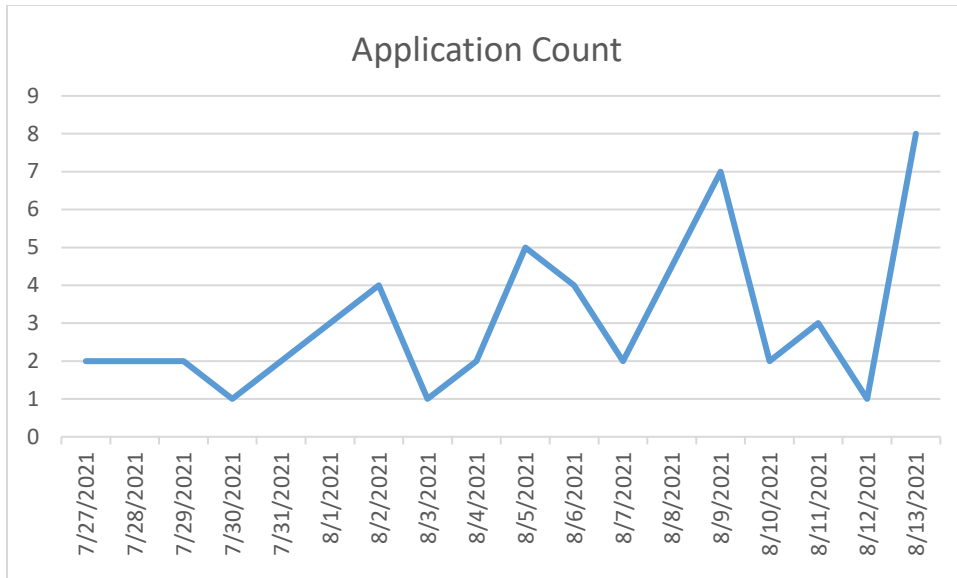
Ports:

4 requested – all to Alameda County cities

Applications:

48 submitted

1 Briefing Scheduled for 8/18/2021 (approximately 19 applicants)



Example of Award Certificate for Tenants:

HOUSING OAKLAND

Be part of
Something
GOOD



Sign a Lease

get up to

\$250

Get rewarded for doing your part

SIGN A LEASE

Once you sign your lease, complete the survey using the link below:
[**www.surveymonkey.com/r/OHALeaseSigningPayment**](https://www.surveymonkey.com/r/OHALeaseSigningPayment)
 OHA will contact you to award your gift card once you complete the survey.

Questions? Call 510-587-5115

Sign lease by September 30, 2021* and receive \$250,
or Sign by October 31, 2021* and receive \$100



Award Certificate 1



*One award per household.

\$1,000 SIGNING BONUS!

Partnering with **OHA** means creating more housing opportunities, which is good for Oakland.

Be part of
Something
GOOD



It's **GOOD** for Business,
with guaranteed rent and
signing bonuses

It's **GOOD** for the Community
and builds our neighborhoods

It's **GOOD** for Individuals,
Families and Workers who
need to find homes

***“I earned a \$1,000
cash bonus* just
for signing up.”***

– Joe Lewis, Property Manager

*Specific program rules and conditions apply.

Oakland property owners and managers are invited to join us in helping to house hundreds of families that need quality homes at affordable prices. The Housing Choice Voucher (Section 8) program has some incredible new benefits for property owners. Joining the program is a relatively simple process that can help us prevent homelessness and ensure that Oakland remains economically diverse.

www.oakha.org



Oakland Housing Authority

HOUSING OAKLAND



Congratulations on receiving your Housing Voucher!

To help support you in being successful in the Oakland Housing Authority (OHA) voucher program, OHA is offering the following incentives and supports:

- 1** Sign a lease for your new home by September 30, 2021 and redeem the enclosed **Award Certificate 1** for a gift card worth \$250; or sign a lease for your new home by October 31, 2021 and redeem the enclosed **Award Certificate 1** for a gift card worth \$100.
- 2** Pay your first 3 months rent on time and redeem the enclosed **Award Certificate 2** for a gift card worth \$100.
- 3** Reach your first lease anniversary and redeem the enclosed **Award Certificate 3** for a gift card worth \$100.
- 4** Receive a Welcome Kit of essential household items to help you get settled and be successful in your new home. This package will arrive after you move in and OHA will notify you once it has been ordered.

Instructions for how to receive your awards are written on the Award Certificates.

Welcome to the OHA Community of over 16,000 families!

We are here to support you.

**For questions on any of these items, please call OHA's
Family and Community Partnerships Department at 510-587-5115.**

Oak Grove Senior Housing

Section 8 Project Based Voucher Program

SENIORS 62+

620 17th Street and 570 16th Street
OAKLAND, CALIFORNIA

Rent will not exceed 30% of applicant's income

August 6, 2021

Dear Agent(s),

Please let your clients know that Oak Grove Senior Housing, located in Oakland, CA is accepting applications for affordable 1- and 2-bedroom units.

Oak Grove Senior Housing is a **community for persons who are at least 62 years of age**.

Oak Grove Senior Housing is a newly rehabbed two five-story buildings comprised of 151 units. The property includes many amenities such as a clubhouse with a fully equipped kitchen ideal for parties, beautiful community gardens, laundry rooms, elevators, proximity to public transportation, stores, health care providers, and much more!

We are able to offer affordable rents because Oak Grove Senior Housing is funded by the United States Department of Housing and Urban Development through the Section 8 Project-based program administered by Oakland Housing Authority. Due to the program requirements as well as other regulations, Oak Grove Senior Housing management must screen all applicants carefully. All potential residents must qualify based on annual income (Including assets), household size, background screening and rental history.

All Applicants desiring an affordable unit are subject to the policy on the Grounds for Denial form and third-party income and asset verification to determine the household's combined annual income in accordance with the Low-Income Housing Tax Credit Program (LIHTC) program and other regulatory agreements including the Oakland Housing Authority



Oak Grove Senior Housing
Section 8 Project Based Voucher Program
SENIORS 62+
620 17th Street and 570 16th Street
OAKLAND, CALIFORNIA

**To complete an online pre-application or receive instructions
please go to:**

<https://www.oaklandhousingauthority.com/>

**Available Monday, August 23rd
Friday, August 27th**

Applications completed by 8 PM August 27th will be entered in a lottery.

This is not a first-come, first-served process.

You will be informed of your waitlist position within 120 days.

Telephone number for the hearing-impaired: (415) 345-4470.

If you have a disability that prevents you from fully participating in this process, please call 510-451-3277 before Friday 4:00 p.m. August 27, 2021.

If you have a disability that does not allow you to fill out an electronic pre-application, please call 510-451-3277 before Friday 4:00 p.m. August 27, 2021 for a paper application. Paper pre-applications must be postmarked by September 13, 2021.

Thank you!



FY 22 Appropriations

THE WHITE HOUSE AND THE U.S HOUSE OF REPRESENTATIVES released their funding proposals late for FY 22 as other legislative action, including infrastructure and reconciliation negotiations, took center stage. Their respective HUD spending plans, the best we have seen in many years, are very close overall but have some differences in key accounts. The White House budget, released in late May, provides \$68.7 billion for HUD, an increase of \$9 billion, or 15 percent from last year, while the House appropriations bill, released in July, provides slightly less with \$68.4 billion for HUD.

FY 22 Budget Chart for Selected HUD Accounts

	FY 21 ENACTED	PHADA RECOMMENDED	FY 22 WHITE HOUSE	FY 22 HOUSE	% INCREASE WHITE HOUSE/ HOUSE	FY 22 SENATE
Public Housing Operating Fund	\$4.839 B	\$5.144 B	\$4.887 B	\$4.897 B	≤1.0% / 1.2%	TBD
Public Housing Capital Fund	\$2.765 B	\$5.000 B	\$3.200 B	\$3.400 B	15.7% / 23.0%	TBD
Voucher Contract Renewals	\$23.080 B	\$25.000 B	\$25.000 B	\$24.951 B	8.3% / 8.1%	TBD
Voucher Administrative Fees (less fees for special purposes)	\$2.129 B	\$2.780 B	\$2.780 B	\$2.459 B	30.6% / 15.5%	TBD
Project Based Rental Assistance	\$13.465 B	\$14.060 B	\$14.060 B	\$14.010 B	4.4% / 4.0%	TBD
Choice Neighborhoods	\$200 M	\$500 M	\$250 M	\$400 M	25% / 100%	TBD

Public Housing

The House figure for the Operating Fund, at \$4.887 billion, is \$10 million higher than the White House budget and \$58 million more than last year's enacted figure, just over a one percent increase. HUD estimates this figure to be between a 95 and 100 percent proration. Fluctuations in tenant rents made it difficult for HUD to determine the exact proration.

For the first time ever, the House bill provides in capital funding the \$3.4 billion figure that the 2010 HUD/Abt capital needs study stated was needed to meet annual public housing capital need. However, this figure is not adjusted for more than a decade of inflation. This figure is \$200 million more than the President's budget and \$635 million more than FY 21, a 23 percent increase.

Section 8

The House bill for voucher renewals comes in at \$24.951 billion, \$49 million less than the White House, but nearly \$1.9 billion more than last year. This figure is estimated to continue funding to all households currently assisted through the Housing Choice

Voucher Program. Notably, the House proposes \$321 million less than President Biden's budget for administrative fees, though it is still \$300 million more than FY 21, or a nearly 14 percent increase. The President proposed a nearly 30 percent increase. To meet the needs of all assisted households and to administer a very complex and dense program, PHADA strongly urges the Senate, and ultimately Congress, to fully fund this account. The White House budget is estimated to be a 96 percent proration and the House bill is at 85 percent.

The Senate must still release its own spending bill, which will be contentious given several political and economic factors that are coming into play in the ongoing budget debate. These include the disagreement between Democrats and Republicans on what the top line amounts for Defense and non-Defense discretionary (NDD) spending should be. For the upcoming year, the President has proposed increases of 1.7 percent for Defense and 16 percent for NDD. Added to this are the historic U.S debt and billions of dollars in unspent federal funds, all of which will be decided in a chamber with a 50–50 split between the parties.

Additional Emergency Funding for Rental Assistance

Under the American Rescue Plan (ARP), Congress has provided \$5 billion in funding for the Emergency Housing Voucher Program. HUD estimates that this amount will cover the cost of 70,000 vouchers to families experiencing or at-risk of homelessness, fleeing domestic violence, or who are at a high-risk of housing instability.

Under the ARP and the Consolidated Appropriations Act of 2021, Congress has provided over \$45 billion for the Emergency Rental Assistance (ERA) Program to assist American families negatively impacted by COVID-19. As clarified and reported by PHADA, U.S. Treasury Department guidance states that federally subsidized households may receive ERA assistance for the tenant-owed portion of rent or utilities that is not subsidized. Many agencies have worked with local grantees to assist households, which also improves the agency revenue streams.

Voucher Expansion

PHADA supports voucher expansion and in its official statement notes: “Housing Choice Vouchers are a proven and effective rental assistance delivery system to scale universal housing assistance because they can be quickly distributed through the existing network of 2,200 state and local housing agencies.” Several voucher expansion bills have been introduced in the House and Senate during the 117th Congress. These vary in the number of incremental vouchers, funding amounts, eligible populations to be served, and eligible uses and purposes. These bills will likely be in play in the House and Senate through the FY 22 appropriations process.

These bills include:

- **Ending Homelessness Act of 2021** (H.R. 4496) Co-sponsored by Representatives Maxine Waters (D-CA), Emmanuel Cleaver (D-MO) and Richie Torres (D-NY), this bill aims to “...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 Family Stability and Opportunity Vouchers Act of 2021** (S.1991) Introduced by Senators Chris Van Hollen (D-MD) and Todd Young (R-IN), the bill is intended to fund 500,000 vouchers from FY 22 through FY 26. These vouchers are targeted to women who are pregnant or have a child under the age of six and are in extremely vulnerable housing situations.

Infrastructure and Reconciliation

In addition to the notable increase for the public housing capital fund in this year’s Appropriations process, advocacy to address the national public housing capital backlog continues. PHADA has been advocating for this funding for many years and House Financial Services Committee Chairwoman Maxine Waters used PHADA’s analysis to sponsor related legislation. The latest version is the Housing Infrastructure Act of 2021 and calls for \$75 billion in capital funding to remain available for seven years. The President’s infrastructure plan calls for \$40 billion.

It was hoped that this funding would be included in any infrastructure package considered by Congress. However, as talks amongst a group of 22 centrist senators progressed, the infrastructure budget has been pared down to approximately one trillion dollars. On a separate legislative track, capital funding, along with other housing and social oriented funding, has become part of a “reconciliation” package of as much as \$3.5 trillion in funding. Reconciliation would need only a majority in the Senate, as compared to the 60 votes normally required, but to get that majority, every Democratic vote in the evenly split Senate would be needed, with Vice President Harris breaking the tie. Negotiations have been intense, and both parties have advocated for their respective versions of these measures.

Policy Provisions of the House Bill

Annual Contributions Contract

For over three years, PHADA has led an industry effort to prevent HUD from implementing a harmful new Annual Contributions Contract (ACC) proposed by the Department unilaterally in early 2018. The House measure, as noted in Section 230, prevents HUD from making changes to the ACC without the mutual consent of the housing agency.

Family Self Sufficiency

PHADA’s advocacy led directly to the House and Senate including language in appropriations bills for the last three years that prevents HUD from making funding decisions for FSS project coordinators based on its proposed FSS performance measurement system. This precedent is continued in this year’s House bill and report language states:

The Committee considers the focus on earnings, graduation rate, and participation rate to be too narrow in scope and insufficient in terms of measuring success and outcomes for individuals participating in the program.

The Committee also directs HUD to consider additional metrics focused on social outcomes for individuals.

PHADA Members Must Act Now

PHADA urges members to contact their two senators and representatives to advocate for the higher of the White House or House approved appropriations bill for FY 22 as well as for the \$75 billion investment in the Capital Fund.

For Immediate Release

August 3, 2021

From: Financial Services Committee

To: Dominica Henderson

Subject: Rep. Waters Statement on CDC Decision to Extend Eviction Moratorium

Date: Tuesday, August 3, 2021 3:01:38 PM

[Click here](#) if you have trouble viewing this e-mail

[U.S. House Committee on Financial Services - Chairwoman Maxine Waters](#)

Rep. Waters Statement on CDC Decision to Extend Eviction Moratorium

WASHINGTON, D.C. - Today, **Congresswoman Maxine Waters (D-CA)**, Chairwoman of the House Committee on Financial Services, issued a statement following the Centers for Disease Control and Prevention (CDC) decision to extend the eviction moratorium.

"From the bottom of my heart and on behalf of millions of renters, I thank the President for listening and for encouraging the CDC to act! This extension of the moratorium is the lifeline that millions of families have been waiting for. From the very beginning of this pandemic, it was clear that eviction moratoriums not only kept people housed, but also saved lives.

"With a surging COVID-19 delta variant, this action by the CDC helps to protect our public health, national security, and our economy. And so, as I have said before, this is not only a moral imperative, but it is also a public health imperative.

"As Chairwoman of the House Committee on Financial Services, I have made it a priority of mine to ensure that both renters and landlords are supported. That is why I secured nearly \$50 billion in emergency rental assistance that would go directly into the pockets of landlords to cover every penny of back-rent they are owed and keep struggling families housed throughout the pandemic. I urged corporate landlords not to evict tenants, met with members of the Biden administration to expedite and simplify the emergency rental assistance program, and introduced legislation to protect renters from evictions.

"I thank Speaker Nancy Pelosi, Representatives Cori Bush, Alexandria Ocasio-Cortez, Ilhan Omar, Ayanna Pressley, Jamaal Bowman, Mondaire Jones, Mark Takano, Jimmy Gomez, and leaders of the Congressional Black Caucus and Congressional Progressive Caucus Joyce Beatty and Pramila Jayapal, and other members of Congress, including Senators Sherrod Brown, Elizabeth Warren, and Bernie Sanders for their steadfast leadership on this issue. Congresswoman Cori Bush, specifically, bravely stood before the world and shared her life's experience as a medium to create change and I am so thankful for her advocacy.

"This temporary reprieve will not go to waste! The CDC's targeted eviction moratorium will buy time for state and local governments to get their act

together and ensure that renters and landlords receive the money that Congress allocated for them while keeping our most vulnerable off the streets. In the days and weeks ahead, I will work with my colleagues in Congress and with the Administration to help the governors, mayors and others who are implementing this moratorium to get the money out the door. Renters should not be thrown out on the street.”

###

2129 Rayburn House Office Building, Washington, DC 20515 | T (202) 225-4247

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2021 August Advocacy Campaign

SUMMARY

August Advocacy is NAHRO's annual campaign to reach Congress with advocacy messages about affordable housing and community development programs. This year, we have a goal to send **12,501 letters** to Congress and the White House. Our scheduled topics include:

- Aug. 2 – 6: **Housing Is Infrastructure**
- Aug. 9 – 13: **Universal Housing Vouchers**
- Aug. 16 – 20: **Voucher Services and Support**
- Aug. 23 – 27: **Tax Credits and Community Development Resources**
- Aug. 30 – Sept. 3: **FY 2022 T-HUD Appropriations**

HOW TO PARTICIPATE

You DO NOT have to be a NAHRO member to send advocacy letters for August Advocacy. The easiest way to participate is to visit our [Action Alert Center](#) and click on the letter you want to send. The letters are pre-drafted, but you can add your own comments too.

If you call or contact your member of Congress in another way for August Advocacy, you can use the Congressional Outreach Report form to let us know. We will count all communications toward the 12,501 letter goal.

SAMPLE SOCIAL MEDIA



This month, send an advocacy letter for @NAHROnational's #AugustAdvocacy campaign! Urge Congress to fully fund #AffordableHousing & #CommunityDevelopment programs to keep people housed. Send letter: www.NAHRO.org/advocate

From: support@constituentvoice.com
To: [Dominica Henderson](#)
Subject: Your message to your elected officials was sent!
Date: Monday, August 2, 2021 8:57:52 AM

[EXTERNAL EMAIL]

The National Association of Housing and Redevelopment Officials AdvocacyNow

Dear Dominica Henderson,

Congratulations! You've expressed your opinion to your elected officials. Your letter will help shape the future of our country.

Your opinion on Housing is Critical Infrastructure was sent to:

Pres. Joseph Biden (D)
Sen. Dianne Feinstein (D) [CA]
Sen. Alex Padilla (D) [CA]
Rep. Barbara Lee (D) [CA-13]

Thank you for being a responsible American!

A copy of your message as sent to congress is included below:

In my work as a housing professional and a member of the National Association of Housing and Redevelopment Officials (NAHRO), I have seen that housing is critical infrastructure.

Public housing provides close to 1 million affordable homes to over 1.8 million people, including 800,000 children. More than half the population of public housing residents are elderly or disabled. Further, the 2.3 million Section 8 housing choice vouchers house an additional 5.2 million people, including 2.2 million children. The low-income families who live in publicly subsidized units count on their legislators to appropriate enough funding to keep them safely housed.

Unfortunately, Congress has underfunded public housing for decades. In 2010, the national Public Housing Capital Needs Assessment showed that the total backlog for public housing capital funding was \$26 billion with a projected growth rate of approximately \$3.4 billion per year. The report also noted that each year the cost of the backlog compounds at a rate of 8.7

percent due to inflation and the increased cost of addressing deferred maintenance. As a result, NAHRO estimates the current capital repair backlog is estimated at \$70 billion.

The capital fund allows Public Housing Authorities (PHAs) to address the outstanding maintenance needs of our nation's aging public housing stock. For example, PHAs can use the funds to conduct lead remediation and prevent children from experiencing the negative health impacts of lead exposure. PHAs also use the funding to make units accessible to people with disabilities, repair water leaks that cause mold, and modernize aging appliances.

Investing in public housing is not only beneficial for low-income families, but also for the broader economy. Using data from the 2009 American Recovery and Reinvestment Act (ARRA), researchers found that agencies used the infusion of \$4 billion in capital funds to invest in over 245,000 affordable units, create 26 jobs for every \$1 million spent on capital projects, and generate nearly \$12.5 billion in national economic activity. For every \$1 spent on capital funding, an additional \$2.12 is generated in regional economic activity.

President Biden recently announced his support for the \$1.2 trillion Bipartisan Infrastructure Framework negotiated by a group of 10 senators. I was disappointed to learn that the framework does not propose any funding for housing programs. Housing provides a firm foundation for families in our community, and Congress should provide funding for housing programs within a holistic infrastructure package.

In his American Jobs Plan, the President originally called on Congress to invest \$40 billion to improve the public housing infrastructure in America. While \$40 billion would be a substantial down payment, I urge you to appropriate the full \$70 billion needed to address the dangerous underfunding of the public housing capital fund.

As your constituent, I ask you to move forward on a major infrastructure package that addresses the housing and community development needs of our nation.

Please understand that the message you send to congress will be stripped of all stylings.

You're receiving this message because you sent a message using AdvocacyNow by Constituent Voice. If you did not send this message or if you have any other questions, contact thembree@nahro.org or support@constituentvoice.com