

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, September 27, 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/91503543797?pwd=ZXRPc2UxejY4QVVTNUVrWHVXZGtadz09>

Meeting ID (access code): 915 0354 3797 **Meeting Password:** 144375

Closed Caption – provided through the link

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

Meeting ID (access code): 915 0354 3797 **Meeting Password:** 144375#

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
September 27, 2021
6:00 pm

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of August 23, 2021
Approval of Minutes of the Special Meeting of September 13, 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. Staff review of the Operations Department Milestones and Metrics.

B. Informational presentation on the federal fiscal year 2021 fair market rents published by the U.S. Department of Housing and Urban Development.

C. Resolution authorizing the Executive Director to assign the Purchase and Sale Agreement for the Investor Limited Partners' Interests in Mandela Gateway Associates from the Authority to OHA Development LLC and authorizing OHA Development LLC to accept assignment and purchase the Limited Partners' Interest in Mandela Gateway.

D. Consent Agenda:

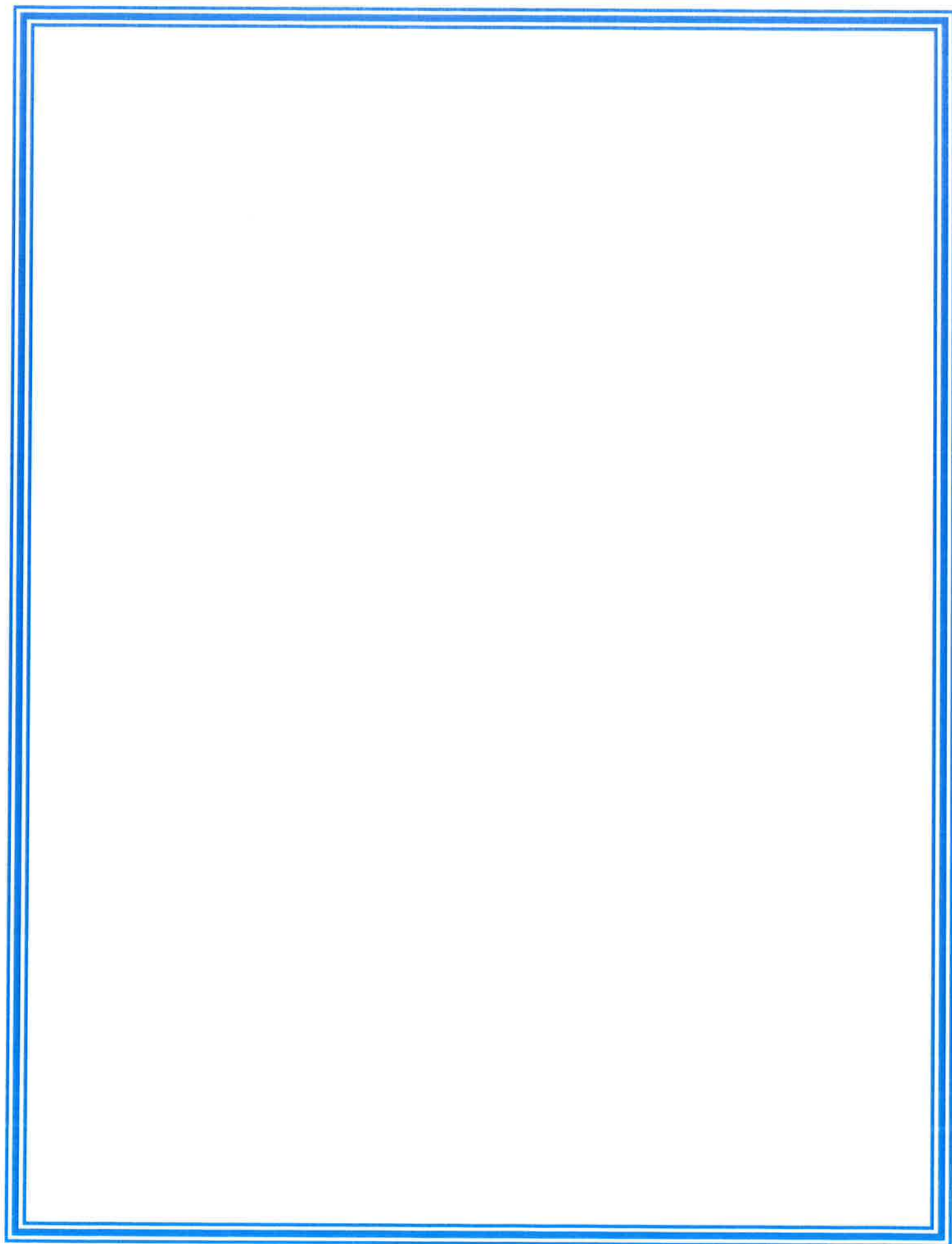
Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications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

1. Authorization to renew the property (fire) insurance policy and make a payment of the annual premium in an amount not to exceed \$580,973.

- 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.

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, August 23, 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 6:01 PM.

I. Pledge of Allegiance

II. Roll Call

Present 7 – Gregory Hartwig, Bettye Lou Wright, Barbara Montgomery; Lynette Jung Lee, Mark Tortorich, Janny Castillo were present. Anne Griffith joined at 6:10 PM

III. Approval of Minutes of the Regular Meeting of July 26, 2021

A motion was made by Bettye Lou-Wright, seconded by Mark Tortorich for the approval of the minutes of the July 26, 2021 Regular Meeting. The motion carried by the following vote:

Ayes: 6 – Hartwig, Castillo, Tortorich, Wright, Montgomery, Jung-Lee

Excused: 1 – Griffith

IV. Recognition of people wishing to address the Commission

There were no persons wishing to address the Commission.

V. Old or Unfinished Business

There was no 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 or a need arose after agenda posting.)

There were no modifications to the agenda.

VII. New Business

A. Acknowledgement of OHA Resident recipient of HAI Group Scholarship.

Interim Director of Family and Community Partnership, Nicole Thompson, acknowledged Omani Davis, a Housing Choice Voucher participant, who was awarded the 2021 Housing Authority Insurance Group scholarship in an amount of \$6,000. Ms. Davis plans to attend Chabot College to pursue her long-term goal of becoming a doctor. The Oakland Housing Authority would like to acknowledge Ms. Davis and congratulate her on her success.

B. Presentation of Year End Financial Status Report for the period July 1, 2020 through June 30, 2021.

Chief Officer of Program and Finance Administration, Duane Hopkins led the presentation on the year-end financial reports assisted by Director of Finance, Victor Madamba.

Mr. Hopkins noted for the Commissioners that the reports have been adjusted to mirror the formal financial statement structure they will see in the regular audit reports each year. The presentation covered each significant area of both revenue and income.

Specific discussions focused on housing choice voucher and public housing funding levels and mechanisms along with overall operating costs across the organization. Commissioners inquired about various items related to timing of funding from the Department of Housing and Urban Development (HUD), portability of housing choice vouchers and how that affects services to clients, spending patterns related to public housing capital funds, and variances to budget of items related to the overall operations.

The Commissioners stated that they appreciated the quality of the presentation. There were no further questions from the board.

C. Staff review of the Resident Retention Plan.

Mark Schiferl, Director of Property Management, Pedro Abril, Property Administrator, Michelle Hasan, Director of Leased Housing, Nicole Thompson, Interim Director of Family & Community Partnerships, and Carel Duplessis, Chief of Police joined to present the resident retention plan.

Mr. Schiferl and team provided detail on the internal partnerships, communication and engagement strategy, supportive services delivery models, and public safety approaches implemented by staff throughout the Authority departments to work with residents to remain housed. The team also highlighted how these resident retention strategies align with the Authority's strategic goals.

Commissioner Montgomery and Commissioner Griffith asked questions regarding the availability of financial training programs for residents and the ability of staff to identify best practices for resident retention using data analysis. Staff responded and committed to providing additional information as available.

There were no further questions from the board.

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.

Director of Property Management, Mark Schiferl detailed the contract with Belfor Group stating that the service will respond to fire damage, sewer damage and address emergencies and damage to units. There were no further questions from the board.

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

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

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.

Director of Property Management, Mark Schiferl introduced the item stating that Herc Rentals is a vendor that specializes in construction equipment and rental vehicles to help complete capital projects in a timely manner.

A motion was made for approval of Item VII.E. 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

- 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.

Chief Officer of Program and Finance Administration, Duane Hopkins detailed the item stating the request is for a Bridge Loan, which is a transaction for the use of funds originally approved by the Board to support EBALDC and the project in 2019. This loan will further assist EBALDC to refinance their debt incurred for acquisition of the site while maintaining ownership of the sites with EBALDC until the starting of construction on the project.

Andy Madera, CEO of EBALDC introduced himself and the partnership with OHA. Mr. Madera stated that through the EBALDC is excited to provide affordable housing at 285 12th street at below market rate.

Commissioner Tortorich asked for further details on the interest rate for the loan and how it was established, which was addressed by Mr. Hopkins.

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

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

- 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.

Risk Manager, Artesia Dupree requested that the Board approve the annual liability coverage with ERMA (Employment Risk Management Agency). This liability coverage provides OHA with protection with any employment liability risk (employee harassment complaints) and provides training for all workers for State requirements for AB1825 and SB1343 for the prevention of sexual harassment and anti-bullying in the workplace.

There were no further questions from the board.

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

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

VIII. Written Communications.

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

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

Executive Director noted the following:

- OHAPD National Night Out at 1621 Harrison
- Report on Public Comment – Congress Street
- Clarification Contract with Daikin Applied Americas
- Emergency Housing Voucher Status Report
- Landlord Magazine Advertisement
- Emergency Housing Voucher Overview
- Status Update OHA Leadership Strategic Planning
- Oak Grove Senior Housing Section 8 PBV Program 62+
- PHADA FY22 Appropriations
- Rep. Waters Statement on CDC Decision to Extend Eviction Moratorium
- 2021 August Advocacy Campaign
- NAHRO Advocacy Submission on Housing is Critical Infrastructure

X. Reports of Commission Committees

There were no reports from the Commissioner Committees

XI. Announcements by Commissioners

Commissioner Wright gave recognition and compliments to the OHA staff for their excellence to residents and others. Commissioner Wright further thanks the staff and Executives for maintaining during COVID.

XII. 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 to closed session at 8:11 PM.

XIII. Adjournment of Public Session

The public session resumed at 9:35pm. Chair Hartwig stated that there were no items to report from closed session.

A motion was made by Janny Castillo and seconded by Anne Griffith for adjournment. The motion carried by the following vote:

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

Excused: 1 – Lou-Wright (left at 9:00 pm)

The meeting adjourned at 9:40 PM.

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

Patricia Wells, Secretary/Executive Director

**MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

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**Monday, September 13, 2021
Special 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 Special 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 6:01 PM.

I. Pledge of Allegiance

II. Roll Call

Present 6 – Gregory Hartwig, Bettye Lou Wright, Barbara Montgomery; Lynette Jung Lee, Mark Tortorich, Janny Castillo were present.

Excused 1 - Anne Griffith

III. Recognition of people wishing to address the Commission
There were no persons wishing to address the Commission.

IV. Old or Unfinished Business
There were no old or unfinished business.

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

posting.)

There were no modifications to the agenda.

VI. Adjournment to Closed Session

A motion was made to adjourn by Bettye Lou-Wright and seconded by Janny Castillo. The motion carried by the following vote:

Aye: 6 – Hartwig, Wright, Castillo, Jung-Lee, Montgomery, Tortorich

Excused: 1 – Griffith

The meeting adjourned to closed session at 6:04 PM.

Public Session reconvened at 6:34 PM and the meeting proceeded to new business.

VII. New Business

- A. Approve the Notice of Renewal and First Amendment to Executive Director/Chief Executive Officer Employment Contract between the Housing Authority of the City of Oakland and Patricia Wells, and Adopt Resolution No. 4994 Renewing the Term of the Executive Director/Chief Executive Officer Employment Contract for an Additional Period from October 15, 2021 to October 15, 2022 with automatic annual extensions thereafter, and Approving an Adjustment to the Executive Director's Annual Salary.

Chair Hartwig introduced the item stating that the Commissioner will need to vote on three items based on the following recommendations:

1. Adopt the Resolution Authorizing and Approving the Renewal of the Term of the Executive Director/Chief Executive Officer Employment Contract for an Additional Period from October 15, 2021 to October 15, 2022 with Automatic Annual Extensions Thereafter, Approving an Adjustment to the Executive Director's Annual Salary, and Approving the Notice of Renewal and First Amendment To Executive Director/Chief Executive Officer Employment Contract.
2. Authorize and approve the Renewal of the Term of the Executive Director/Chief Executive Officer Employment Contract for an Additional Period from October 15, 2021 to October 15, 2022 with Automatic Annual Extensions Thereafter.
3. Authorize and approve the increase in the Executive Director's base salary from Two Hundred and Sixty-Two Thousand Dollars (\$262,000) to Three Hundred and Ten Thousand Dollars (\$310,000), pursuant to Section 5.C. of the Agreement.

There were no further questions and the Board made the following vote:

- On approval to adopt the resolution authorizing the renewal of the term of the Executive Director/Chief Executive Officer employment contract for an additional period from October 15, 2021 to October 15, 2022 with automatic annual extensions thereafter, approving an adjustment to the Executive Directors salary, and approving the notice of renewal and first amendment to Executive Director/Chief Executive Office employment contract; a motion was made by Janny Castillo and seconded by Bettye Lou-Wright. The motion carried by the following vote:

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

- On approval to adopt a motion for the Renewal of the Term of the Executive Director/Chief Executive Officer Employment Contract for an Additional Period from October 15, 2021 to October 15, 2022 with Automatic Annual Extensions Thereafter, a motion was made by Lynette Jung-Lee and seconded by Barbara Montgomery. The motion carried by the following vote:

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

- On approval to adopt a motion to increase the Executive Director's base salary from Two Hundred and Sixty-Two Thousand Dollars (\$262,000) to Three Hundred and Ten Thousand Dollars (\$310,000), pursuant to Section 5.C. of the Agreement, a motion was made by Mark Tortorich and seconded by Lynette Jung-Lee. The motion carried by the following vote:

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

VIII. Adjournment of Public Session

A motion was made by Barbara Montgomery and seconded by Bettye Lou-Wright for adjournment. The motion carried by the following vote:

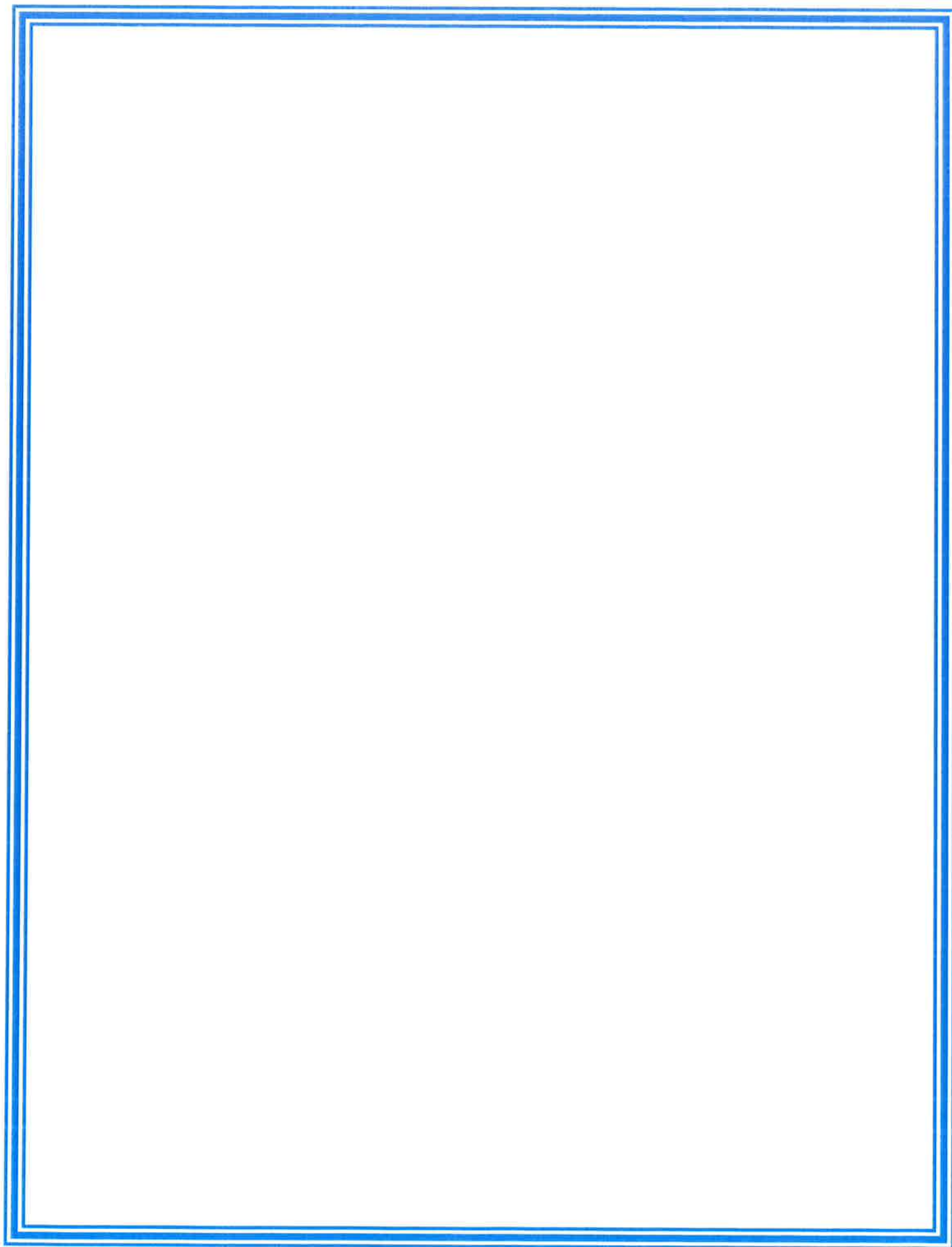
Aye: 6 – Hartwig, Wright, Castillo, Jung-Lee, Montgomery, Tortorich
Excused: 1 – Griffith

The meeting adjourned at 6:45 PM.

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

Patricia Wells, Secretary/Executive Director



Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Staff Review of the Operations Department Milestones and Metrics

Date: September 27, 2021

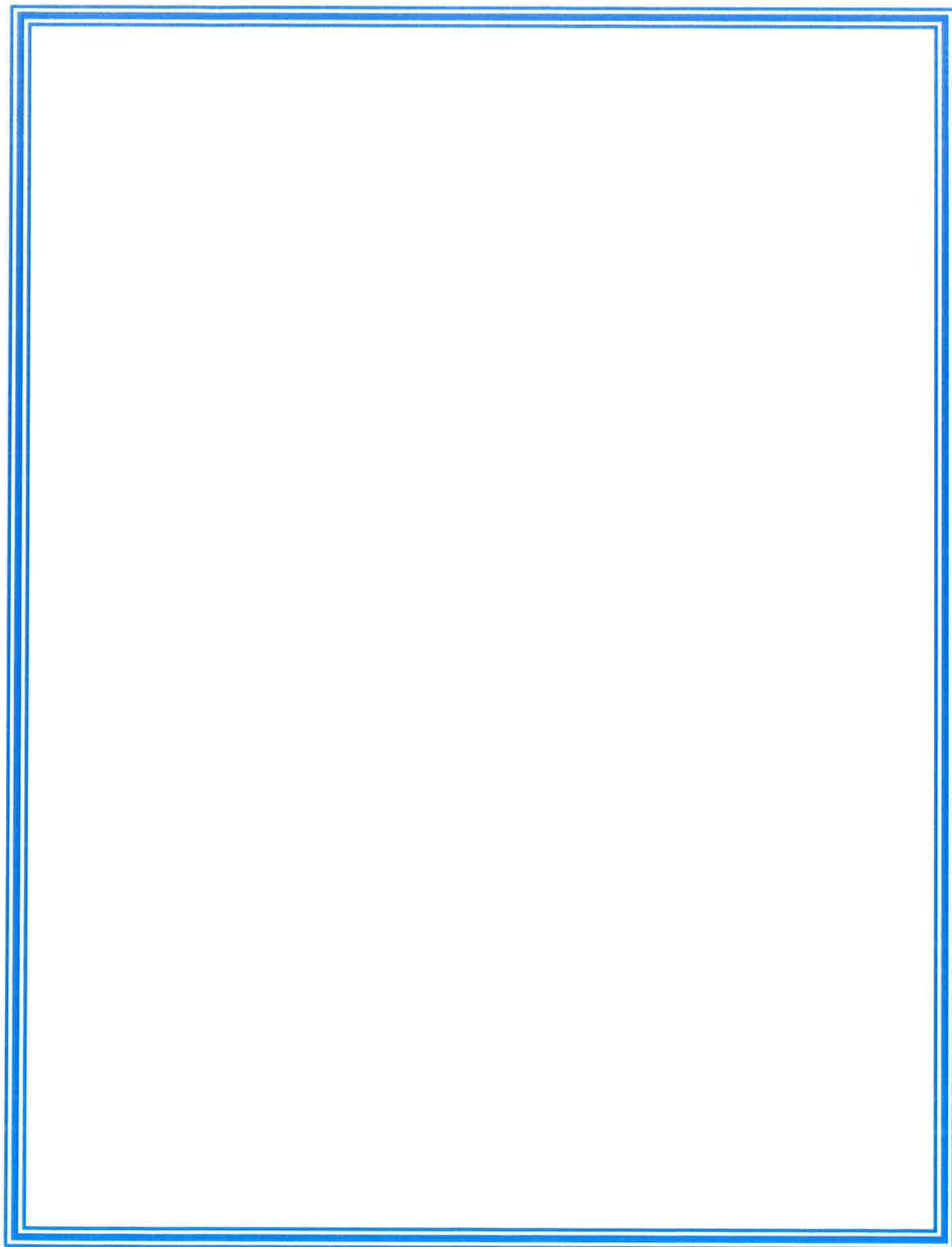
Purpose: Staff will review the Oakland Housing Authority's operations department milestones and metrics, coordinated strategy and internal partnerships between Capital Improvements (CID), Family & Community Partnerships (FCP), Property Operations (OPO) and Leased Housing (LH) departments.

Funding: No funding is required

Background:


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

OHA will provide a review of the efforts for Emergency Rental Assistance, Resident Services, Work Order completion, Unit Inspections and an overview of the plan to reduce vacancies and house residents from the waiting list during these challenging times.



Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Request: Informational presentation on the federal fiscal year 2021 fair market rents published by the U.S. Department of Housing and Urban Development

Date: September 27, 2021

Purpose: This informational item reports on the Fair Market Rent (FMR) table that was published on August 6, 2021 for Federal Fiscal Year (FY) 2022 for the Oakland-Fremont, CA Metro FMR Area.

Funding: No funding is required.

Background

Section 8 (c) (1) of the United States Housing Act of 1937, as amended by the Housing Opportunities Through Modernization Act of 2016 (HOTMA), requires the U.S. Department of Housing and Urban Development (Department) Secretary to publish FMRs not less than annually, adjusted to be effective on October 1 of each year.

Fair Market Rents

The FMRs are used to determine voucher payment standard amounts for the Housing Choice Voucher (HCV) program, other Department programs, and the flat rent levels for public housing. The FMR is the basis for determining the maximum monthly subsidy for an assisted family. The Department annually establishes FMRs for defined metropolitan areas. The FMRs are posted at least 30 days before they are effective, and they are effective at the start of the Fiscal Year, which is October 1.

The FY 2022 notice of updated FMRs was published on August 6, 2021, with a 30-day public comment deadline. After the public comment period expires, the revised FMRs will be effective on October 1, 2021 (unless the Department receives a request for evaluation of specific area FMRs).

There are several factors included in calculating the FMR. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent and safe rental housing of modest nature with suitable amenities. The FMR is also typically set at the 40th percentile of the range of gross rents paid by recent movers into standard quality units in each FMR area.

For FY 2022 FMRs, the trend factors used are based on the updated metropolitan area definitions published by the Office of Management and Budget (OMB) on September 14, 2018 and incorporated by the Census Bureau into the 2019 American Community Survey (ACS) data.

Across all bedroom sizes, the FY 2022 FMRs published for the Oakland-Fremont Metro FMR Area decreased from the amounts published in the FY 2021 FMRs. The table below details the FMRs and the dollar amount difference from a year ago.

# of Bedrooms	2021 Department FMRs	2022 Department FMRs	Difference
0	\$ 1,538	\$1,595	-57
1	\$1,934	\$1,854	-80
2	\$2,383	\$2,274	-109
3	\$3,196	\$3,006	-190
4	\$3,863	\$3,578	-285
5	\$4,442	\$4,115	-327
6	\$5,109	\$4,732	-377

Authority Policy

Per the HCV Administrative Plan, the Oakland Housing Authority (Authority) may establish the payment standards at any level between 90 percent and 110 percent of the published FMR for that unit size. Department approval is not required to establish a payment standard amount in that range ("basic range"). Although the Moving to Work (MTW) Agreement authorizes the Authority to adopt and implement any reasonable policy to establish payment standards that differ from mandated requirements, the Authority has not established its payment standard outside of the basic range for the MTW voucher program. In April 2016, the Authority did receive special permission to publish payment standards in excess of the basic range, up to 125%, for the Veterans Affairs Supportive Housing program.

Recommendation

No action is required.

Attachments: Department Published FY 2022 Fair Market Rents



FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2022 Oakland-Fremont, CA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$1,538	\$1,854	\$2,274	\$3,006	\$3,578
FY 2021 FMR	\$1,595	\$1,934	\$2,383	\$3,196	\$3,863

Alameda County, CA is part of the Oakland-Fremont, CA HUD Metro FMR Area, which consists of the following counties: Alameda County, CA; and Contra Costa County, CA. All information here applies to the entirety of the Oakland-Fremont, CA HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2015-2019 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2022 provided the estimate is statistically reliable. For FY2022, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2015-2019 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2022 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2022.

2. HUD calculates a recent mover adjustment factor by comparing a 2019 1-year 40th percentile recent mover 2-bedroom rent to the 2015-2019 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger

geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.
4. In order to calculate rents that are "as of" 2020, HUD calculates the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2019 to annual 2020.
5. To further inflate rents from 2020 to FY2022, HUD uses a "trend factor" based on the forecast of gross rent changes through FY2022.
6. HUD multiplies the base rent by the recent mover factor, the gross rent CPI, and the trend factor to produce a rent that is "as of" the current fiscal year.
7. FY2022 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
8. HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
9. FY2022 FMRs may not be less than 90% of FY2021 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. The following are the 2019 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Oakland-Fremont, CA HUD Metro FMR Area.

Area	ACS ₂₀₁₉ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₁₉ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Oakland-Fremont, CA HUD Metro FMR Area	<u>\$1,691</u>	\$11	$\frac{\$11}{\$1,691} = 0.007$	6	$0.007 < .5$ $6 \geq 4$ Use ACS ₂₀₁₉ 5-Year Oakland-

Fremont,
CA HUD
Metro FMR
Area 2-
Bedroom
Adjusted
Standard
Quality
Gross
Rent

Since the ACS₂₀₁₉ Margin of Error Ratio is less than .5, the ACS₂₀₁₉ Oakland-Fremont, CA HUD Metro FMR Area value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	FY2022 Base Rent
Oakland-Fremont, CA HUD Metro FMR Area	\$1,691

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains Oakland-Fremont, CA HUD Metro FMR Area and has an ACS₂₀₁₉ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Oakland-Fremont, CA HUD Metro FMR Area – 2 Bedroom	\$2,175	\$52	0.024	6	0.024 < .5 6 ≥ 4 Use ACS ₂₀₁₉ 1-Year Oakland-Fremont, CA HUD Metro FMR Area 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Oakland-Fremont, CA HUD Metro FMR Area and has an ACS₂₀₁₉ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and with a sufficient number of sample cases is Oakland-Fremont, CA HUD Metro FMR Area.

3. The calculation of the relevant Recent-Mover Adjustment Factor for Oakland-Fremont, CA HUD Metro FMR Area is as follows:

ACS₂₀₁₉ 5-Year

ACS₂₀₁₉ 5-Year 40th

ACS₂₀₁₉ 1-Year 40th Percentile

Area	Percentile Adjusted Standard Quality Gross Rent	Adjusted Standard Quality Recent-Mover Gross Rent
Oakland-Fremont, CA HUD Metro FMR Area – 2 Bedroom	\$1,691	\$2,175

Area	Ratio	Recent-Mover Adjustment Factor
Oakland-Fremont, CA HUD Metro FMR Area	$\frac{\$2,175}{\$1,691} = 1.286$	$1.2862 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.2862

4. The calculation of the relevant CPI Update Factors for Oakland-Fremont, CA HUD Metro FMR Area is as follows: HUD updates the 2019 intermediate rent with the ratio of the annual 2020 local or regional CPI to the annual 2019 local or regional CPI to establish rents as of 2020.

Update Factor	Type
CPI Update Factor 1.0286	Local CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2020 to 2022 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2022.

Trend Factor	Trend Factor Type
1.0163	Local

6. The FY 2022 2-Bedroom Fair Market Rent for Oakland-Fremont, CA HUD Metro FMR Area is calculated as follows:

Area	ACS₂₀₁₉ 5-Year Estimate	Recent- Mover Adjustment Factor	Annual 2019 to 2020 CPI Adjustment	Trending 1.0163 to FY2022	FY 2022 2- Bedroom FMR
Oakland- Fremont, CA HUD Metro FMR Area	\$1,691	1.28622	1.02863	1.01630	$\$1,691 * 1.28622$ $* 1.02863 *$ $1.01630 = \$2,274$

7. In keeping with HUD policy, the preliminary FY 2022 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2022 2- Bedroom FMR	FY 2022 California	Final FY2022 2-Bedroom FMR
------	-----------------------------------------	-----------------------	----------------------------

State Minimum		
Oakland-Fremont, CA HUD Metro FMR Area	\$2,274	\$757
\$2,274 ≥ \$757 Use Oakland-Fremont, CA HUD Metro FMR Area FMR of \$2,274		

8. Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$1,538	\$1,854	\$2,274	\$3,006	\$3,578

9. The FY2022 FMR must not be below 90% of the FY2021 FMR.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2021 FMR	\$1,595	\$1,934	\$2,383	\$3,196	\$3,863
FY2021 floor	\$1,436	\$1,741	\$2,145	\$2,877	\$3,477
FY 2022 FMR	\$1,538	\$1,854	\$2,274	\$3,006	\$3,578
Use FY2021 floor for FY2022?	No	No	No	No	No

Final FY2022 Rents for All Bedroom Sizes for Oakland-Fremont, CA HUD Metro FMR Area

The following table shows the Final FY 2022 FMRs by bedroom sizes.

Final FY 2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2022 FMR	\$1,538	\$1,854	\$2,274	\$3,006	\$3,578

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times

the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn?&year=2022&fmrtype=Final&selection_type=county&fips=0600199999

Other HUD Metro FMR Areas in the Same MSA

Select another Final FY 2022 HUD Metro FMR Area that is a part of the San Francisco-Oakland-Berkeley, CA:

San Francisco, CA HUD Metro FMR Area ▼

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Alameda County, CA	<input type="button" value="Select a new county"/>
Alpine County, CA	
Amador County, CA	
Butte County, CA	
Calaveras County, CA	

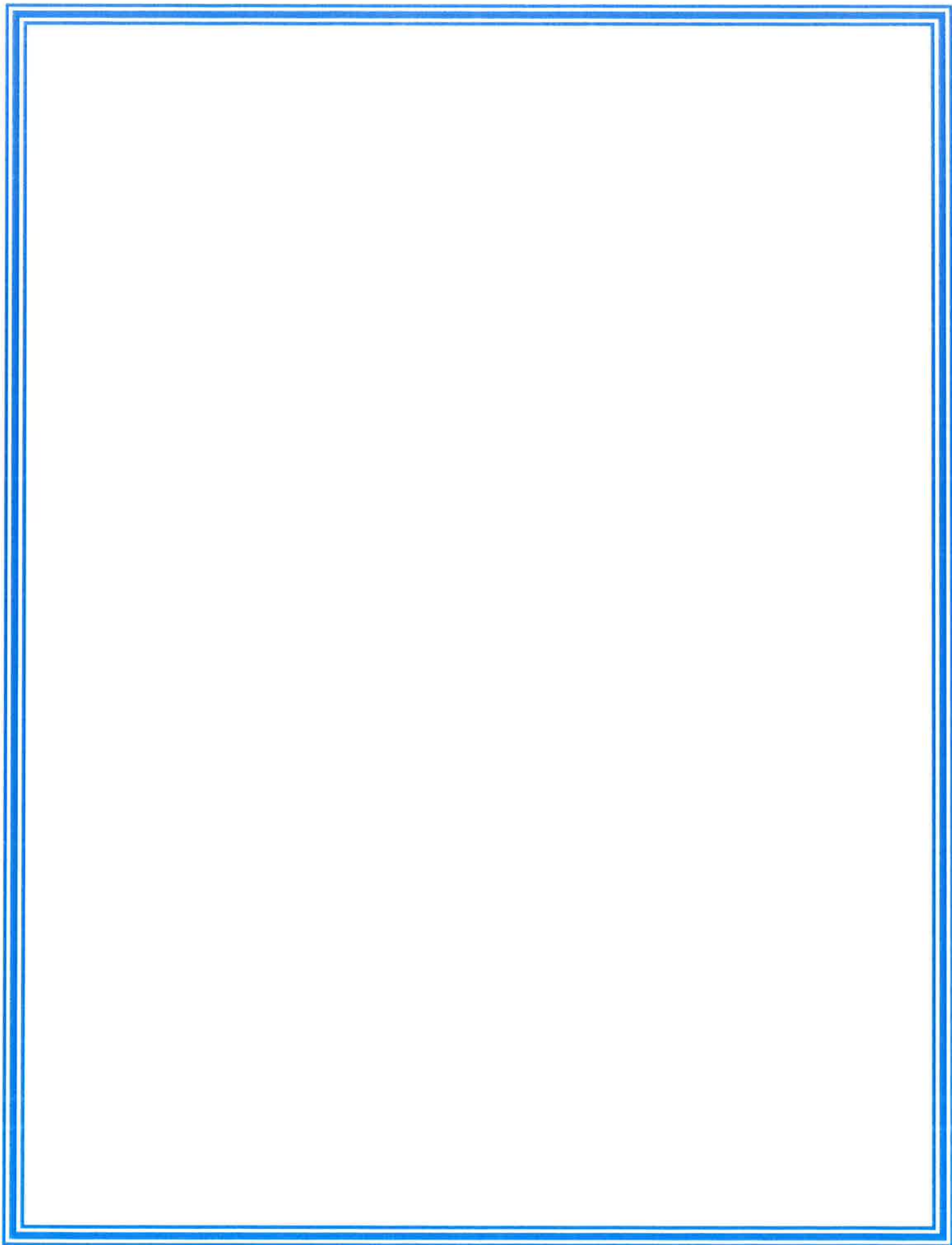
Press below to select a different state:

Select a Final FY 2022 Metropolitan FMR Area:

Oakland-Fremont, CA HUD Metro FMR Area ▼

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#)
[FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\)](#) | [Income Limits](#) | [HUD LIHTC Database](#)


Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).



Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Resolution authorizing assignment of the Purchase and Sale Agreement to OHA Development LLC to purchase the Limited Partners' Interest in Mandela Gateway.

Date: September 27, 2021

Purpose: This action will allow OHA Development LLC to be the purchaser of the Limited Partners' interest in Mandela Gateway instead of the Oakland Housing Authority (Authority).

Funding: This action does not authorize additional funding expenditures. The purchase price of the Limited Partners' interest is \$1.00. The Housing Authority's purchase of the Limited Partners' interest was already approved under Resolution No. 4817.

Background

Mandela Gateway Apartments is an affordable housing development in West Oakland that was created through a HOPE VI revitalization of a former public housing development called Westwood Gardens. Westwood Gardens included 46 public housing units. The Authority purchased a number of parcels adjacent to Westwood Gardens and assembled a development parcel large enough to build 168 apartments. Mandela Gateway Apartments opened in 2004. The Authority selected BRIDGE Housing Corporation (BRIDGE) to develop and operate Mandela Gateway.

The Authority owns the Mandela Gateway land and leased it to Mandela Gateway Associates, the tax credit partnership that owns the Mandela Gateway improvements. Mandela Gateway Associates includes limited partners that provided equity financing to help develop the project in exchange for receiving Low Income Housing Tax Credits (LIHTC) and other tax benefits. The investor limited partners are affiliates of Alden Torch Financial.

At the end of the 15-year LIHTC compliance period, it is common for the sponsor or developer of a tax credit project to buy out the investor limited partners. The Authority held the first option to purchase the limited partners' interest in the partnership.

On June 25, 2018, the Board of Commissioners adopted Resolution No. 4817, authorizing the Executive Director to exercise the Authority's option to purchase the investor limited

partners' interest in both Chestnut Court and Mandela Gateway. The purchase of the limited partner's interest in Chestnut Court occurred in 2018.

The Authority and the partners in Mandela Gateway Associates negotiated a Purchase and Sale Agreement to sell the investor limited partners' interests in Mandela Gateway to the Authority for \$1.00, with the transaction to close on or before December 31, 2021. The Authority determined that it is preferable to have its affiliate, OHA Development LLC, become the limited partner in Mandela Gateway Associates instead of the Authority and seeks this approval to assign the Purchase and Sale Agreement to OHA Development LLC.

OHA Development LLC is controlled directly by the Authority since the Authority is the sole member of the LLC. The Board of Commissioners can authorize actions to be taken by OHA Development LLC, and the Executive Director of the Authority can implement those actions.

Having OHA Development LLC as the limited partner in development projects reduces the Authority's liability related to the developments. OHA Development LLC has participated as a Special Limited Partner in some of the Authority's development partnerships, including AvéVista and Prosperity Place. OHA Development LLC also was the entity that purchased the limited partner interest in Lion Creek Crossings Phase I in 2020.

Through this action, the Authority will be authorized to assign the Purchase and Sale Agreement to OHA Development LLC to purchase the limited partners' interests on behalf of the Authority. OHA Development LLC will be authorized to accept assignment of the Purchase and Sale Agreement and to complete the purchase.

Recommended Action

It is recommended that the Board of Commissioners adopt the proposed resolution authorizing the Executive Director to assign the Purchase and Sale Agreement for the Investor Limited Partners' interests in Mandela Gateway from the Authority to OHA Development LLC and for OHA Development LLC to accept assignment and purchase the Limited Partners' interest in Mandela Gateway.

Attachments: Resolution No. 4817
Resolution

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

On Motion of Commissioner: Anne Griffith

Seconded by Commissioner: Barbara Montgomery

and approved by the following vote:

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: 0

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4817

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXERCISE THE
OAKLAND HOUSING AUTHORITY OPTION OR RIGHT OF FIRST REFUSAL AND
NEGOTIATE IN CONJUNCTION WITH BRIDGE HOUSING CORPORATION TO
PURCHASE CHESTNUT COURT AND MANDELA GATEWAY APARTMENTS, OR
TO PURCHASE THE INVESTOR LIMITED PARTNER'S INTEREST IN CHESTNUT
COURT AND MANDELA GATEWAY APARTMENTS**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awarded the Oakland Housing Authority (Authority) 1998 and 1999 HOPE VI revitalization grants for Chestnut Court and Mandela Gateway, respectively; and

WHEREAS, the Authority selected BRIDGE Housing Corporation (BRIDGE) to develop and operate the Chestnut Court and Mandela Gateway revitalization projects; and

WHEREAS, the Chestnut Court HOPE VI revitalization project included the demolition of 83 public housing (PH) units and the construction of a 151 unit new development called Chestnut Linden Apartments; and

WHEREAS, the 151 units are on two sites that are located one block away from each other; and

WHEREAS, Chestnut Court is the original public housing site and Linden is a smaller site that BRIDGE owned when they were selected as the developer; and

WHEREAS, the Chestnut Court land is owned by the Authority and was leased to Chestnut Linden Associates, the owner of Chestnut Linden Apartments, a tax credit limited partnership; and

WHEREAS, BRIDGE conveyed the Linden land directly to the limited partnership; and

WHEREAS, all 151 units are regulated by 9% tax credits and AHP; and

WHEREAS, BRIDGE Housing Ventures, Inc. is the Managing General Partner (.009%) of Chestnut Linden Associates and is an affiliate of BRIDGE; and

WHEREAS, the Special Limited Partner is Chestnut Linden Inc. (CLI) (.001%) the Investor LP is Alliant Tax Credit (99.98%), and the Administrative LP is Alliant Capital Ltd. (0.01%); and

WHEREAS, the Special Limited Partner, CLI, is comprised of BRIDGE and the Authority; there are five seats on the CLI Board; three are filled by BRIDGE and two by the Authority; and

WHEREAS, the Authority executed a Purchase Option Agreement and Right of First Refusal (ROFR) for the Chestnut improvements on February 1, 2002 and holds the first option to purchase Chestnut Court until September 1, 2018; and

WHEREAS, CLI has the first option and ROFR for the Linden improvements; and

WHEREAS, the Mandela Gateway HOPE VI revitalization included the demolition of 46 PH units on a former public housing development site called Westwood Gardens the Authority also purchased a number of parcels adjacent to Westwood Gardens and assembled a development parcel large enough to build 168 new units; and

WHEREAS, the Authority leased the land to Mandela Gateway Associates, the tax credit limited partnership that owns the Mandela Gateway improvements; and

WHEREAS, BRIDGE Housing Ventures, Inc. is the Managing General Partner (.009%); the Special LPs are CLI (.001%) and RCHP SLP III LP (.01%); and

WHEREAS, the Investor LP interest was originally owned by a Related Company entity who has since sold their interest to Alden Torch; and

WHEREAS, the Authority executed a Purchase Option Agreement and Right of First Refusal (ROFR) for the Mandela Gateway improvements on February 1, 2003 and holds the first option to purchase Mandela Gateway until July 1, 2021; and

WHEREAS, the Authority and BRIDGE have agreed to begin negotiations with the Investor Limited Partners; and

WHEREAS, the Chestnut Linden and Mandela Gateway properties have different option deadlines, Investor Limited Partners and financial conditions; and

WHEREAS, the Authority option on the Chestnut Court property expires in September 2018; and

WHEREAS, the Authority and BRIDGE plan to start negotiations with the Chestnut Linden Investor Limited Partner in June 2018 with the expectation of completing the acquisition process by the end of 2018; and

WHEREAS, while the Authority's option on Mandela Gateway does not expire until July 1, 2021, OHA and BRIDGE plan to start negotiations so that the option can be exercised as early as feasible.

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

THAT, the Board of Commissioners authorizes the Executive Director to exercise the Oakland Housing Authority option or right of first refusal and negotiate in conjunction with BRIDGE Housing Corporation to purchase Chestnut Court and Mandela Gateway apartments, or to purchase the investor Limited Partner's interest in Chestnut Court and Mandela Gateway apartments, subject to the amounts authorized for such purpose in the FYE 2019 approved budget; and

THAT, the Executive Director is authorized to execute new or amended partnership, option or other project documents on behalf of the Oakland Housing Authority in connection with the exercise of the existing Chestnut and Mandela ROFR consistent with this resolution and the accompanying Board of Commissioners Memorandum; and

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

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on June 25, 2018.*



Eric Johnson, Secretary / Executive Director

ADOPTED: June 25, 2018

RESOLUTION NO. 4817

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

On Motion of Commissioner:

Seconded by Commissioner:

and approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ASSIGN THE
PURCHASE AND SALE AGREEMENT FOR THE INVESTOR LIMITED PARTNERS'
INTERESTS IN MANDELA GATEWAY ASSOCIATES FROM THE AUTHORITY TO
OHA DEVELOPMENT LLC AND AUTHORIZING OHA DEVELOPMENT LLC TO
ACCEPT ASSIGNMENT AND PURCHASE THE LIMITED PARTNERS' INTEREST IN
MANDELA GATEWAY**

WHEREAS, Mandela Gateway Apartments is an affordable housing development in West Oakland that was created through a HOPE VI revitalization of a former public housing development called Westwood Gardens; and

WHEREAS, the Oakland Housing Authority (the Authority) owns the Mandela Gateway land and leased it to Mandela Gateway Associates, the tax credit partnership that owns the Mandela Gateway improvements; and

WHEREAS, Mandela Gateway Associates includes limited partners that provided equity funding to help develop the project in exchange for receiving Low Income Housing Tax Credits (LIHTC) and other tax benefits from owning a large share of the development; and

WHEREAS, the Authority held the first option to purchase the Mandela Gateway improvements from Mandela Gateway Associates or, as an alternative, to purchase the limited partners' interest in the partnership; and

WHEREAS, on June 25, 2018, the Board of Commissioners adopted Resolution No. 4817, authorizing the Executive Director to exercise the Authority's option to purchase the investor limited partners' interest in Mandela Gateway Associates; and

WHEREAS, the Authority and the partners in Mandela Gateway Associates negotiated a Purchase and Sale Agreement to sell the investor limited partners' interests in Mandela Gateway to the Authority; and

WHEREAS, the Authority determined that it is preferable to have its affiliate, OHA Development LLC, become the limited partner in Mandela Gateway Associates instead of the Authority; and

WHEREAS, OHA Development LLC is controlled directly by the Authority and as the sole member of the LLC the Board of Commissioners of the Authority can authorize actions to be taken by OHA Development LLC; and

WHEREAS, the Executive Director of the Authority can implement those actions.

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

THAT, the Board of Commissioners authorizes the Executive Director to assign the Purchase and Sale Agreement for the Investor Limited Partners' interests in Mandela Gateway Associates from the Authority to OHA Development LLC; and

THAT, the Board of Commissioners authorizes OHA Development LLC to accept assignment of the Purchase and Sale Agreement and to purchase the Investor Limited Partners' interests in Mandela Gateway Associates; and

THAT, Resolution No. 4817 remains in full force and effect except as modified by this resolution; and

THAT, the Executive Director is authorized to negotiate documents and execute the foregoing actions, 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 September 27, 2021.*

Secretary / Executive Director


ADOPTED:

RESOLUTION NO.

CONSENT AGENDA ITEMS

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director 

Subject: Authorization to renew the property (fire) insurance policy and to make a payment of the annual premium in an amount not to exceed \$580,973.

Date: August 25, 2021

Purpose: This memorandum forwards for the Board's consideration a resolution authorizing the Oakland Housing Authority (Authority) to renew the property (fire) insurance policy with the Housing Authority Risk Retention Group (HARRG), for the period October 10, 2021 to October 10, 2022, and to make the payment of the annual premium in an amount not to exceed \$580,973.

Funding: Funds are included in the Fiscal Year (FY) 2021 Operating Budget.

Background

HARRG was incorporated on March 20, 1987 as a non-profit, federal tax-exempt company and is a member organization owned by the housing authorities it insures. Over time, the company evolved from a single risk retention group into a group of companies that provide a full line of coverage and related services under the umbrella company, Housing Authority Insurance Group (HAI Group), which through its affiliated companies provides liability coverage, property insurance, and distance learning courses designed to help housing authorities minimize risk.

On July 29, 2004, HUD issued a "Waiver Letter", informing the members of the following:

*The purpose of this letter is to advise you that Housing Authority Risk Retention Group, Inc. ("**HARRG**") and Housing Authority Property Insurance, a Mutual Company ("**HAPI**") is each "a nonprofit insurance entity owned and controlled" by public housing authorities ("**PHAs**"), as described at 24 CFR §965.205(a) and is approved by HUD and "a nonprofit self-funded insurance entity created by PHAs", as provided by 24 CFR §965.205(c). HARRG has certified that it is a risk retention group domiciled in the State of Vermont and is authorized to do business in all states through the authority granted by the federal Liability Risk Retention Act of 1996 (LRRRA). HAPI has certified that it is a property and casualty company domiciled in the State of Vermont and is licensed in every state in which it conducts business.*

Therefore, PHAs are authorized to obtain any line of insurance from HARRG or

HAPI without regard to the competitive selection process, and the bidding requirements of the Annual Contributions Contract are hereby waived, provided that: (i) HARRA, upon request, provides any proposed insured with written confirmation of its status as a risk retention group under the LRRRA; and (ii) HAPI, upon request, provides written confirmation to any proposed insured that it is licensed to do business in the applicable state.

The Authority, as a member of HARRG, can go directly to HARRG for its insurance needs without following the typical procurement and bidding requirements.

HARRG writes the following insurance: general liability, commercial property (fire), lead liability, law enforcement, mold liability, employee benefit liability, and auto liability insurance. Although the Authority purchases commercial property (fire), automobile liability, and law enforcement liability insurance through HAARG, only the property (fire) insurance annual premium is due now.

The expiring policy premium from October 10, 2019 to October 10, 2020 was \$536,282. The renewal premium cost is, \$580,973, which represents an increase of \$60,099 (11.2%). The increase in premium is a result of an 8 percent general increase in property insurance premiums combined with an increase in the total insured values (TIVs) for Authority properties from \$525 million to \$535 million. The increase in TIVS is based on a reassessment of replacement values conducted by the insurance carrier that utilized estimated current construction costs in the California market.

Recommendation

It is recommended that the Board of Commissioners authorize the Executive Director to renew the commercial property (fire) insurance policy with HARRG, for the period October 10, 2021 to October 10, 2022, and to make the payment of the annual premium in an amount not to exceed \$580,973.

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 AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE
COMMERCIAL PROPERTY (FIRE) INSURANCE POLICY WITH THE HOUSING
AUTHORITY RISK RETENTION GROUP (HARRG) AND TO SUBMIT THE PAYMENT
OF THE ANNUAL INSURANCE PREMIUM IN AN AMOUNT NOT TO EXCEED
\$580,973**

WHEREAS, the Oakland Housing Authority (Authority) is a member of the Housing Authority Risk Retention Group (HARRG), a nonprofit, tax-exempt risk retention group owned by public housing authorities; and

WHEREAS, HARRG is qualified under the U.S. Department of Housing and Urban Development (HUD) regulations as being substantially equivalent to a "financially sound and responsible insurance company"; and

WHEREAS, HUD permits housing authorities to select HARRG for insurance coverage without following the typical procurement and bidding requirements; and

WHEREAS, HARRG provides property (fire) insurance coverage to the Authority; and

WHEREAS, the property (fire) insurance policy for the period October 10, 2021 to October 10, 2022 is due for renewal; and

WHEREAS, the Authority received from HAARG a property insurance renewal premium quote in the amount of \$580,973

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

THAT, the Board of Commissioners authorizes the Executive Director to renew the property (fire) insurance policy with HARRG and to make the premium payment in an amount not to exceed \$580,973; and

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

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on September 27, 2021.*

Secretary / Executive Director

ADOPTED:

RESOLUTION NO.

WRITTEN
COMMUNICATIONS
(MONTHLY REPORT)



Oakland Housing Authority
Monthly Status Report
August 2021

Family and Community Partnerships Department (FCP)

Employment and Economic Development

FCP Program	Job Retention	Job Referrals	Job Readiness	Budget	Total
FSS	0	1	0	0	1
General Support	0	6	0	0	6
ROSS	1	0	0	0	0
Section 3	0	0	0	0	0
Total	1	7	0	0	7

Section 3 Construction and Non-Construction

- There are twenty-seven (27) 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	Crane Operators	Apprentice (1 st)	Laborer/Flagging	Not Working
21	Carpenters Union	Apprentice (Rising Sun Graduate)	Carpenters	Not working
22	Operating Engineers	Journey Level	Operating Engineers – Local 3	Not working
23-27	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

Twenty-one (21) Section 3 employment opportunity requests from eleven (11) employers in August. Eleven (11) 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.

Section 3 Compliance

Employer(s)	Trade	Requests	OHA Referrals	OHA Hires	Compliance Reports Issued
Nibbi Brothers & Magnum Drywall, BBI & Freas	Plaster	3	0	0	2
Nibbi Brothers & Nibbi Concrete, Nibbi Brothers & Scaffold Solutions	Carpenter	4	0	0	2
Nibbi & Air Systems, Inc., Nibbi & Bay City Mechanical	Sheet Metal	5	0	0	2
BBI & Freas Plastering	Lather	2	0	0	1
Nibbi & Air Systems, Inc.	Plumber/Pipefitter	3	0	0	1
Nibbi & McMillan Data Communication/PMN Design Electric	Comm System Tech/Installer	1	0	0	1
Nibbi & Anderson Flooring	Floor Installer	1	0	0	1
Nibbi Weststaes Mechanical Corporation	Sprinkler Fitter	2	0	0	1
Total		21	0	0	11

General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
General Support	1	0	1	Alameda County Voter Registration	Registration Clerk
FSS Participant	1	0	1	Port of Oakland	Janitor
Total	2	0	2	YTD Total	32

Career Development and Training

- Ten (10) OHA residents completed the OSHA 10 General Industry training facilitated virtual by the Teamsters Union on 8/25/21 & 8/26/21.
- One (1) OHA resident received homebuyers education
- Four (4) OHA resident received assistance with creating an resume and employment search
- Ten (10) ROSS participants received digital literacy assistance/education

Career Development and Training

Program	New Enrollment	Cont. Enrollment	Completed	Total
OSHA 10 – General Industry	10	0	10	10
A-1 Comm. Housing Services Homebuyers Education	1	0	1	1
Digital Literacy	10	0	10	10
FCP Employment Assistance	4	0	4	4
Safe Serve Food	1	0	0	1

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
8/4/21	A-Paratransit	4	2
8/18/21	Whole Foods	2	6
8/25/21	Allied Universal Security	4	2
Total		10	10

Youth Employment Development

FCP is currently accepting applications for the 2021 youth employment program. To date one hundred and eight (108) has enrolled in the program, seventy-two (72) have completed their job readiness training, and forty-four (44) have begun working at their job placement.

Youth Employment

Provider	Enrolled	Enrolled in Training	Completed Training	Job Placements
LAO Family	98	92	63	35
YEP	10	9	9	9
Total	108	99	72	44

- On August 6, 2021, FCP staff co-facilitated with Lao Family their 26th Annual Youth Summit with over 100 youth in attendance. The youth got the opportunity to meet with local program providers, learn about resources and share their experience in the program.



Education

Schools	New Enrollment	Continued Enrollment	Graduates
Adult Education (GED/ HS Diploma)	0	38	0
Community Colleges	1	46	0
California State Colleges (CSU)	0	16	0
University of California Colleges (UC)	1	6	0
Private Colleges	2	12	0
Vocational Training	0	15	1
Professional Development	0	0	0
Entrepreneurship Program	0	1	0
Total	4	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	3	0	3
Money Management Workshop	2	0	2

Program	New Enrollment	Cont. Enrollment	Completed
US Bank Financial Literacy	1	0	1
Total	6	0	6

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 thirteen (13) 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	1	14	22

Parents and Children Together (PACT) Program

- 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
9	6	0	1	3

Resident Opportunities Self Sufficiency (ROSS)

- Five (5) ROSS participants received a T-Mobile tablet with internet access to participate in our "Zoom on the Move" series.

- Ten (10) 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	YTD Exits
Public Housing	160	1	5

Civic Engagement and Leadership Development Program

OHA Volunteer Program

Four (4) Spectrum volunteers (non-OHA residents) provided thirty-four (34) volunteer hours to support the meal delivery program.

OHA Resident Advisory Board (RAB)

The Resident Advisory Board held a virtual meeting on August 11th with nine (9) RAB members in attendance. RAB member, Jessifer Johnson (RAB) presented on the importance of insurance, Dulce Torres-Petty from Oakland Promise educated the RAB on the Brilliant Baby program. Sonya Wright (FCP) presented an update on the OHA Education Initiative program.

Five (5) RAB members also attended the RAB debrief meeting and two (2) members attended the Agenda Planning Committee meeting.

	RAB Committee Meetings	RAB Meetings	Volunteers	Total
OHA Residents	7	9	0	16
Non OHA Residents	0	0	0	0
Total	7	9	0	16

RAB Goodwill for LWG and PV Seniors

The Resident Advisory Board (RAB) members sponsored the purchase of 40 new multi-purpose utility carts for Lockwood and Peralta Village seniors to transport their food from the pantries



The gratitude expressed by the senior residents at Lockwood and Peralta Village was immense.

- “Thank you RAB members for thinking of us seniors!”
- “Wow, a cart, and it is free and for me? I needed one!”
- “I will make great use of my cart, thank you!”

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 August.

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

Tutoring & Academic Support

The Education team submitted one (1) new referral for tutoring in August.

Tutoring Referrals

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

Promise Plus Events and Activities

Back to School Call Campaign

Over 1500 OHA families received notification reminding them of the first day school was August 9th. They received communication regarding registration procedures and resources to support the transition back to school.

All the Promise Plus families were informed about the new option of Independent Study for their children if they feared for them to return to the classroom this school year. However, those students who opted for independent study were unenrolled at their school. Many families were apprehensive about sending their children back to the classroom but felt it was necessary for their children social needs and mental state.

- Twenty-seven (27) OHA students received backpacks, facemasks and hand sanitizer in preparation for returning back-to-school.
- The education team supported PHADA applicants Aisha Elbgal and Dwayne Pittman III with supplies for dorm rooms at Morehouse College in Atlanta, Georgia and UC Berkeley in Berkeley, California.

Health and Wellness

Zoom on the Move

- FCP continued their virtual workshop series called "Zoom on the Move." Twenty (20) zoom sessions were held in August. Thirty-eight (38) unduplicated residents participated, and one (1) OHA participant passed the online Food Safety exam and obtained a Food Safety certification. Twelve (12) ROSS participants attended a combined of eight (8) "Zoom on the Move" virtual workshops in Financial Literacy, healthy living, homeownership, and senior programs.



Zoom on the Move Attendance Table

Organizations	Number of Sessions	Number of Participants
FCP-Senior Program	2	0
OHAPD Community Updates	1	2
Family Paths-Positive Parenting	1	1
St Mary's Senior Exercise	6	10
Alameda Alliance-Coverage Plan	1	1
Comcast-Fun Trivia	1	1
FCP-Financial Literacy	2	10
Cal Fresh	1	2
A Safe Place	1	0
ACPHD-Cooking 4 Health	1	7
Recycling	1	1
US Bank-Identity Theft	1	7
Total	20	42*

Senior Lunch Meals Delivery Program- Peralta Village residents

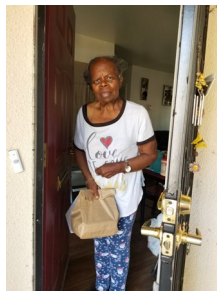
Seventy- five (75) Peralta Village seniors received chilled meals from the Spectrum lunch program for the month of August. Four (4) Spectrum volunteers whom volunteered thirty four (34) hours of their time to provide seven hundred eighty three (783) meals in August. Peralta Village seniors receive five meals during the week.

The meal delivery program transitioned to grab and go as of August 10, 2021. The program also serves as a wellness check Tuesday through Thursday, for Peralta Village seniors. The seniors received weekly educational materials and resources provided by Spectrum. Seniors have expressed the following comments to the food assistance they are receiving from Spectrum and OHA:

- “Thank you Spectrum and OHA for the secured meals I get weekly”.
- “Loving my meals!”

Senior Lunch Delivery Program

	Monthly Total	YTD
Seniors	75	86
Lunches delivered	375	2,025
Lunches 'Grab &Go'	408	408



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.

Food Pantry Assistance

Support Items	Lockwood Gardens Households	Peralta Village Households
Food Bank (Food bags)	81	97
Semi Freddi's bread donation	100	100

Free Summer Meals Program at Lockwood Gardens

The City of Oakland's Summer Food Service Program ended on August 5, 2021 due to the return on the school. OHA issued (1,444) meals to children and disabled residents at Lockwood Gardens over the nine (9) summer program.

Public Housing Site	Lunch/Breakfast Served
Lockwood Gardens	1,444

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

Ninety (90) Peralta Village senior residents received, their “*Seniors Connect*” newsletter along with their art and craft kits which included: a pre-built wooden bird house and paint kit.

The Seniors Connect Newsletter, August “Summer” edition included information regarding: COVID-19 Vaccinations sites as well as In home service with the August *Zoom on the Move* schedule. The newsletter also showcased new pictures of senior’s art work from the previous month.

Below are some of senior’s art work seniors they wanted to share with their fellow senior community. This program allows the seniors to expand their creative growth, reduce stress and isolation. The seniors expressed their gratitude for being part of the Art & Craft program.

- “I love my craft bag, thank you OHA! “
- “What a cute bird house, I can’t wait to paint it”.
- “I hope OHA continues to provide us the art & craft bag until we are able to have the senior socialization program onsite”.



Wellness Checks

FCP conducted 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	16	237
General Support	9	174
Homeownership	2	8
Interns	1	2
OHA Seniors	158	801
PACT	5	19
Promise Plus	27	45

FCP Program	Monthly Total	YTD
ROSS	28	220
Section 3	4	32
FUP Youth	8	10
Resident Owned Business	0	20
Total	258	1348

COVID-19 Relief Closet

- In response to COVID-19, FCP set up a relief closet to provide emergency supplies and one hundred twenty-one (121) bags were issued to OHA families.

COVID-19 Relief Closet				
	Individual Resident Orders	ROSS Bulk Order	Education Initiative Bulk Order	Total
Residents served	32	39	50	121

Technology Assistance

T-Mobile tablet distribution

Five (5) ROSS participants received tablets from FCP to close the digital divide. The tablets has an unlimited data plan provided through T-Mobile.

Ten (10) ROSS 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 to FCP's "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	5	31
Total	5	74

Homeownership

- Twenty-one (21) residents have met the minimum income, savings, and credit requirements for enrollment into the homeownership program.
- The homeownership team responded to ninety-one (91) program inquiries by phone and email.
- One (1) resident remains in contract to purchase a two-bedroom, one-bathroom home.
- The homeownership team assisted one (1) current homeowner with general questions regarding refinancing.
- The homeownership team reviewed sixty-two (62) homeownership readiness assessments and ten (10) are deemed eligible to move forward in the program.

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)
21	1	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	4	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
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 seven (7) site meetings with a total of twenty-six (26) residents in attendance.

Site Meetings	Resident Attendance	Site Meetings (YTD)	Resident Attendance (YTD)
7	26	39	106

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

Leased Housing Department- August 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
August 2021	86	81

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

Intake date	# of families invited	# of families attended	# of families removed from waitlist	# Referred
August 26, 2021	24	14	0	1

PBV to HCV Activity

- Thirty-Five families remain on the Request List.

2014 Public Housing Wait List

Intake date	# of families invited	# of families attended	# of families removed from waitlist	# Referred
July 2021	0	0	0	2
August 2021	0	0	0	1

*no show 2nd intake appointment

Summary Report

July 2021

August 2021

Eligibility

Waitlist Activities and Port-in

• Intake appointments scheduled 2011 waitlist	21	46
• Intake appointments attended 2011 waitlist	0	17
• Briefing and voucher issued for applicants from 2011 wait list and Mainstream	1	4
• Intake, Briefing and voucher issued for Port-In and Survivor vouchers/FUP	12	26

Project Based Voucher and Tenant Protection Vouchers

• New Move-in Intake and briefing PBV/TPV	22	36
• Relocation vouchers issued for OAHPI Households	0	2

Special Programs (including non-MTW)

Intake, briefing and voucher issued:

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

Public Housing and OAHPI Eligibility:

• Intake	24
• Processing for Eligibility	14
• Referred Households	1
• Withdrawn	0

Total new vouchers issued (tenant & unit based) 134

Denial of Admission/Withdrawals 11

Summary Report

Owner Services

July 2021

August 2021

Initial Inspections

• Move-in inspections	100	136
• Passed Inspections	47	65
• New contracts (new, transfer, port-ins)	148	110

Rent Increases

• Rent increases requested	233	272
• Rent increases approved	103	174
• Rent increases denied/declined	104	102
• Rent increases pending review/HQS	16	16

Annual Inspections

• Total number of Annual Inspections performed	885	1006
• Number of annual inspections passed	353	352
• Failed with owner and tenant items	319	370
• Inspections rescheduled, vacant, or cancelled	126	190
• No Shows	87	94

Reasonable Accommodations

• Total number of requests received	12	55
• Total number approved	4	19
• Total number pending	13	7
• Total number denied	3	29

Occupancy

• Total annual recertification appointments scheduled	333	282
• Total annual recertifications completed	286	351
• Total interim recertifications completed	151	180
• Abatement vouchers issued	9	15
• Transfer voucher within Oakland	74	56
• Portability vouchers issued	40	27
• Total no. of transfer vouchers issued	123	98
• Total no. of Decisions to Terminate Assistance	4	22
• Total Meet & Discuss appointments	0	0
• Resolution cases	160	170

Special Programs

Summary Report

	July 2021	August 2021
• Interims completed	81	135
• Recertifications completed	154	148
• Field recertifications	1	0
• Transfer port vouchers issued	21	17
• Resolution cases	68	30

Program Terminations

• Informal Hearings held	2	3
• Termination upheld	1	0
• Termination reversed	0	0
• Pending outcome	1	3
• Requests for Executive Review	0	0
• ER Termination upheld	0	0
• ER Termination reversed	0	0
• ER Outcome pending	0	

Customer Service

• Walk in visitors	0	0
• 1540 Leased Housing main phone line	478	3,159
• Avg. calls/day to Customer Service	23	144

LEP Calls

• Cantonese/Mandarin	13	50
• Spanish	5	25
• Vietnamese	0	0

Leased Housing Department Special Programs and Initiatives:

VASH

OHA has a total allocation of 526 VASH vouchers and 291 leased. OHA received a new allocation of 130 new vouchers effective January 1, 2021. OHA issued 1 vouchers, and OHA received 6 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. Currently 12 units are leased to VASH voucher holders.

Mainstream

OHA has a total allocation of 212 Mainstream vouchers (MS5/MS28), 162 utilized and 19 searchers. Forty-six applicants were pulled for eligibility screening, seventeen attended.

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

There are 65 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	Scheduled for briefing	Vouchers Issued
Emergency Housing Voucher	515	115	53	34	22	12

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 \$39,523.46 in vacancy loss to 12 owners. Units had an average vacancy period of 95 days.

Pre-Qualifying Unit Inspections- A pre-qualifying unit inspection is offered to all HCV program owners to expedite the lease up process, and minimize delays or losses due to inspections. Inspections are not be linked to a participant. Once a unit has passed, the owners will have up to 60 days to find a tenant for the unit..

OHA conducted 0 initial pre-inspections. FY21, OHA has conducted 81 pre-qualifying inspections for HCV units.

Signing Bonus - For new landlords who sign a contract with OHA allowing a Section 8 family to move into one of their available units; OHA will pay the owner a \$500 signing bonus. This is for new owners who have not contracted with us prior to March 2015.

OHA paid 6 new owners a \$500 bonus/\$3,000.

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 August

PBV	110
Section 8	57
HUD VASH	9
TRA/Shelter Plus	4
Mod Rehab	0
Other	5
Contracts Entered for Payment	185

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**
- **Foon Lok West (Brooklyn Basin)- May 2022**

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Aurora	43	47	2	42	5

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 28 client interactive/warning meetings, processed 12 owner notification letters, resolved 3 late rent notices, resolved 90 resolution cases and processed 10 proposed termination notices. Additionally, the team assigned 0 police reports and calculated \$13,797 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 272 rent increase requests. There were 172 Housing Choice Vouchers completed. A total of 100 - Project Based Vouchers and Mod Rehab. The average rate of increase was 18% and average amount approved was \$204.

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	47	3	38	6
2	Kenneth Henry Court	15	13	2	11	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	First Place for Youth	First Place for Youth

		foster care or juvenile justice system		
City of Oakland – HSD - CHS	20-40	Families experiencing homelessness, at risk of homelessness or victims of domestic violence	Building Futures for Women & Children	Building Futures for Women & Children

Building Bridges

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

CalWORKs

CalWORKs Building Bridges program provides a stable shallow housing subsidy (1-2 years) for Social Services Agency clients who are actively engaged in a plan to achieve self-sufficiency, specifically employable, formerly homeless CalWORKs clients. An average of 50 families per month will receive an average of \$1,500 per month local rental assistance from OHA. Contract term is 5 years. Costs to not exceed \$5,000,000 over the five year term; with \$1,000,000 budgeted annually. Reasons for denial: Incomplete information, client exited from Housing Support Program by County, client

request, non-compliance with CalWORKs program, or no inspection requested or passed.

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

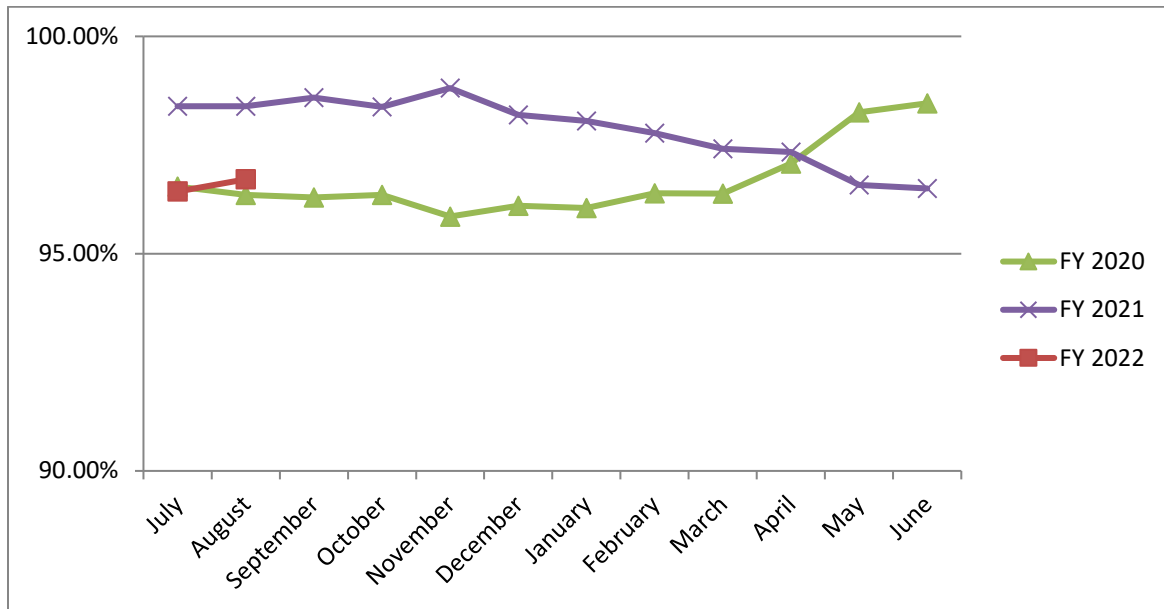
As of April 2020 TOTALS	Total Units	Vacant or Non-Eligible Units	Eligible Units	Subsidy Per Unit
	311	135	176	\$897

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

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 96.71%



All Authority Public Housing Units

Month	Occupancy Rate
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%
August 2021	96.71%

Authority Managed Public Housing Units

Development	Total Units	Non-dwelling Units/Exempt	Available Units	Occupied Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Lockwood Gardens	372	2	370	361	5	1	3	97.03%	97.03%
Peralta Villa	390	3	387	370	4	1	12	95.61%	95.61%
Total	762	5	757	731	9	2	15	96.30%	96.57%

OAHPI Project Based Section 8 Units

Portfolio	Total Units	Excluded Units (HCEB)	Available Units	Occupied Units	Down Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Deep East	278	10	268	222	27	6	3	10	83.21%	82.84%
East	258	0	258	224	29	0	1	4	86.43%	86.82%
Fruitvale	270	3	267	252	10	1	1	3	94.38%	94.38%
San Antonio	244	4	240	232	6	1	1	0	96.67%	96.67%
West	230	0	230	221	8	1	0	0	96.52%	96.09%
North	239	0	239	216	14	4	2	3	89.96%	90.38%
Total	1,519	17	1,502	1,367	94	13	8	20	91.01%	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	9	149	5	144
Peralta Villa	7	116	6	110
Total	16	265	11	254

Tenant Rent Collections

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Lockwood Gardens	\$132,141	\$96,050	72.69%	\$134,591	71.36%
Peralta Village	\$118,564	\$110,368	93.09%	\$122,377	90.19%

OAHP Project Based Section 8 Units

Portfolio	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Deep East	\$125,406	\$105,474	84.1%	\$151,111	69.80%
East	\$132,980	\$90,664	68.2%	\$173,141	52.36%
Fruitvale	\$142,898	\$89,603	62.7%	\$155,824	57.50%
San Antonio	\$126,124	\$94,645	75.0%	\$136,062	69.56%
West	\$131,856	\$131,049	99.4%	\$147,222	89.01%
North	\$125,784	\$94,695	75.3%	\$137,343	68.95%

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	\$73,735	\$500	\$58,261	\$393,500	(\$39,010)	\$486,986
Peralta Villa	\$47,482	\$250	\$36,667	\$190,636	(\$51,810)	\$223,226

* 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	\$77,632	(\$3,228)	\$68,143	\$938,782	(\$52,270)	\$1,029,060
East	\$81,986	\$0	\$69,963	\$1,047,502	(\$51,769)	\$1,147,680
Fruitvale	\$90,559	(\$618)	\$76,769	\$590,892	(\$50,406)	\$707,197
San Antonio	\$60,565	(\$91)	\$47,749	\$362,877	(\$96,831)	\$374,268
West	\$68,790	\$0	\$47,262	\$514,721	(\$88,461)	\$542,313
North	\$61,662	\$0	\$53,019	\$526,378	(\$155,337)	\$485,722

* 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	\$23,608	\$5,580	\$18,668	\$330,122	\$0	\$377,978
East	\$27,828	\$1,599	\$26,254	\$193,604	\$0	\$249,285
Fruitvale	\$21,264	\$0	\$12,583	\$320,984	\$0	\$354,831
San Antonio	\$23,173	\$0	\$21,768	\$247,162	\$0	\$292,103
West	\$36,304	\$0	\$43,041	\$324,116	\$0	\$403,461
North	\$31,355	\$0	\$11,851	\$367,397	\$0	\$410,603

* 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	\$50	\$0	\$628	\$71,110	(\$832)	\$70,956
Peralta Villa	\$79	\$0	\$557	\$49,190	(\$2,152)	\$47,674

*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	\$1,654	\$0	\$1,192	\$689,781	(\$21,251)	\$671,376
East	\$1,888	\$0	\$361	\$317,988	(\$27,994)	\$292,243
Fruitvale	\$118	\$0	\$227	\$207,919	(\$20,121)	\$188,144
San Antonio	\$1,010	\$0	\$307	\$165,335	(\$13,046)	\$153,606
West	\$160	\$0	\$952	\$123,286	(\$33,203)	\$91,196
North	\$2,325	\$0	\$6,067	\$240,616	(\$19,841)	\$229,167

*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	\$2,165	\$0	\$4,774	\$253,230	\$0	\$260,169
East	\$0	\$0	\$0	\$192,763	\$0	\$192,763
Fruitvale	\$294	\$0	\$294	\$125,737	\$0	\$126,325
San Antonio	\$104	\$0	\$1,659	\$106,465	\$0	\$108,020
West	\$0	\$0	\$1,808	\$99,531	\$0	\$101,339
North	\$2,062	\$0	\$1,182	\$76,404	\$0	\$79,648

* 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	195	234	220	209
Peralta Villa	390	41	219	203	57
Total	762	236	453	423	266

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	346	150	121	375
East	278	285	205	120	370
Fruitvale	270	166	188	234	120
San Antonio	244	88	184	193	79
West	271	275	289	233	331
North	239	285	171	205	251
Total	1,539	1,445	1,187	1,106	1,526

Legal Report

Legal Report – Authority Managed Public Housing Units

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

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
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
Aug-21	2	0	2	\$ 251.00

Resource Conservation Community Engagement and Outreach

Authority Managed Public Housing Units

Development	Site Assessments	Resident Contact	Flyer Outreach	In-Person Site Meetings	Virtual Meetings	# of Virtual Meeting Participants
Lockwood Gardens	3	0	0	0	1	1
Peralta Villa	3	0	0	0	0	0
Total	6	0	0	0	1	1

OAHPI Project Based Section 8 Units

Portfolio	# of Sites Visited	Site Assessments (includes multiple visits)	Resident In-Person Contact	Resident Phone Outreach	Flyer Outreach	In-Person Site Meetings
Deep East	42	81	51	0	0	7
East	33	50	6	0	0	0
Fruitvale	38	51	8	0	0	0
San Antonio	18	19	24	2	0	0
West	15	15	19	1	0	3
North	19	19	1	0	0	0
Total	165	235	109	3	0	10

Capital Improvement Department

Rehabilitation Team:

Unit Renovations

	OHA OAHPI	
Units Completed and Returned to OPO in July	3	6
Units Received From OPO in July	0	4
Units Completed in Fiscal Year 2020-21 To Date	3	12

Going forward, CID reports will include a breakdown of unit turn work between OHA and OAHPI. 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:

- 1135 65th Ave. #H
- 1338 65th Ave.
- 1337 66th Ave.

Housing

- Lockwood Gardens exterior repairs and paint.
- Touchless Plumbing Fixtures (CARES Act)

In the Preconstruction/Construction Process:

Administrative Buildings

- Exterior paint at 935 Union—September start.
- Service Center Driveway asphalt R&R, reseal, and stripe
- Lockwood Entry ADA Improvements
- 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 8/30/21:	91.56%	Number of New Hires:	137
% Complete last Month:	85.12%	Number of Section 3 Hires:	37
Scheduled Completion Date:	12/2021	% Section 3:	27%
Construction Contract Status:			
Original Contract Amount	\$44,117,725.00	Pending Change Orders (PCOs)	\$543,184.56
Approved Change Orders	\$ 3,152,835.08	Potential Future Changes	<u>\$0.00</u>
Current Contract Amount	\$47,270,560.08	Potential Contract Amount	\$47,813,744.64
Milestones Completed Past Month:			
Oak Grove North			
<ul style="list-style-type: none">The building is fully occupied and residents are utilizing the courtyardCity sidewalk work, including street trees, has been completed			
Oak Grove South			
<ul style="list-style-type: none">All residents have been temporarily relocatedDry rot and insect infestation mitigation is completeUnit punch work has started on the 5th, 4th, and 3rd floorsFirst floor finishes are being installedCourtyard work is underwayStucco installation has begun			

Harrison Tower – OHA/RAMP Development



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

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

Project Description:

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

Targeted Permanent Funding Sources:

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

OHA Board Authorizing Resolutions – None to date

Affiliate Board Authorizing Resolutions:

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

Approved OHA/Affiliate Funding:

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

Disbursements to Date:

\$614,458

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. With the project now 100% occupied as of July 31st, the developer is working towards converting all construction financing to permanent in November 2021.

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: 100% lease up achieved as of July 31st.

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:

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

OHA Board Authorizing Resolutions:

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

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:

MTW: \$5,000,000 Land Acquisition

Disbursements to Date:

\$5,000,000

Current Project Status:

Temporary roofing getting installed; all structural framing complete; scaffolding coming down in the courtyards; dry wall getting installed on the 3rd floor; MEP work ongoing throughout; final window deliveries came in first week of September.

Construction Progress:

% Complete: 68.14%
 % Complete last Month: 53.10%
 Scheduled Completion Date: May 2022

New Hires:

Number of New Hires: 152
 Number of Section 3 Hires: 28
 % Section 3: 18.42%

% Local Residents:	47.37%
% Local Apprentices:	59.94%
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 11, 2019 • job # 00275

BROOKLYN BASIN PARCELA
MidPen Housing **A.5**

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

Affiliate Board Authorizing Resolutions – Not applicable

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

Current Project Status:

Foon Lok East is fully entitled and 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 recent changes in CDLAC's scoring methodology. However, a new State HCD program was recently announced that will enable hundreds of State HCD-funded projects across the state that have similarly

been unable to secure a bond/4% credit allocation to move forward – the Multifamily Development Acceleration Program (MDAP). Foon Lok East has been identified as such a project and therefore, MidPen is preparing to submit an application when the NOFA is released.

Construction Progress:		New Hires:	
% Complete:	0%	Number of New Hires:	
% Complete last Month:	0%	Number of Section 3 Hires:	
Scheduled Completion Date		% Section 3:	%
		% Local Residents:	%
		% Local Apprentices:	%
Milestones Completed Past Month:			

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 • Multifamily Housing Program • Infill Infrastructure Grant |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

OHA Board Authorizing Resolutions:

- Reso. No. 4881, 9/22/19: Land purchase and soft loan in combined amount not to exceed \$12,000,000. Conditionally awarded 16 Project-Based Section 8 Vouchers.
- Reso. No. 4992, 8/23/21: Acquisition bridge loan not to exceed \$7,265,880.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

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. EBALDC plans to submit an application for Multifamily Housing Program (MHP) funding in September. Work is underway to draft an Acquisition Conditions Agreement and agreements related to the OHA predevelopment loan and acquisition bridge loan.

Milestones Completed Past Month:

OHA Board of Commissioners approved providing an acquisition bridge loan to the project, which will allow EBALDC to refinance its acquisition loan with a lower interest rate loan from OHA.

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:

\$6,321,157

Current Project Status: Predevelopment – EAH is continuing architecture and engineering design, refining construction cost estimates, and applying for 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 Occupied by Employee	Available Units	Units In Rehab	Vacant and Available	Reserved Units**	Occupied Units	Previous Month Occupancy Rate	Current Month Occupancy Rate
Harrison Towers	101	0	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	8	8	143	91.39%	94.70%
Palo Vista	100	0	0	1	99	0	4	4	95	95.96%	95.96%
Linden Court	38	0	0	0	38	0	3	0	35	94.74%	92.11%
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	100.00%	100.00%
Lion Creek I & II	99	0	0	0	99	0	2	2	97	100.00%	97.98%
Lion Creek III	37	0	0	0	37	0	0	0	37	100.00%	100.00%
Lion Creek IV	21	0	0	0	21	0	0	0	21	100.00%	100.00%
Total	692	2	15	3	672	0	21	15	651	96.58%	96.88%

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	14	0	0	0
Palo Vista Gardens**	0	0	0	0
Linden Court	3	3	0	3
Mandela Gateway	2	0	0	0
Chestnut Court	1	0	0	0
Lion Creek Crossings	4	5	0	5
Foothill Family***	23	2	0	2
Total	51	10	0	10

*Harrison Towers and Adel Court are on the tri-annual recertification schedule.

**Palo Vista Gardens conducts re-certifications in October.

***Foothill Family conducts annual re-certifications in August.

TARs - Contract Managed Public Housing Units

Development	Charged	Collected	Current Month Uncollected	TAR	1- 30 Days	31- 60 Days	61 and Over	Total Balance
Harrison Towers	\$33,862	\$40,926	-\$7,064	-20.86%	\$4,112	\$0	-\$1,119	-\$4,071
Adel Court	\$11,524	\$12,648	-\$1,124	-9.75%	\$1,733	-\$303	\$4,883	\$5,189
Campbell Village	\$53,365	\$57,145	-\$3,780	-7.08%	\$7,331	-\$1,810	\$30,730	\$32,471
Palo Vista Gardens	\$31,313	\$33,098	-\$1,785	-5.70%	-\$161	-\$91	\$7,602	\$5,565

Work Order Report - Contract Managed Public Housing Units

Development Name	Total Units	Beginning of Month Open WOs	Opened Within Date Range	Closed Within Date Range	Remaining Open WO's
Harrison Towers	101	0	0	0	0
Adel Court	30	6	0	6	0
Campbell Village	154	5	42	37	10
Palo Vista	100	3	15	18	0
Chestnut Court	38	44	0	44	0
Linden Court	45	38	0	38	0
Mandela Gateway	46	0	66	23	43
Lion Creek Crossings (AMPS 119/123/124)	157	244	100	173	171
Foothill Family	21	0	3	0	3
Total	692	340	226	339	227

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
August 2021	0	0	0	\$0
Total	1	0	1	\$552

Senior Site Activities

Outreach Efforts/Activities	Harrison Towers	Adel Court	Palo Vista Gardens	Total
Wellness Phone Calls	170	30	NA	200
Mercy Brown Bags	75	40	68	183
Home Visits	2	N/A	N/A	2
Spectrum Senior Lunches Served	N/A	N/A	748	748
Case Management	4	N/A	N/A	4
Home Management	6	N/A	N/A	6
Benefits/Insurance Support	60	N/A	N/A	60
Birthday Cards	7	N/A	10	17
Laundry Card Refill	N/A	N/A	17	17
National Night Out Out/Luau	51	15	35	50
USOAC Walk Club	N/A	N/A	25	25
Bingo	N/A	N/A	10	10

Food Resources

- Mercy Brown Bags:** During the month of August, as part of the on-going Mercy Brown Bag program where residents receive bi-weekly delivery of produce, the following number of bags were delivered: seventy-five (75) bags to Harrison Towers; forty (40) to Adel Court; and, sixty-eight (68) bags to Palo Vista Gardens. Staff continued to help package the bags and provide contactless delivery to residents facing mobility concerns. Each Mercy Brown Bag contained a variety of protein, fresh produce and baked goods, such as eggs, ground beef, tilapia, collard greens, celery, tomatoes, apples, pears, milk, bread, and pastries.



- **Spectrum Lunch Program:** Each month, from Monday to Friday, Spectrum Foods provides hot meals to residents of Palo Vista Gardens. This month, seven hundred forty-eight (748) lunches were served. Residents were able to pick up their hot lunches from the community room and property management staff provided lunch delivery to the residents with mobility issues.
- **National Night Out/Luau:** National Night Out is an annual community-building event that promotes police-community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring places to live. This year, fifty-one (51) Harrison Towers residents, fifteen (15) Adel Court residents, and thirty-five (35) Palo Vista residents participated in their respective national night out event. Hawaiian-themed decor adorned all the community rooms and Hawaiian BBQ was served to those in attendance. Residents, who expressed happiness that the community rooms were re-opened, were able to enjoy food, music and conversation with one another as well as meet OHA police officers who shared crime prevention and safety information.



Health & Wellness

- **Wellness Checks:** Property management staff continues to conduct outreach to each household. In total there were one hundred-seventy (170) wellness calls to Harrison Towers residents and thirty (30) calls to Adel Court residents. Property management staff called each household to conduct a check-up and assessed residents' wellness with a series of questions that were designed to determine whether the residents required additional support and assistance. Furthermore, with Pest Control Services starting back up at Harrison Towers, an additional health screening was conducted for the entire property to ensure COVID-19 protocols were being followed. All residents confirmed they were in good health.
- **Birthday Celebrations:** Seven (7) Harrison Towers residents and ten (10) Palo Vista residents had their birthdays in August. To celebrate, property management staff continued the tradition of delivering birthday cards and gift bags to each resident. Celebrants expressed gratitude and excitement over their birthday wishes and gifts.
- **Laundry Card Refills:** To continue ensuring that senior residents of Palo Vista Gardens can maintain social-distancing protocols, the resident service coordinator collected funds from residents to load laundry cards on their behalf. Seventeen (17) residents used this service in the month of August.
- **Bingo:** In-person Bingo resumed at both Adel Court and Palo Vista Gardens. At Palo Vista, residents preferred to remain socially-distant and did not participate in Bingo this month, but staff will distribute flyers to residents to continue informing them that Bingo and other activities have restarted. Ten (10) residents at Adel Court took advantage of the game resuming in-person and showed-up, conveying happiness to be back playing Bingo "like normal".
- **Supplementary Services:** Based on the additional needs of the residents, Harrison Towers property management continued to provide supplementary services this month. Twenty (20) residents received language translation services, which included assistance with the completion of medical forms, applications for CalFresh benefit renewal, reading social security letters, calling health care providers to schedule appointments, calling Comcast to set up new internet services, and helping residents understand how to vote.

Campbell Village Community Center

Outreach Efforts/Activities	Total
Phone Calls	25
Auto-dialer Resident Phone Calls	48

Resident Text Messages	360
Contactless Food & Supply Delivery (Seniors only)	10
Food Pantry	360
Garden Club	32
Birthday Cards	22
Computer Lab	2
Ross Program (Zoom on the Move)	12
Coffee Hour	6
Senior Bingo	8

Food Resources

- **Food Pantry:** Each week, the resident services coordinator sends out text reminders to Campbell Village residents that the community room pantry is open for food distribution. Through the partnership with the Alameda County Food Bank, this pantry distributed three hundred sixty (360) fresh food boxes. The pantry contains fresh produce, milk, eggs, hot dogs, frozen meats, and other food staples and is open every Tuesday. In order to follow social distance protocols, residents are allowed in one-at-a-time to pick up their food.
- **Senior Meal & Supply Delivery:** Ten (10) senior households had boxes containing food, water, toilet paper, and hand sanitizer brought to their household's door through contactless delivery.

Health & Wellness

- **Wellness Checks:** In the month of August, the resident service coordinator reached out to twenty-five (25) households. During the phone conversations, the resident services coordinator assessed the needs of the residents and provided them with information about the programs currently running at Campbell Village including the ROSS program, various food programs, and opportunities to work in the garden. The calls also 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 (360) text messages were sent to residents to let them know about the food program offerings, site updates, and how to access resources.
- **Garden club:** In August, thirty-two (32) residents were able to harvest their first round of herbs and green. The harvested produce was then distributed and made available to residents at the Community Produce Stand.
- **Computer Lab:** Two (2) residents used the computer lab to print documents and apply for unemployment benefits during this month. Each time, the computer lab was utilized by only one person through an appointment and was thoroughly cleaned in between uses.

- **Birthday Celebrations:** During the month of August, twenty-two (22) residents celebrated their birthdays and the property management acknowledged each one of them with a birthday card.
- **Senior Bingo:** Eight (8) senior residents were able to enjoy bingo in the community room. There were a total of two (2) bingo games organized in August and each time four (4) residents participated.

Key to Home Activities

Outreach Efforts/Activities	1242 95 th	1733 92 nd	2353 E. 24 th	2349 83 rd	Key to Home Total
Wellness Phone Calls	25	8	6	5	44
Socially Distanced Wellness Checks	7	3	0	2	12
Conflict Resolution	1	0	0	N/A	1
Harbor House Ministries Food Bag	3	2	1	N/A	6
Services Matching	5	2	0	N/A	7
Free Air Purifier	5	2	0	N/A	7

Food Resources

- **Harbor House Ministries Food Supply:** Every Tuesday and Thursday, households can choose to receive a three-day supply of food from the Harbor House Ministries. To minimize waste due to unwanted items, households are encouraged to select the foods they would like from available items. A total of six (6) three-day food supplies were delivered to Key to Home residents during the month of August. The food options provided by the Harbor House Ministries program included a variety of healthy food options including fresh fruit, vegetables, grains, eggs and dairy.

Health & Wellness

- **Employment:** The resident services coordinator referred two (2) residents to Humanbees Job resource program and the West Oakland Job Resource Center for further job opportunities and services.
- **Children's Book Drive:** Based on residents' feedback and interest, the resident services coordinator organized two (2) book drives for children in the community

to provide them and their families with additional educational resources. The book drives happened on August 3rd and August 10th.

- **Referral Services:** The resident services coordinator referred one (1) resident who was in need of rental back pay assistance to California's rent relief program. The resident services coordinator will continue to follow-up with the client to ensure any further support that may be required. One (1) other resident who was experiencing identity-theft problems was referred to a non-profit legal center to receive legal support and mitigate any further issues that might arise. One (1) resident, who was experiencing gaps in childcare services and seeking additional resources, was referred to a family service network organization.

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

**EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA**

EXECUTIVE ORDER N-08-21

WHEREAS on March 4, 2020, I proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS since March 2020, the State has taken decisive and meaningful actions to reduce the spread, and mitigate the impacts, of COVID-19, saving an untold number of lives; and

WHEREAS as a result of the effective actions Californians have taken, as well as the successful and ongoing distribution of COVID-19 vaccines, California is turning a corner in its fight against COVID-19; and

WHEREAS on June 11, 2021, I issued Executive Order N-07-21, which formally rescinded the Stay-at-Home Order (Executive Order N-33-20, issued on March 19, 2020), as well as the framework for a gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020); and

WHEREAS in light of the current state of the COVID-19 pandemic in California, it is appropriate to roll back certain provisions of my COVID-19-related Executive Orders; and

WHEREAS certain provisions of my COVID-19 related Executive Orders currently remain necessary to continue to help California respond to, recover from, and mitigate the impacts of the COVID-19 pandemic, including California's ongoing vaccination programs, and the termination of certain provisions of my COVID-19 related Executive Orders during this stage of the emergency would compound the effects of the emergency and impede the State's recovery by disrupting important governmental and social functions; and

WHEREAS under the provisions of Government Code section 8571, I find that strict compliance with various statutes and regulations specified in this Order would continue to prevent, hinder, or delay appropriate actions to prevent and mitigate the effects of the COVID-19 pandemic.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes of the State of California, and in particular, Government Code sections 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately:

IT IS HEREBY ORDERED THAT:

The following provisions shall remain in place and shall have full force and effect through June 30, 2021, upon which time they will expire subject to individual conditions described in the enumerated paragraphs below.

1) State of Emergency Proclamation dated March 4, 2020:

- a. Paragraph 10. Any facility operating under a waiver pursuant to this provision, memorialized in an All Facilities Letter, may operate pursuant to such a waiver through the stated expiration in the All Facilities Letter or September 30, 2021, whichever occurs first;
- b. Paragraph 11;
- c. Paragraph 12; and
- d. Paragraph 13.

2) Executive Order N-25-20:

- a. Paragraph 1; and
- b. Paragraph 7, and as applicable to local governments per Executive Order N-35-20, Paragraph 3. Effective July 1, 2021, the waivers in Executive Order N-25-20, Paragraph 7, and Executive Order N-35-20, Paragraph 3, of reinstatement requirements set forth in Government Code sections 7522.56(f) and (g) are terminated.

3) Executive Order N-26-20:

- a. Paragraph 1;
- b. Paragraph 2;
- c. Paragraph 3;
- d. Paragraph 5;
- e. Paragraph 6; and
- f. Paragraph 7.

4) Executive Order N-27-20:

- a. Paragraph 1;
- b. Paragraph 2; and
- c. Paragraph 3.

5) Executive Order N-28-20:

- a. Paragraph 3; and
- b. Paragraph 6.

6) Executive Order N-31-20:

- a. Paragraph 1; and
- b. Paragraph 2.

7) Executive Order N-35-20:

- a. Paragraph 1. Any facility operating under a waiver pursuant to this provision, memorialized in an All Facilities Letter, may operate pursuant to such a waiver through the stated expiration in the All Facilities Letter or September 30, 2021, whichever occurs first;
- b. Paragraph 4;
- c. Paragraph 6. To the extent the Director exercised their authority pursuant to this provision on or before June 30, 2021, the extension shall remain valid until the effective expiration;

- d. Paragraph 10. The State Bar shall receive the time extension in the aforementioned order for any nomination submitted to the State Bar by the Governor on or before June 30, 2021; and
 - e. Paragraph 11 (as extended and clarified by N-71-20, Paragraph 6). Claims accruing before June 30, 2021 will remain subject to the 120-day extension granted in the aforementioned orders.
- 8) Executive Order N-36-20, Paragraph 1. To the extent the Secretary exercised their authority pursuant to this provision, the Secretary shall allow each facility to resume intake in a manner that clears intake backlog as soon as feasible.
- 9) Executive Order N-39-20:
- a. Paragraph 1. Any facility operating under a waiver pursuant to this provision, memorialized in an All Facilities Letter, may operate pursuant to such a waiver through the stated expiration in the All Facilities Letter or September 30, 2021, whichever occurs first;
 - b. Paragraph 4; and
 - c. Paragraph 7. The leases or agreements executed pursuant to this provision shall remain valid in accordance with the term of the agreement.
- 10) Executive Order N-40-20:
- a. Paragraph 1. For rulemakings published in the California Regulatory Notice Register pursuant to Government Code section 11346.4(a)(5) prior to June 30, 2021, the deadlines in the aforementioned order shall remain extended in accordance with the order;
 - b. Paragraph 2 (as extended and clarified by N-66-20, Paragraph 12, and N-71-20, Paragraph 10). Notwithstanding the expiration of this provision, state employees subject to these training requirements shall receive the benefit of the 120-day extension granted by the aforementioned orders. All required training due on or before June 30, 2021 must be completed within 120 days of the statutorily prescribed due date;
 - c. Paragraph 7 (as extended and clarified by N-66-20, Paragraph 13 and N-71-20, Paragraph 11). With regard to appeals received on or before June 30, 2021, the State Personnel Board shall be entitled to the extension in the aforementioned order to render its decision;
 - d. Paragraph 8. To the extent the deadlines specified in Government Code section 22844 and California Code of Regulations, title 2, sections 599.517 and 599.518 fell on a date on or before June 30, 2021 absent the extension, they shall expire pursuant to the timeframes specified in the aforementioned orders;
 - e. Paragraph 16;
 - f. Paragraph 17; and
 - g. Paragraph 20.
- 11) Executive Order N-45-20:
- a. Paragraph 4;
 - b. Paragraph 8;
 - c. Paragraph 9; and

- d. Paragraph 12. For vacancies occurring prior to June 30, 2021, the deadline to fill the vacancy shall remain extended for the time period in the aforementioned order.

12) Executive Order N-46-20:

- a. Paragraph 1; and
- b. Paragraph 2.

13) Executive Order N-47-20:

- a. Paragraph 2; and
- b. Paragraph 3.

14) Executive Order N-48-20, Paragraph 2 (which clarified the scope of N-34-20).

15) Executive Order N-49-20:

- a. Paragraph 1;
- b. Paragraph 3. For determinations made on or before June 30, 2021, the discharge date shall be within 14 days of the Board's determination; and
- c. Paragraph 4.

16) Executive Order N-50-20, Paragraph 2.

17) Executive Order N-52-20:

- a. Paragraph 6;
- b. Paragraph 7. To the extent an individual has commenced a training program prior to June 30, 2021, that was interrupted by COVID-19, that individual shall be entitled to the extended timeframe in the aforementioned order; and
- c. Paragraph 14; and
- d. Paragraph 16.

18) Executive Order N-53-20:

- a. Paragraph 3;
- b. Paragraph 12 (as extended or modified by N-69-20, Paragraph 10, and N-71-20, Paragraph 27); and
- c. Paragraph 13 (as extended or modified by N-69-20, Paragraph 11, and N-71-20, Paragraph 28).

19) Executive Order N-54-20, Paragraph 7. To the extent the date governing the expiration of registration of vehicles previously registered in a foreign jurisdiction falls on or before June 30, 2021, the deadline is extended pursuant to the aforementioned orders.

20) Executive Order N-55-20:

- a. Paragraph 1. Statutory deadlines related to cost reports, change in scope of service requests, and reconciliation requests occurring on

or before June 30, 2021 shall remain subject to the extended deadline in the aforementioned order;

- b. Paragraph 4;
- c. Paragraph 5;
- d. Paragraph 6;
- e. Paragraph 8;
- f. Paragraph 9;
- g. Paragraph 10;
- h. Paragraph 13;
- i. Paragraph 14. Statutory deadlines related to beneficiary risk assessments occurring on or before June 30, 2021 shall remain subject to the extended deadline in the aforementioned order; and
- j. Paragraph 16. Deadlines for fee-for-service providers to submit information required for a Medical Exemption Request extended on or before June 30, 2021 shall remain subject to the extended deadline granted under the aforementioned order.

21) Executive Order N-56-20:

- a. Paragraph 1;
- b. Paragraph 6;
- c. Paragraph 7;
- d. Paragraph 8;
- e. Paragraph 9; and
- f. Paragraph 11.

22) Executive Order N-59-20, Paragraph 6.

23) Executive Order N-61-20:

- a. Paragraph 1;
- b. Paragraph 2;
- c. Paragraph 3; and
- d. Paragraph 4.

24) Executive Order N-63-20:

- a. Paragraph 8(a) (as extended by N-71-20, Paragraph 40). The deadlines related to reports by the Division of Occupational Safety and Health (Cal/OSHA) and the Occupational Safety & Health Standards Board on proposed standards or variances due on or before June 30, 2021 shall remain subject to the extended timeframe;
- b. Paragraph 8(c). To the extent the date upon which the Administrative Director must act upon Medical Provider Network applications or requests for modifications or reapprovals falls on or before June 30, 2021 absent the extension in the aforementioned order, it shall remain subject to the extended timeframe;
- c. Paragraph 8(e). To the extent filing deadlines for a Return-to-Work Supplement appeal and any reply or responsive papers fall on or before June 30, 2021, absent the extension in the aforementioned order, they shall remain subject to the extended timeframe;
- d. Paragraph 9(a) (as extended and modified by N-71-20, Paragraph 39). Any deadline setting the time for the Labor Commissioner to

issue any citation under the Labor Code, including a civil wage and penalty assessment pursuant to Labor Code section 1741, that, absent the aforementioned order, would have occurred or would occur between May 7, 2020 and September 29, 2021 shall be extended to September 30, 2021. Any such deadline that, absent the aforementioned order, would occur after September 29, 2021 shall be effective based on the timeframe in existence before the aforementioned order;

- e. Paragraph 9(b) (as extended and modified by N-71-20, Paragraph 41);
- f. Paragraph 9(c) (as extended and modified by N-71-20, Paragraph 39). Any deadline setting the time for a worker to file complaints and initiate proceedings with the Labor Commissioner pursuant to Labor Code sections 98, 98.7, 1700.44, and 2673.1, that, absent the aforementioned order, would have occurred or would occur between May 7, 2020 and September 29, 2021 shall be extended to September 30, 2021. Any such deadline that, absent the aforementioned order, would occur after September 29, 2021 shall be effective based on the timeframe in existence before the aforementioned order;
- g. Paragraph 9(d) (as extended and modified by N-71-20, Paragraph 39). Any deadline setting the time for Cal/OSHA to issue citations pursuant to Labor Code section 6317, that, absent the aforementioned order, would have occurred or would occur between May 7, 2020 and September 29, 2021 shall be extended to September 30, 2021. Any such deadline that, absent the aforementioned order, would occur after September 29, 2021 shall be effective based on the timeframe in existence before the aforementioned order;
- h. Paragraph 9(e) (as extended and modified by N-71-20, Paragraph 41);
- i. Paragraph 10;
- j. Paragraph 12. Any peace officer reemployed on or before June 30, 2021 pursuant to the aforementioned order shall be entitled to the extended reemployment period set forth in the order;
- k. Paragraph 13;
- l. Paragraph 14; and
- m. Paragraph 15 (as extended by N-71-20, Paragraph 36).

25) Executive Order N-65-20:

- a. Paragraph 5 (as extended by N-71-20, Paragraph 35; N-80-20, Paragraph 4; and N-01-21). Identification cards issued under Health and Safety Code section 11362.71 that would otherwise have expired absent the aforementioned extension between March 4, 2020 and June 30, 2021 shall expire on December 31, 2021; and
- b. Paragraph 7.

26) Executive Order N-66-20:

- a. Paragraph 3;
- b. Paragraph 4; and
- c. Paragraph 5.

27) Executive Order N-68-20:

- a. Paragraph 1. Notwithstanding the expiration of the aforementioned order, temporary licenses granted on or before June 30, 2021 shall be valid through September 30, 2021; and
- b. Paragraph 2. Renewal fee payments otherwise due to the to the California Department of Public Health absent the extension in the aforementioned order on or before June 30, 2021, shall be entitled to the extensions of time set forth in the aforementioned order.

28) Executive Order N-71-20:

- a. Paragraph 1;
- b. Paragraph 4;
- c. Paragraph 16. Where the statutory deadline for opening or completing investigations is set to occur on or before June 30, 2021, the deadline shall remain subject to the extension in the aforementioned order; and
- d. Paragraph 17. Where the statutory deadline for serving a notice of adverse action is due on or before June 30, 2021, the deadline shall remain subject to the extension in the aforementioned order.

29) Executive Order N-75-20:

- a. Paragraph 7. Children placed in foster care on or before June 30, 2021 shall receive such examinations on or before July 31, 2021;
- b. Paragraph 8;
- c. Paragraph 9;
- d. Paragraph 10. Any facility operating under a waiver pursuant to this provision may operate pursuant to such a waiver through the expiration as set forth by the California Department of Public Health, or September 30, 2021, whichever occurs first; and
- e. Paragraph 13.

30) Executive Order N-76-20, Paragraph 3.

31) Executive Order N-77-20:

- a. Paragraph 1;
- b. Paragraph 2; and
- c. Paragraph 3.

32) Executive Order N-78-20 (as extended and modified by N-03-21):

- a. Paragraph 1; and
- b. Paragraph 2.

33) Executive Order N-83-20:

- a. Paragraph 3. To the extent the Director of the Department of Alcoholic Beverage Control suspends deadlines for renewing licenses upon payment of annual fees on or before June 30, 2021, the extension shall remain valid until the effective expiration;

- b. Paragraph 5 (which repealed and replaced N-71-20, Paragraph 19, which extended N-52-20, Paragraph 1, and N-69-20, Paragraph 3);
- c. Paragraph 6 (which repealed and replaced N-71-20, Paragraph 20, which extended N-52-20, Paragraph 2, and N-69-20, Paragraph 4); and
- d. Paragraph 7 (which repealed and replaced N-71-20, Paragraph 21, which extended N-52-20, Paragraph 3, and N-69-20, Paragraph 5).

34) Executive Order N-84-20:

- a. Paragraph 1;
- b. Paragraph 2;
- c. Paragraph 3; and
- d. Paragraph 5.

The following provisions shall remain in place and shall have full force and effect through July 31, 2021, upon which time they will expire subject to individual conditions described in the enumerated paragraphs below.

35) Executive Order N-39-20, Paragraph 8 (as extended by N-69-20, Paragraph 2 and N-71-20, Paragraph 8).

36) Executive Order N-53-20, Paragraph 11 (as extended or modified by N-68-20, Paragraph 15, and N-71-20, Paragraph 26).

37) Executive Order N-71-20, Paragraph 25.

38) Executive Order N-75-20:

- a. Paragraph 5; and
- b. Paragraph 6

The following provisions shall remain in place and shall have full force and effect through September 30, 2021, upon which time they will expire subject to individual conditions described in the enumerated paragraphs below.

39) State of Emergency Proclamation dated March 4, 2020:

- a. Paragraph 3; and
- b. Paragraph 14. Any facility operating under a waiver pursuant to this provision may operate pursuant to such a waiver through the expiration as set forth by the Department of Social Services, or September 30, 2021, whichever occurs first.

40) Executive Order N-25-20:

- a. Paragraph 2;
- b. Paragraph 3; and
- c. Paragraph 4.

41) Executive Order N-28-20:

- a. Paragraph 4; and
- b. Paragraph 5.

42) Executive Order N-29-20, Paragraph 3, is withdrawn and replaced by the following text:

Notwithstanding any other provision of state or local law (including, but not limited to, the Bagley-Keene Act or the Brown Act), and subject to the notice and accessibility requirements set forth below, a local legislative body or state body is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body or state body. All requirements in both the Bagley-Keene Act and the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting are hereby waived.

In particular, any otherwise-applicable requirements that

- (i) state and local bodies notice each teleconference location from which a member will be participating in a public meeting;
- (ii) each teleconference location be accessible to the public;
- (iii) members of the public may address the body at each teleconference conference location;
- (iv) state and local bodies post agendas at all teleconference locations;
- (v) at least one member of the state body be physically present at the location specified in the notice of the meeting; and
- (vi) during teleconference meetings, at least a quorum of the members of the local body participate from locations within the boundaries of the territory over which the local body exercises jurisdiction

are hereby suspended.

A local legislative body or state body that holds a meeting via teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically, consistent with the notice and accessibility requirements set forth below, shall have satisfied any requirement that the body allow members of the public to attend the meeting and offer public comment. Such a body need not make available any physical location from which members of the public may observe the meeting and offer public comment.

Accessibility Requirements: If a local legislative body or state body holds a meeting via teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically, the body shall also:

- (i) Implement a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act and resolving any doubt whatsoever in favor of accessibility; and
- (ii) Advertise that procedure each time notice is given of the means by which members of the public may observe the meeting and offer public comment, pursuant to subparagraph (ii) of the Notice Requirements below.

Notice Requirements: Except to the extent this Order expressly provides otherwise, each local legislative body and state body shall:

- (i) Give advance notice of the time of, and post the agenda for, each public meeting according to the timeframes otherwise prescribed by the Bagley-Keene Act or the Brown Act, and using the means otherwise prescribed by the Bagley-Keene Act or the Brown Act, as applicable; and
- (ii) In each instance in which notice of the time of the meeting is otherwise given or the agenda for the meeting is otherwise posted, also give notice of the means by which members of the public may observe the meeting and offer public comment. As to any instance in which there is a change in such means of public observation and comment, or any instance prior to the issuance of this Order in which the time of the meeting has been noticed or the agenda for the meeting has been posted without also including notice of such means, a body may satisfy this requirement by advertising such means using "the most rapid means of communication available at the time" within the meaning of Government Code, section 54954, subdivision (e); this shall include, but need not be limited to, posting such means on the body's Internet website.

All of the foregoing provisions concerning the conduct of public meetings shall apply through September 30, 2021.

43) Executive Order N-32-20:

- a. Paragraph 1;
- b. Paragraph 2; and
- c. Paragraph 3.

44) Executive Order N-35-20:

- a. Paragraph 2; and
- b. Paragraph 12.

45) Executive Order N-39-20:

- a. Paragraph 2;
- b. Paragraph 3; and
- c. Paragraph 6.

46) Executive Order N-40-20:

- a. Paragraph 12 (as extended or modified by N-66-20, paragraph 16, N-71-20, paragraph 14, and N-75-20, Paragraph 12). To the extent the Director exercised their authority pursuant to this provision on or before September 30, 2021, the extension shall remain valid until the effective expiration of the applicable waiver; and
- b. Paragraph 18.

47) Executive Order N-42-20.

48) Executive Order N-43-20.

49) Executive Order N-49-20, Paragraph 2.

50) Executive Order N-54-20:

- a. Paragraph 8 (as extended by N-80-20, Paragraph 6); and
- b. Paragraph 9. To the extent any timeframe within which a California Native American tribe must request consultation and the lead agency must begin the consultation process relating to an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration under the California Environmental Quality Act extends beyond September 30, 2021, the tribe and lead agency will receive the benefit of the extension so long as the triggering event occurred on or before September 30, 2021.

51) Executive Order N-55-20:

- a. Paragraph 2;
- b. Paragraph 3;
- c. Paragraph 7. All on-site licensing visits which would have been due on or before September 30, 2021 shall occur before December 31, 2021;
- d. Paragraph 11; and
- e. Paragraph 12.

52) Executive Order N-56-20, Paragraph 10 is withdrawn and superseded by the following text:

Paragraph 42 of this Order, including the conditions specified therein, shall apply to meetings held pursuant to Article 3 of Chapter 2 of Part 21 of Division 3 of Title 2 of the Education Code and Education Code section 47604.1(b).

53) Executive Order N-58-20 (as extended by N-71-20, Paragraph 29).

54) Executive Order N-59-20:

- a. Paragraph 1. The sworn statement or verbal attestation of pregnancy must be submitted on or before September 30, 2021 and medical verification of pregnancy must be submitted within 30

working days following submittal of the sworn statement or verbal attestation for benefits to continue;

- b. Paragraph 2 (as extended and modified by N-69-20, Paragraph 14, and N-71-20, Paragraph 31);
- c. Paragraph 3 (as extended and modified by N-69-20, Paragraph 15, and N-71-20, Paragraph 32); and
- d. Paragraph 4 (as extended and modified by N-69-20, Paragraph 16, and N-71-20, Paragraph 33).

55) Executive Order N-63-20:

- a. Paragraph 8(b). To the extent filing deadlines for claims and liens fall on or before September 30, 2021, absent the extension in the aforementioned order, they shall remain subject to the extended timeframe; and
- b. Paragraph 11.

56) Executive Order N-66-20, Paragraph 6.

57) Executive Order N-71-20:

- a. Paragraph 15;
- b. Paragraph 22; and
- c. Paragraph 23.

58) Executive Order N-75-20:

- a. Paragraph 1;
- b. Paragraph 2; and
- c. Paragraph 4.

59) Executive Order N-80-20:

- a. Paragraph 3; and
- b. Paragraph 7.

60) Executive Order N-83-20

- a. Paragraph 2 is withdrawn and replaced by the following text:

The deadline to pay annual fees, including any installment payments, currently due or that will become due during the proclaimed emergency, as specified in Business and Professions Code sections 19942, 19951, 19954, 19955, 19984, and any accompanying regulations is September 30, 2021; the deadlines for submission of any application or deposit fee, as specified in Business and Professions Code sections 19951 (a), 19867, 19868, 19876, 19877, 19942, 19984, and any accompanying regulations is no later than September 30, 2021, or per existing requirements, whichever date is later.

- b. Paragraph 4.

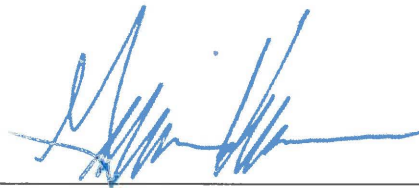
61) Executive Order N-03-21, Paragraph 3, is withdrawn and replaced by the following text:

As applied to commercial evictions only, the timeframe for the protections set forth in Paragraph 2 of Executive Order N-28-20 (and extended by Paragraph 21 of Executive Order N-66-20, Paragraph 3 of Executive Order N-71-20, and Paragraph 2 of Executive Order N-80-20) is extended through September 30, 2021.

IT IS FURTHER ORDERED that, as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 11th day of June 2021.



GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY N. WEBER, PH.D.
Secretary of State

**EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA**

EXECUTIVE ORDER N-15-21

WHEREAS on March 4, 2020, I proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS on June 11, 2021, I issued Executive Order N-08-21 to roll back certain provisions of my COVID-19-related Executive Orders and to clarify that other provisions remained necessary to help California respond to, recover from, and mitigate the impacts of the COVID-19 pandemic; and

WHEREAS Paragraph 42 of Executive Order N-08-21 waived and set forth certain requirements related to public meetings of local legislative and state bodies, and specified that it would be valid through September 30; and

WHEREAS on September 16, 2021, I signed into law Assembly Bill 361 (AB 361), which pertains to the same subject matter as Paragraph 42 of Executive Order N-08-21, which took effect immediately pursuant to an urgency clause, and which may, in some instances, have different substantive provisions than the provisions contained in Paragraph 42 of Executive Order N-08-21; and

WHEREAS it is necessary to provide clarity around the applicable procedures governing meetings of local legislative and state bodies until Paragraph 42 of Executive Order N-08-21 expires to further mitigate the impacts of the COVID-19 pandemic as the state continues to reopen and to ensure that critical governmental functions are not interrupted.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, do hereby issue the following Order to become effective immediately:

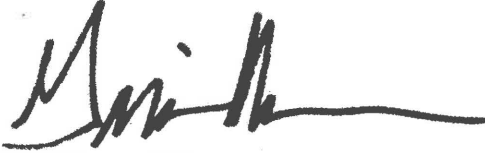
IT IS HEREBY ORDERED THAT:

1. The provisions governing teleconference meetings in Education Code section 89305.6, Government Code section 11133, and subdivision (e) of Government Code section 54953 are suspended through September 30, 2021, except that any local legislative body that meets to take a majority vote pursuant to subparagraph (B) of paragraph (1) of subdivision (e) of Government Code section 54953 shall conduct the meeting at which such vote is taken as required by paragraph (2) of subdivision (e) of Government Code section 54953. Except as otherwise specified in this paragraph, the requirements related to public meetings of local legislative and state bodies specified in Paragraph 42 of Executive Order N-08-21 shall continue to govern such meetings through September 30, 2021.
2. This Order shall expire at 11:59 p.m. on October 1, 2021.

IT IS FURTHER ORDERED that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 20th day of September 2021.



GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY N. WEBER, Ph.D.
Secretary of State

SF OPH NEWSLETTER

A Newsletter for Public Housing
Authorities in Northern California
and Nevada

IMPORTANT NOTE: Some of the articles herein have been updated and repeated in this Newsletter Edition due to their critical seasonal importance (e.g., Wildfire Season Article).

2021 HUD PHA Programs of the Year & Special Awards

"In Pre-Pandemic times, we were able to meet personally with our PHA personnel in NAHRO and other Conferences to present Awards. Unfortunately, we won't be able to do that in 2021, but we still want to acknowledge some of the successes that Housing Authorities in our jurisdiction have had over the past year.

As usual, we will be issuing an Award Certificate to specific PHAs, but recognize that there are numerous Housing Authorities in our jurisdiction deserving of such honors. We congratulate these PHAs who are being awarded a Certificate and all the PHAs who have had successes in the past year!"

- Gerard Windt, Director of Public Housing

Important Note: These Awards and Certificates will be emailed to the Executive Directors of the PHAs.

HIGHLIGHTS OF THIS NEWSLETTER

2021 HUD PHA Awards
Wildfire Season (updated)
Federal Resources
EHV Information
New ED Orientation
HUD Staff Highlight
PHA Best Practices
SF OPH Department List

2021 HUD Awards

2021 Housing Choice Voucher Program of the Year (Large PHA): This PHA is consistently a SEMAP High Performer. The PHA steadily increased its leasing throughout the year despite the challenges. For their exemplary practices and success in housing families, we would like to present this award to the Redding Housing Authority! Thank you to Steve Bade and the Redding Team on their excellent performance! Jennifer L. Estrella is Redding's Portfolio Management Specialist (PMS).

2021 Housing Choice Voucher Program of the Year (Small PHA): This PHA is consistently a SEMAP High Performer. For its exemplary practices and success in housing families, we would like to award this honor to the County of Solano Housing Authority! Thank you to Bill Emlen and the Solano County Team on their excellent performance! Sarah J. Glover-Johnson is Solano County's PMS.

2021 Public Housing Program of the Year: Many of the PHAs in our region have maintained a high Public Housing Occupancy Rate. And as you know, high Occupancy is an essential aspect of a well-managed Housing Authority; it is a key indicator of a good Public Housing Program. For many years this PHA has been outstanding in operating its Public Housing Program. And this year, this PHA completed a Streamlined Voluntary Conversion of its remaining Public Housing Units. For its many years of exemplary performance, we are pleased to honor the Housing Authority of the County of Santa Cruz! Please join me in congratulating Jennifer Panetta and the Santa Cruz County Staff on their performance. Sarah J. Glover-Johnson is Santa Cruz County's PMS.

2021 Mainstream Voucher Program Award: As you are aware, leasing up vouchers in California is very challenging! The tight housing market, reluctant landlords slow to participate, and high private market rents are just some of many challenges to lease vouchers. Of course, special purpose vouchers pose an additional unique leasing challenge for PHAs. Despite these challenges, this PHA was able to increase their Mainstream lease up to nearly 100% utilization! We would like to award this honor to the Housing Authority of the County of San Mateo! Thank you to Raymond Hodges and the San Mateo County Team for your commitment and success in the Mainstream Program! Carol M. Joseph is San Mateo County's PMS.

2021 Responsiveness Award: This PHA is always timely in its responses to questions and inquires from the HUD PIH Office. We are pleased to honor this PHA and present this Certificate to the Housing Authority of the County of San Joaquin! We would like to thank Peter Ragsdale and the PHA's leadership and staff for their commitment to HUD and the families in their community. Rebecca Z. Rudzianis is the PHA's PMS.

2021 HUD Awards

2021 Outstanding Response to Natural Disasters Awards: As you know, we experience an annual tragedy with wildfires in California. The fires have become a "new normal" for communities and PHAs. It is difficult to manage a PHA's daily operations; doing so while overcoming the concurrent challenge of a disaster is overwhelming! These Housing Authorities were extremely successful in assisting families who lost their primary housing and needed resources to relocate to other suitable housing. As usual, the PHA staff continued operations and kept the PHA open while fire disasters were happening within their communities. They also provided daily and weekly updates to HUD on the families impacted by the California Wildfires. We would like to honor the Housing Authority of the County of Butte and Napa County Housing Authority! The HUD Field Office would like to thank the leadership and staff of Butte County and Napa County PHAs for their commitment to the families in their communities during this difficult time. The PMS for Butte County is Andrew Q. Nguyen, while Napa County's PMS is Sapna A. Talati.

2021 Homelessness Initiatives Award: This PHA is partnering with its Mayor and other organizations in its community to work towards ending homelessness. This PHA provides Voucher Holders with case management and navigation assistance to find units with non-profit partners. We would like to present this award to the Sacramento Housing and Redevelopment Agency! The HUD Field Office would like to thank the leadership and staff of the Sacramento Housing and Redevelopment Agency for their commitment to the families in their community. Carol M. Joseph is the Agency's PMS.

2021 Excellent Collaborative Partner Award: This PHA in Northern California is always ready to assist its peers and partner with the HUD Field Office to address challenges in its communities. This PHA is ready, responsive, and willing to assist the HUD Field Office trouble shoot issues. We would like to award this Certificate this year to the Fresno Housing Authority! The HUD Field Office would like to thank the leadership and staff of the Fresno Housing Authority for their commitment to the families in their community. Jennifer L. Estrella is the Fresno Housing Authority's PMS.

2021 Outstanding Community Partner Award: We are always appreciative of the partnerships that are developed between PHAs and their communities. These partnerships build stronger relationships and are more successful in the shared goal of housing families. For many years, this PHA has been an outstanding community partner and deserves this Certificate, the Oakland Housing Authority! We would like to thank Patricia Wells and the Staff of Oakland Housing Authority for their commitment to families in their community. Oakland's PMS is Sapna A. Talati.

2021 HUD Awards

2021 Innovation, Creativity, and Visionary Award: This PHA has completed numerous repositioning activities throughout the years, overcoming difficult circumstances. The leadership and staff have worked with many community and city partners to achieve their repositioning goals. Recently, they converted a hotel to a new, spacious, and modernized Public Housing Administrative Office for its employees and affordable units for the chronically homeless people in the County. We would like to award this Certificate to the Stanislaus Regional Housing Authority! The HUD San Francisco Field Office would like to thank Barbara Kauss and the Stanislaus Regional Housing Authority for their commitment to its staff personnel and the families in their community. The PHA's PMS is Andrew Q. Nguyen.

2021 Compliance Review Partner Award: This PHA completed a complex virtual Compliance Review with HUD due to the ongoing COVID-19 Pandemic. Its Staff worked with HUD Staff to deliver all the necessary documents electronically. For their partnership, patience, and exemplary practices, we would like to award this Certificate to the Community Development Commission of Mendocino County! We thank Todd Crabtree and his Staff for their commitment to this process; their PMS is Sapna A. Talati.

2021 Most Improved Award: This PHA has worked diligently with HUD to improve its Programs. They have met frequently with HUD personnel, other partners, and HUD Technical Assistance (TA) providers. The PHA's Leadership and Staff have overcome many operational, political, and legal challenges while concurrently repositioning their entire significant Public Housing Portfolio. We are pleased to present this Certificate to the San Francisco Housing Authority! The HUD Field Office would like to thank Tonia Lediju and SFHA's Staff for their commitment to the families in their community. This PHA's PMS is Sapna A. Talati.



Wildfire Season: Federal Emergency Management Agency (FEMA) Resources for PHAs & Voucher Participants (updated)

If a wildfire leads to a Presidential Disaster Declaration, HCV holders may be eligible for [FEMA's Individual Assistance \(IA\) Program](#) to support temporary shelter until permanent housing is secured and for displacement costs.

How Voucher Holders/Landlords Can Receive FEMA's IA

1. Voucher holders should immediately report displacement to their PHA, who should then inform its Portfolio Management Specialist (PMS). If the units are uninhabitable because of wildfire destruction, the PHA can suspend Housing Assistance Payments (HAP) to the landlord. If possible, the PHA should provide a letter to the voucher holder indicating that HAP payments have been suspended because of the uninhabitable condition. This will help the voucher holder's FEMA application as it confirms to the reviewer that the household will not be receiving double subsidy, a common reason that voucher holders are denied FEMA housing assistance.
2. Displaced HCV participants can seek temporary housing assistance through FEMA's IA program. FEMA can provide temporary a). shelter at a FEMA-sponsored hotel; or b). Rental Assistance for a short-term rental.
3. FEMA's IA program can also fund related displacement costs including childcare expenses, medical/dental expenses, funeral/burial expenses, damages to essential household items, fuel for primary heating source, cleaning items, damages to essential vehicle, moving/storage expenses, and other necessary expenses as determined by FEMA.
4. Both landlords seeking assistance for repairs and displaced voucher holders can begin the application process by calling 1-800-621-3362 (or 1-800-462-7585 for Hearing Impaired). After registration, callers will be provided guidance on the application process. FEMA's IA Program is administered by the [State of California's Office of Emergency Services.](#)

Additional Federal Resources for PHAs

PHAs are eligible for the following resources in the event of a natural disaster such as a wildfire:

- **Increased Administration Fee** - If your PHA incurs increased costs because of a natural disaster in a Presidential Disaster Declared area, it may be eligible for Category 6 Set Aside funding under PIH Notice 2021-10. Examples include increased Per Unit Cost (PUC) because of limited supply of housing and/or increased operational costs such as needing additional staff or equipment to deal with a wildfire. ([See page 26 of PIH Notice 2021-10 for application information](#))
- **Emergency Disaster Capital Fund Grants** - HUD provides \$20 million every year for emergency items on a first-come, first-served basis for PHAs with public housing. PHAs can begin the application process through their local HUD Field Office. Eligible items include costs associated with unforeseen/unpreventable emergency items. Routine maintenance and modernization efforts are ineligible. Please note these funds can only be applied in the event of a non-Presidential Disaster Declaration. PHAs cannot apply for both these funds and FEMA's Public Assistance grants for the same incident.
- **Community Development Block Grant Disaster Recovery Assistance (CDBG-DR)** - HUD may issue a Notice of Funding Availability (NOFA) for CDBG-DR funds after a natural disaster in which states and local governments are the Grantees. PHAs can work with their local Grantee on obtaining funding. Eligible uses of CDBG-DR funds include disaster relief, long-term recovery, and restoration of infrastructure, housing, and economic revitalization.
- **HUD Disaster Waivers** - Utilize HUD's Disaster Waivers as identified in [PIH Notice 2018-16](#).
- [HUD Disaster Readiness and Preparation Guide \(2016\)](#) - Individuals and Public Entities (such as PHAs) can apply for assistance at California Wildfires ([DR-4610-CA](#)). This support includes free 24/7 disaster and grief counseling to impacted families through the US Department of Health and Human Services (HHS), multilingual support lines, and other State and local resources. After the PHAs in the impacted counties file insurance claims, they can then begin the process of applying for FEMA assistance to start the process of rebuilding. More information on that disaster response process can be found in the previously referenced [PHA Disaster Readiness and Preparation Guide - 2016](#) pages 5-9 and 14-21.

Emergency Housing Vouchers (EHV) Program

The EHV Program was created as part of the American Rescue Plan Act of 2021 (ARPA), which provided over \$1.9 Trillion in relief to address the continued impact of the COVID-19 Pandemic. ARPA appropriated \$5 Billion for new incremental EHV's and the cost of administering EHV's. EHV assistance is Section 8 Tenant-based assistance with 70,000 EHV's awarded to 626 State Agencies and Public Housing Authorities (PHAs) throughout the country. EHV's assist individuals and families who are: homeless; at risk of homelessness; or fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

[HUD's Emergency Housing Vouchers webpage](#) includes important information regarding the Program.

HUD Collaboration with US Department of Health and Human Services (HHS)

HUD, in collaboration with HHS, has presented and is presenting a Webinar series to coordinate HHS housing-related support and services with HUD housing assistance for people experiencing homelessness. Recordings of previous Webinars as well as details regarding upcoming Webinars are posted on [HUD's Emergency Housing Vouchers webpage](#).

This Webinar series introduces opportunities through HHS to fund and provide housing-related support and services coordinated with HUD housing assistance for people experiencing and at risk of homelessness, including the 70,000 EHV's awarded by HUD to PHAs through the ARPA. Each Webinar provides information on specific partnership opportunities and on-the-ground examples of successful approaches to pairing these specific HHS agency resources for housing-related support and service with HUD housing assistance for people experiencing homelessness. This Webinar series is informative for affordable housing stakeholders as well as CoCs, HUD Multifamily operators, affordable housing owners/operators, local funders, and community partners, who are looking to pair services with their housing subsidy to better serve clients experiencing homelessness.

IMPORTANT NOTE: Our Portfolio Management Specialists (PMSs) will be contacting our PHA officials shortly and the first week of each subsequent month to request PHA EHV information/data for the previous month (e.g., Number of EHV CoC Referrals received by the PHA, Number of EHV Vouchers Issued by the PHA, and Number of EHV Families Housed by the PHA). PHA officials should summarize such EHV information promptly after the close of each month and provide such to their PMS.

HUD San Francisco Field Office (SFO) Offers Virtual New (and existing) Executive Director (ED) Orientation (including Management Team/Staff) (updated)

SFO is offering a virtual Orientation for new (and existing) EDs and their Management Team/Staff. The Orientation will be approximately one hour and include the introduction of the SFO Office of Public and Indian Housing (PIH) Staff and a brief, general description of several HUD Programs, Systems, Resources, Tools, Regulations, and more.

HUD Topics discussed during the Orientation:

- Organization and Mission
- Resources/Support
- Systems
- SEMAP
- Grants/LOCCS
- Maximizing Voucher Utilization/Two-Year Tool
- Special Purpose Vouchers
- PHA Plans
- FASS/REAC
- Financial Assessment/Solvency Program
- Operating Budget
- PIH Operating Fund Portal
- PHAS Scoring
- Capital Fund
- EPIC
- Environmental Impact Reports, and
- Public Housing Repositioning.



PHAs with new EDs are encouraged to participate in an Orientation. However any other SFO PHA is also invited to schedule an Orientation. A separate Orientation will be scheduled for each PHA. Please contact your Portfolio Management Specialist (PMS) to schedule an Orientation; the PMS will host and direct the meeting.

HUD Staff Highlight: Jennifer Estrella

Jennifer Estrella has been with HUD since 2018. She started in the Office of Multifamily and transitioned to the Office of Public Housing in 2019. Prior to joining HUD, Jennifer had extensive real estate experience in the private sector. She's worked with both residential and commercial real estate in multiple capacities. This background allowed her to quickly fill the role of RAD and Repositioning Subject Matter Expert.

Jennifer is originally from Chicago, Illinois. She holds a Bachelor of Business Administration (BBA) degree from Loyola University Chicago and a Master of Urban Planning (MUP) degree from the University of Illinois at Urbana-Champaign. While she's lived on the West Coast a long time, she still misses Chicago's famous cuisine and orders it by Fed Ex between visits. When not busy with family activities, her hobbies include home renovation projects, following residential interior and architectural design trends, and gardening.



Jennifer Estrella

"One reason I joined HUD was to be able to make a difference in community development on a large scale. Our day-to-day responsibilities of managing regional portfolios allows us to easily have a positive impact on the lives of many families. I enjoy meeting and working with local leaders in the affordable housing industry, in an effort to ensure HUD's financial resources are put to great use."

HUD Division Director Trevor T. Auser, Jennifer's Supervisor, shares the following message:

"Having previously worked on the development side, Jennifer has a lot of knowledge about affordable housing development and financing. She is a dedicated Portfolio Management Specialist who looks to maximize the help she can provide to PHAs. Jennifer really likes assisting PHAs with Public Housing repositioning when they express an interest and is one of our office's Public Housing repositioning subject matter experts. If you like dogs, you'll have to ask her about her about Wrigley, her very handsome Wheaten Terrier."

HOW CAN WE DO BETTER?

What kind of information have you found most useful?

What would you like to see in the newsletter?

Please contact us at:

michael.capener@hud.gov

alison.m.brokke@hud.gov



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Editor/Writer: Financial Analyst Michael L. Capener

Producer/Designer: Program Analyst Alison M. Brokke

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Trevor T. Auser – Division Director

Alison M. Brokke – Program Analyst

Todd R. Greene – Engineer

Frank S. Chiang – Program Support Assistant

Michael L. Capener – Financial Analyst

Sapna A. Talati – Portfolio Management Specialist

Benjamin R. Palmer – Portfolio Management Specialist

Sarah J. Glover-Johnson – Portfolio Management Specialist

Jennifer L. Estrella – Portfolio Management Specialist

Rebecca Z. Rudzianis – Portfolio Management Specialist

Carol M. Joseph – Portfolio Management Specialist

Andrew Q. Nguyen – Portfolio Management Specialist

Rhonda R. Wilson – Portfolio Management Specialist

PHA BEST PRACTICES

We believe that leveraging good ideas and Best Practices within the PHA community is the quickest and smartest way to house more families, enhance productivity and leasing results, and efficiently utilize scarce, limited PHA resources!

PHA Officials – Please share with our community examples of a Best Practice, Program, Initiative, Community Organization, Repositioning Project, Leasing Idea, Landlord Outreach, Computer/Technology Idea, etc. that we may include in the Newsletter. Please provide your PMS a one-page summary of the Best Practice and why it was successful. Thank you for sharing and leveraging your ideas with other PHAs!

THANKYOU!

FREE SF OPH NEWSLETTER SUBSCRIPTION: This Newsletter is published quarterly. To receive this Newsletter by email, please send your name and email address to Alison M. Brokke at Alison.M.Brokke@hud.gov

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#OaklandUndivided Night at the A's Game 09/20/2021



FACT SHEET: The American Jobs Plan Will Produce, Preserve, and Retrofit More Than 2 Million Affordable Housing Units and Create Good-Paying Jobs

MAY 26, 2021 • STATEMENTS AND RELEASES

Even after the COVID-19 pandemic, tens of millions of Americans will struggle to access affordable, safe, energy efficient, and resilient housing. Across the country, 11 million families pay more than half their income on rent, 3 million families with children under six reside in homes with lead paint, thousands of working families are displaced every year as a result of extreme weather fueled by climate change, and millions of families cannot afford to purchase their own homes. These challenges are even more severe in low-income communities and communities of color, many of which have been segregated, excluded, and neglected for generations.

The Biden-Harris Administration is proposing a bold investment in America's housing infrastructure and make housing more affordable for working and middle-class families. The American Jobs Plan pairs \$213 billion in direct funding with more than \$100 billion in new and expanded tax credits with bipartisan support to build and modernize housing across the country. Together with new incentives for zoning reform, these investments will produce, preserve, and retrofit more than two million affordable and sustainable places to live in more – and higher opportunity – communities. This includes more than 500,000 new and rehabilitated homes for low- and moderate-income homebuyers and homeowners.

Along the way, these investments would create and sustain hundreds of thousands of good-paying jobs – the majority of which won't require a

college degree – with a free and fair choice to join a union and bargain collectively. As President Biden has said, we need a blue-collar blueprint to rebuild our economy and ensure that all Americans have the opportunity to share in its prosperity. These investments will ensure local community members, including workers of color, can fill these jobs, and they will provide employment and economic opportunities for residents of assisted housing. Stable, affordable housing serves as the foundation on which working families build their lives and invest in their children's future. The American Jobs Plan would:

- **Create good, middle-class jobs for local community members.** The housing investments in the American Jobs Plan will create tens of thousands of good jobs, with a free and fair choice to join a union, for workers around the country as they build, upgrade, and retrofit homes in their communities. Employers will be required to pay workers prevailing wages; enter into project labor, community workforce, and local hire agreements; and use workers from registered apprenticeships and other labor or labor-management training programs. Employers receiving funding would also be required to remain neutral when their employees seek to organize a union and bargain collectively and may not require their employees to agree to mandatory individual arbitration. And, the American Jobs Plan includes \$10 billion to provide federal enforcement agencies with the tools they need to ensure employers are providing workers with good jobs – including jobs with fair and equal pay, safe and healthy workplaces, and workplaces free from racial, gender, and other forms of discrimination and harassment.
- **Expand access to federal subsidies that will enable the construction or rehabilitation of more than 1 million affordable rental housing units.** In addition to expanding LIHTC, President Biden's American Jobs Plan would bolster funding for successful housing subsidy programs that pair with LIHTC to produce and preserve housing that is affordable for very- and extremely-low income renters. This includes a \$35 billion investment in the HOME Investment Partnerships program, \$45 billion for the Housing Trust Fund, and \$12 billion for the Capital Magnet Fund. The President is also proposing authorizing \$2 billion in new project-

based rental assistance agreements for the first time in more than 20 years to help even more working families access affordable housing. Together, these investments will produce, preserve, and retrofit more than a million affordable, rental housing units in big cities and small towns across the country.

- **Build and rehabilitate more than 500,000 homes for low- and middle-income homebuyers and homeowners.** Across the country, millions of homes sit empty and in poor condition with values too low to support new construction or substantial renovation. To address this problem, the American Jobs Plan proposes creating a new federal tax credit, based on the innovative, bipartisan Neighborhood Homes Investment Act. The tax credit will make homeownership and wealth-building possible for low- and moderate-income families by encouraging the construction and rehabilitation of homes in and for underserved communities.
- **Expand and strengthen the Low-Income Housing Tax Credit.** Financing the construction or rehabilitation of affordable rental housing for low-income households is challenging. The Low-Income Housing Tax Credit (LIHTC) reduces financing barriers by offering federal income tax credits to private investors in exchange for equity investments in affordable rental housing. As the federal government's primary tool for financing affordable housing, LIHTC currently produces an estimated 100,000 units per year. President Biden's plan will build on this success by proposing to invest an additional \$55 billion in tax credits, enabling the creation of tens of thousands more units each year, including more units in high opportunity neighborhoods.
- **Expand access to federal subsidies that will enable the construction or rehabilitation of more than 1 million affordable rental housing units.** In addition to expanding LIHTC, President Biden's American Jobs Plan would bolster funding for successful housing subsidy programs that pair with LIHTC to produce and preserve housing that is affordable for very- and extremely-low income renters. This includes a \$35 billion investment in the HOME Investment Partnerships program, \$45 billion for the Housing Trust Fund, and \$12 billion for the Capital Magnet Fund. The President is also proposing authorizing \$2 billion in new project-

based rental assistance agreements for the first time in more than 20 years to help even more working families access affordable housing. Together, these investments will produce, preserve, and retrofit more than a million affordable, rental housing units in big cities and small towns across the country.

- **Address longstanding public housing capital needs.** Nearly two million people across the country live in public housing—families with children, older Americans, and people with disabilities. Like roads, schools, and power grids, public housing is critical infrastructure that directly impacts the health and viability of our communities. Yet nearly half of the nearly 1 million units of public housing are over 50 years old and many contain lead paint, mold, and other health hazards. The American Jobs Plan calls for a transformative investment of \$40 billion to rehabilitate and preserve public housing, addressing residents' critical health and safety concerns. This is not just a safety issue but a racial justice issue, as approximately three in four public housing residents are people of color.
- **Remove lead-based paint from homes.** Over three million homes with children under six years of age have lead-based paint hazards, including more than 1 million low-income households. The American Jobs Plan proposes a \$3 billion investment to fund the inspection and removal of lead-based paint from 175,000 housing units.
- **Incentivize the removal of exclusionary zoning and harmful land use policies.** For decades, exclusionary zoning laws – like minimum lot sizes, mandatory parking requirements, and prohibitions on multifamily housing – have inflated housing and construction costs and locked families out of areas with more opportunities. President Biden's plan seeks to help jurisdictions reduce barriers to producing affordable housing and expand housing choices for people with low or moderate incomes. The American Jobs Plan will create a \$5 billion incentive program that awards flexible and attractive funding to jurisdictions that take concrete steps to reduce barriers to affordable housing production.

- **Support and sustain homeownership and renting opportunities in rural America.** Rural communities face unique housing needs that are not always fulfilled by traditional federal housing programs. The American Jobs Plan proposes investing \$2 billion to build and rehabilitate housing across rural America. This includes additional Section 502 loans that would enable thousands of low-income individuals in federally declared disaster areas to use funds for new construction of single-family homes. The plan would also provide new resources through Section 504 to enable existing low-income rural homeowners to make energy efficiency improvements to their homes. And, this proposal would support the construction and rehabilitation of thousands of multifamily units, including units that would provide affordable, sustainable housing to farmworkers and their families.
- **Develop and operate affordable housing for older Americans.** More than half of renters over the age of 65 are cost-burdened, meaning they spend more than 30 percent of their income on housing expenses. The American Jobs Plan would invest \$2 billion in HUD's Section 202 program, increasing the supply of affordable housing with supportive services for very low-income older Americans.
- **Meet tribal communities' housing needs.** Tribal communities face outsized housing shortages and a dire need for infrastructure. The American Jobs Plan will invest \$2 billion to expand the development and rehabilitation of affordable housing, build supportive infrastructure, and spur green, climate resilient community development in Indian Country.
- **Create more climate-resilient communities.** Every year, thousands of American families are displaced in the wake of extreme weather events fueled by climate change. The Biden-Harris Administration has proposed a more than \$2 billion investment for a new Community Development Block Grant Program for resilience activities in communities vulnerable to climate change. HUD would target funding to low- and moderate-income areas with increased risk from climate related disasters..
- **Make housing more energy efficient and resilient for millions of families.** Millions of single-family and multifamily housing were built

decades ago and are less energy efficient and resilient than modern technologies and practices allow. The American Jobs Plan would seek to address this problem through a historic investment in building upgrades. This includes an \$17.5 billion investment in the Department of Energy's Weatherization Assistance program and \$500 million in grants and low-interest loans to help renovate multifamily homes. The American Jobs Plan also proposes a new, \$10 billion consumer electrification rebate program modeled on the bipartisan HOPE for HOMES Act. And, the American Jobs Plan would extend and expand existing home efficiency tax credits for working families. These investments will make housing more energy and water efficient and more resilient to extreme weather events, creating jobs, improving public health, and saving families money along the way.

- **Build affordable housing and supportive infrastructure in small towns all across America.** Many of America's small towns face shortages of affordable housing for households experiencing poverty and for lower-wage workers. The American Jobs Plan would devote \$250 million towards a new Main Street Revitalization Program that would provide grants to communities for renovating their downtown business districts and adding units of affordable housing while, retaining the area's traditional and historic character.
- **Revitalize the physical assets that build community connectedness and spark innovation.** Across the country, too many low-income communities and communities of color have suffered from years of disinvestment. The American Jobs Plan proposes investing \$10 billion to support community-led redevelopment projects that create innovative shared amenities, spark new economic activity, provide services, build community wealth, and strengthen social cohesion. The proposed Community Revitalization Fund would support a wide range of transformational places to work and gather, including but not limited to: upgrading access to natural areas, restoring vacant buildings to provide low-cost space for services and community entrepreneurs, and removing toxic waste and building new parks, greenways, and community gardens.

From: support@constituentvoice.com
To: [Dominica Henderson](#)
Subject: Your message to your elected officials was sent!
Date: Tuesday, August 31, 2021 11:34:45 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 Finalize FY 2022 Funding Immediately 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:

As a housing professional in our community, I stand with the National Association of Housing and Redevelopment Officials to urge Congress to finalize the FY 2022 Transportation-HUD spending bill at the House-approved levels and avoid the need for multiple continuing resolutions.

As the nation struggles to emerge from the ongoing pandemic, affordable housing has been critical to protecting the health of communities. However, the affordable housing crisis that we faced prior to the pandemic is worsening, as rents in many areas of the country have risen significantly even since the beginning of the summer.

Preserving our affordable housing stock has never been more important. Congress has a responsibility to affordable housing residents and those charged with running the nation's affordable housing programs to provide on-time, full funding. Public Housing Authorities (PHAs) have been on the frontlines throughout the pandemic, providing a safe place to call to home to our nation's most vulnerable citizens. PHAs rely on Congress for timely,

robust funding to administer housing programs and provide services to their residents, particularly the Public Housing Operating Fund and the Section 8 Administrative Fees. Congress has an obligation to provide PHAs with the resources needed to protect their residents.

On-time appropriations is also critical to effective planning and use of housing and community development resources. The constant unwillingness of Congress to finalize spending until the end of the calendar year or later makes it unnecessarily difficult for our community to efficiently utilize these resources. Programs like the HOME Investment Partnership and the Community Development Block Grant don't award funding until a full-year bill is in place. Delayed appropriations is an unnecessary obstacle that community development professionals face annually.

Additionally, I stand with our tribal housing partners and urge you to bring equity in funding between HUD's overall budget, which has doubled in the past 20 years whereas Indian Housing programs have been flat funding. As a result, Indian Housing programs have lost 30 percent of purchasing power, which has been devastating as costs have risen as a result of the pandemic. I urge you to fund the Native American Housing Block Grant at no less than \$960 million.

The House approved a responsible FY 2022 Transportation-HUD bill in July that will provide our community with the funding it needs to address the affordable housing challenges we face. I recognize that a number of obstacles may impact the quick passage of the FY 2021 T-HUD bill, such as the expiration of the debt limit and other competing legislative priorities, but I urge you not to engage in political games with the nation's debt and economy.

As your constituent, I hope you will do the right thing for our community and support quick passage of the affordable housing resources we need.

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.



September 7, 2021

You Did It!



Dear NAHRO Family:

We achieved something extraordinary this August.

Thanks to your hard work and leadership, NAHRO members sent more than 43,000 letters to Congress and the White House during our August Advocacy campaign. I can't thank you enough for ensuring that NAHRO's voice is heard loudly and clearly in Washington, D.C.

Congratulations to all of you! And congratulations to the Legislative Network Advisory Committee and Chair Jennifer Keogh, who led the charge!

When I served as the Chair of the Legislative Network, one of our goals was to increase member engagement. In August of 2019, you sent more than 8,500 letters to Congress, more than double our initial goal. At that time, it was the biggest increase in advocacy participation in NAHRO history. I am so proud that record has been shattered.

But 43,000+ letters represent more than just an unprecedented level of engagement by NAHRO members. They also underscore our agencies' urgent need for more programs and resources to help millions of low-income people who need safe housing and critical services.

You and I know that our work is vitally important. But too often, policymakers have not understood what we do or have made the decision to focus on different priorities. Your 43,000 letters helped change that.

While you may not have received personalized responses to all of your letters, we've learned through conversations with Congressional offices that your messages have triggered many internal conversations about housing and community development programs. And some Members of Congress who have been on the sidelines now seem to be more engaged, and to have a better understanding of what is at stake.

But our work is not done.

September has the potential to be one of the most consequential months in recent memory for housing and community development programs. This week, Congress is crafting a \$3.5 trillion infrastructure package that could preserve public and affordable housing for future generations and expand an array of critical programs. Major economic decisions are also being made that may impact Transportation-HUD spending in 2022 and beyond.

Please continue to use [NAHRO's Advocacy Center](#) to engage your Members of Congress. Please continue to let your Senators and Representatives know about the important work you and your agencies are doing to benefit their constituents and communities.

Most importantly, please join us for the [NAHRO Online National Conference](#), October 7-8, as we continue to discuss key policies and strategies which have the potential to shape our industry for decades.

Thank you again for speaking up on behalf of your residents and our communities.

Together, WE ARE NAHRO.

Respectfully,

Mike Gerber
NAHRO Interim CEO