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, October 25, 2021 at 6:00 p.m.

Tele-Conference

NOTE: *Pursuant to Assembly Bill No.361 [(Chapter 165,Statutes of 2021)approved by the Governor on September 16,2021)] a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during proclaimed state emergencies, and make public meetings accessible "via a call-in option or an internet-based service option" to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.*

Join Zoom Meeting Online:
https://oakha-org.zoom.us/j/93755451924?pwd=Rk56bmh6WGxlZ2d3L3kzeFcrL3hyQT09
Meeting ID (access code): 937 5545 1924 **Meeting Password:** 646746
Closed Caption – provided through the link

To participate by Telephone: **1 (669) 219-2599**
Meeting ID (access code): 937 5545 1924 **Meeting Password:** 646746#

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by "raising your hand" or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number.

- You may request to make a public comment by "raising your hand" through Zoom's video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.

- To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at: https://support.zoom.us/hc/en-us/articles/205566129 - Raise-Hand-In-Webinar.

- To comment by phone, please call on one of the phone numbers listed below. You will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: https://support.zoom.us/hc/en-us/articles/201362663 - Joining-a-meeting-by-phone.

Oakland Housing
Authority

AGENDA

Regular Meeting
October 25, 2021, 6:00 pm

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of September 27, 2021

IV. Recognition of people wishing to address the Commission

V. Old or Unfinished Business

A. Staff Review of the Operations Department Milestones and Metrics

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. Discussion and Possible Adoption of Resolution of the Board of Commissioners of the Housing Authority of the City of Oakland Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.

B. Presentation of the National Association of Housing & Redevelopment Officials Award of Merit.

C. Informational presentation on the FY 2021 Moving to Work Annual Report.

D. Presentation by OHA's Resource Conservation Team.

E. Staff Briefing on the Seminary Avenue Initiatives.

F. Resolution authorizing the Executive Director to execute a three-year contract with two option terms with Cobblestone Software for contract management software in an amount not-to-exceed $466,784.95

G. Authorization for the Executive Director to execute a two-year contract with three one-year option terms with Orkin, LLC for Pest Management with Related Products in an amount not-to-exceed $460,000.

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

1. Approval of Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

2. Approval of Public Employees System (CalPERS) Resolution for the 002 Alameda Co Bldg Construct Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

3. Approval of Public Employees System (CalPERS) Resolution for the 004 Loc 1021 SEIU MAINT Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

4. Approval of Public Employees System (CalPERS) Resolution for the 005 Loc 1021 SEIU APA/HAR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

5. Approval of Public Employees System (CalPERS) Resolution for the 006 Loc 29 OPEIU Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

6. Approval of Public Employees System (CalPERS) Resolution for the 701 Unrepresented ICMA RETR Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

7. Approval of Public Employees System (CalPERS) Resolution for the 702 Alameda Co Bldg ICM RETR, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)

8. Approval of Public Employees System (CalPERS) Resolution for the 704 Loc 1021 SEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

9. Approval of Public Employees System (CalPERS) Resolution for the 706 Loc 29 OPEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

VIII. Written Communications Departments' Monthly Report.

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

X. Reports of Commission Committees.

XI. Announcements by Commissioners.

XII. Adjournment to Closed Session.

A. Purpose: Pursuant to subdivision (d)(2) of Government Code Section 54956.9: One potential case

Conference with Legal Counsel-Anticipated Litigation: Significant exposure to litigation

B. Purpose: Pursuant to Government Code Section 54957.6: Conference with Labor Negotiators.

Authority Designated Representative: Drew Felder, Director of Human Resources

Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

XIII. Adjournment of Public Session.

Gregory D. Hartwig, Chair of the Commission

By _____
Patricia Wells, Secretary

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

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

Monday, September 27, 2021
Regular Meeting

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

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

Chair Gregory Hartwig presided and called the meeting to order at 6:00 PM.

I. Pledge of Allegiance

II. Roll Call

Present 7 – Gregory Hartwig, Anne Griffith, Bettye Lou Wright, Barbara Montgomery, Lynette Jung Lee, Mark Tortorich, Janny Castillo were present.

III. Approval of Minutes:

A. Approval of the Minutes of the Regular Meeting of August 23, 2021.

A motion was made by Mark Tortorich, seconded by Anne Griffith for the approval of the minutes of the August 23, 2021 Regular Meeting. The motion carried by the following vote:

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

B. Approval of Minutes for the Special Meeting of September 13, 2021

A motion was made by Barbara Montgomery, seconded by Bettye Lou-Wright for the approval of the minutes of the September 13, 2021 Special Meeting. The motion carried by the following vote:

Ayes: 6 – Hartwig, Castillo, Jung-Lee, Wright, Montgomery, Tortorich
Abstain: 1 – Griffith

IV. Recognition of people wishing to address the Commission

Speakers:

1. Renee Terrell SEIU 1021 OHA Chapter President provided public comment on salary negotiations.
2. Amber Lewis addressed the Commission, speaking on behalf of SEIU 1021 regarding the 2021 COLA wage re-opener.
3. Steven Eason, member of the SEIU 1021 union, yielded his 3 minutes of public speaking time to Ms. Terrell. Ms. Terrell provided further details on the operations of OPO and challenges of staff working outside of their classification.
4. Sajida Garay, a SEIU 1021 member asked the Commission to consider a salary increase for all SEIU 1021 members.

Chair Hartwig thanked the public for the information provided.

V. Old or Unfinished Business

There were no old nor unfinished business items.

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. Staff review of the Operations Department Milestones and Metrics.

Director of Property Management, Mark Schiferl; Interim Director of Family & Community Partnerships, Nicole Thompson; Director of Capital Improvements, Bruce Brackett; and Director of Leased Housing, Michelle Hasan, led the presentation. The team provided an overview of the efforts provided by OHA for Emergency Rental Assistance, Resident Services, Work Order Completion, Unit Inspections, and a plan to reduce vacancies as well as house residents from the waitlist.

The Commissioners asked a few questions, which the team answered.

B. Informational presentation on the federal fiscal year 2022 fair market rents published by the U.S. Department of Housing and Urban Development.

Leased Housing Director, Michelle Hasan provided background on the item, detailing that Fair Market Rents (FMRs) are used to determine voucher payment standard amounts for the Housing Choice Voucher (HCV) program. Ms. Hasan noted the table in the board packet that detailed the FMRs and the dollar amount differences from 2021 and 2022 for 0 – 6 bedroom units. Additionally, Ms. Hasan stated that the Authority may establish the payment standards at levels between 90% to 110% of the published FMR for the unit size; however, Ms. Hasan added that to date, the Authority has not established its payment standard outside of the basic range for the MTW voucher program.

The Commission asked a few questions, which Ms. Hasan addressed.

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.

Chief Officer of Program and Finance Administration, Duane Hopkins provided a historical overview of the development of Mandela Gateway Apartments. Mr. Hopkins further stated that the project has reached the end of its 15-year tax credit compliance period. At this time, the limited partner ownership interest in the Mandela Gateway property, held by the limited partner entity that supplied the original tax credit investment, can be purchased allowing the exit of that entity.

The Oakland Housing Authority (Authority) holds the first option to purchase the limited partners' ownership interest and is named in a Purchase and Sale Agreement currently in place. Mr. Hopkins stated that staff is recommending the Purchase and Sale Agreement be assigned to OHA Development LLC which will allow it to purchase the limited partners' ownership interest in the Mandela Gateway project.

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

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

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.

   Having no questions from the board, a motion was made for approval of Item VII.D. 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

VIII. Written Communications.

Executive Director Wells provided a brief summary of the Departmental Monthly Report for the month of August 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:

- Governor Newsome's Executive Order N-15-21 on remote public meetings
- HUD SF Award to OHA for Outstanding Community Partner
- #OaklandUndivided Night A's Game
- American Jobs Plan Build Back Better

- NAHRO August Advocacy, 43,000 Letters
- Homeless Senior who is now a resident at Brooklyn Basin

X. Reports of Commission Committees

There were no reports from the Commissioner Committees

XI. Announcements by Commissioners

There were no announcements from the Commissioners.

XII. Adjournment

A motion was made by Bettye Lou-Wright and seconded by Lynette Jung-Lee for the meeting to adjourn. The motion carried by the following vote:

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

The meeting adjourned at 7:17 PM.

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

_____

Gregory D. Hartwig, Chair of the Commission

_____

Patricia Wells, Secretary/Executive Director

OLD OR UNFINISHED BUSINESS

ITEM: V.A.

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: October 25, 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.

Operations Reporting

Oakland Authority Board of Commissioners Meeting

October 25, 2021

Oakland Affordable Housing Preservation Initiatives

Oakland Housing Authority

Continuing Staff Updates

- Operational Updates
  - Office of Property Operations
  - Leased Housing Department
  - Family & Community Partnerships Department

- Questions

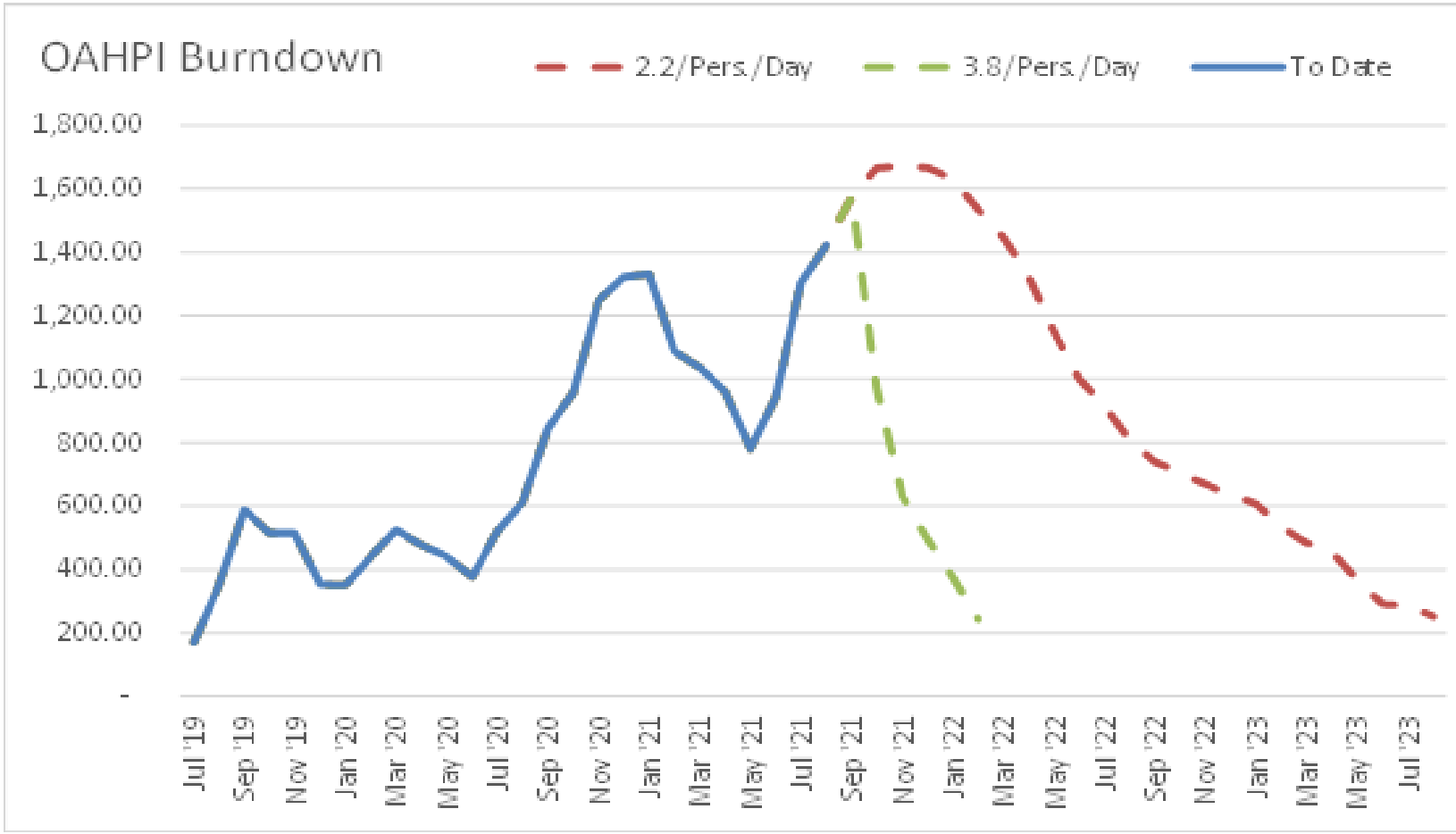
Office of Property Operations

Emergency Rental Assistance

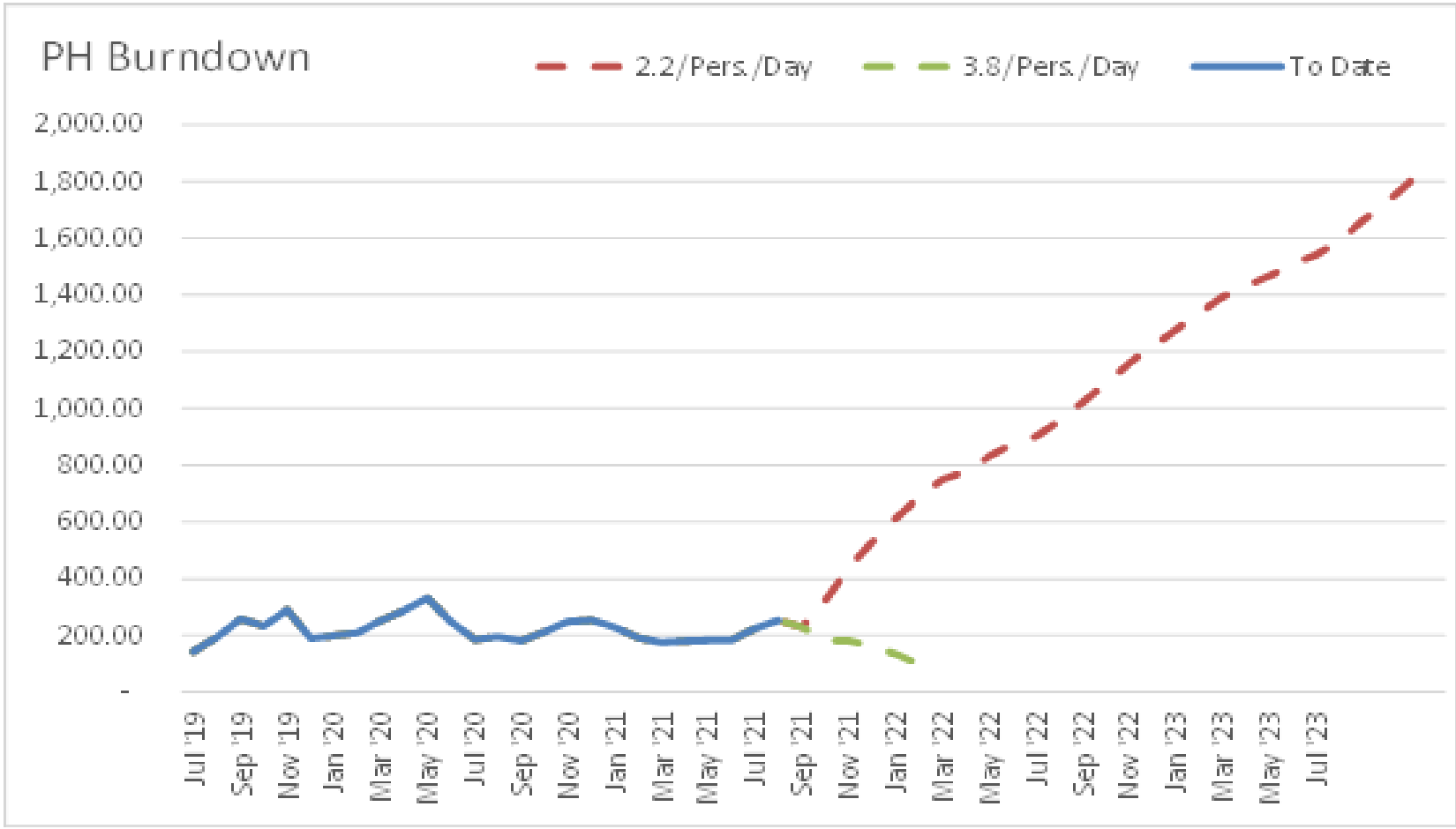
	State Emergency Rental Assistance Program				
Properties	# Residents Processing	Dollars Processing	# Residents Paid	Dollars Paid	Total Dollars
PH_LG	63	$ 15,648.00	0	$ -	$ 15,648.00
PH_PV	37	$ 7,746.00	14	$ 53,430.00	$ 61,176.00
TOTAL PH	**100**	**$ 23,394.00**	**14**	**$ 53,430.00**	**$ 76,824.00**
OAHPI-DE	19	$ 88,369.71	4	$ 66,794.71	$ 155,164.42
OAHPI-E	4	$ 18,315.00	0	$ -	$ 18,315.00
OAHPI-FV	5	$ 16,758.74	0	$ -	$ 16,758.74
OAHPI-SA	18	$ 24,758.50	2	$ 14,212.00	$ 38,970.50
OAHPI-W	17	$ 62,476.00	5	$ 32,004.00	$ 94,480.00
OAHPI-N	23	$ 53,251.05	6	$ 45,560.30	$ 98,811.35
TOTAL OAHPI	**86**	**$ 263,929.00**	**17**	**$ 158,571.01**	**$ 422,500.01**
TOTAL	**186**	**$ 287,323.00**	**31**	**$ 212,001.01**	**$ 499,324.01**

	Additional Resources					
Properties	# of Residents Applied	Alameda County	BACS	City of Oakland	EDC	Dollars Paid
PH_LG	3	$ -	$ -	$ 8,078.00	$ -	$ 8,078.00
PH_PV	0	$ -	$ -		$ -	$ -
TOTAL PH	**3**	**$ -**	**$ -**	**$ 8,078.00**	**$ -**	**$ 8,078.00**
OAHPI-DE	0	$ -	$ -	$ -	$ -	$ -
OAHPI-E	0	$ -	$ -	$ -	$ -	$ -
OAHPI-FV	1	$ -	$ -	$ -	$ 15,563.10	$ 15,563.10
OAHPI-SA	2	$ 4,784.87	$ -	$ -	$ 14,473.00	$ 19,257.87
OAHPI-W	4	$ 2,604.00	$ 17,290.00	$ -	$ 367.00	$ 20,261.00
OAHPI-N	2	$ -	$ 10,320.00	$ -	$ -	$ 10,320.00
TOTAL OAHPI	**9**	**$ 7,388.87**	**$ 27,610.00**	**$ -**	**$ 30,403.10**	**$ 65,401.97**
TOTAL	**24**	**$ 7,388.87**	**$ 27,610.00**	**$ 8,078.00**	**$ 30,403.10**	**$ 73,479.97**

Work Orders & Inspections



Work Orders & Inspections



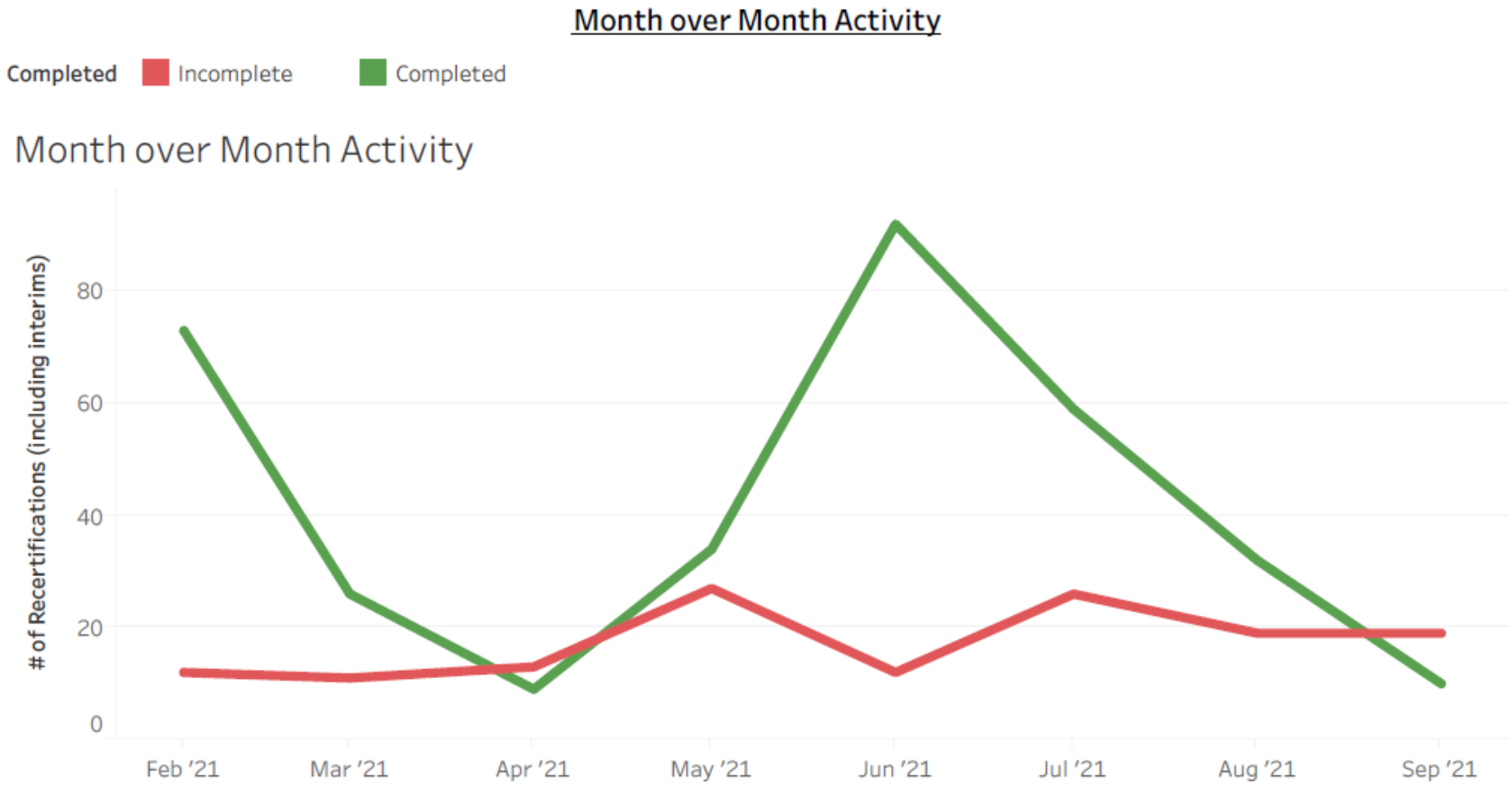
Recertifications

- January 2021- October 1, 2021

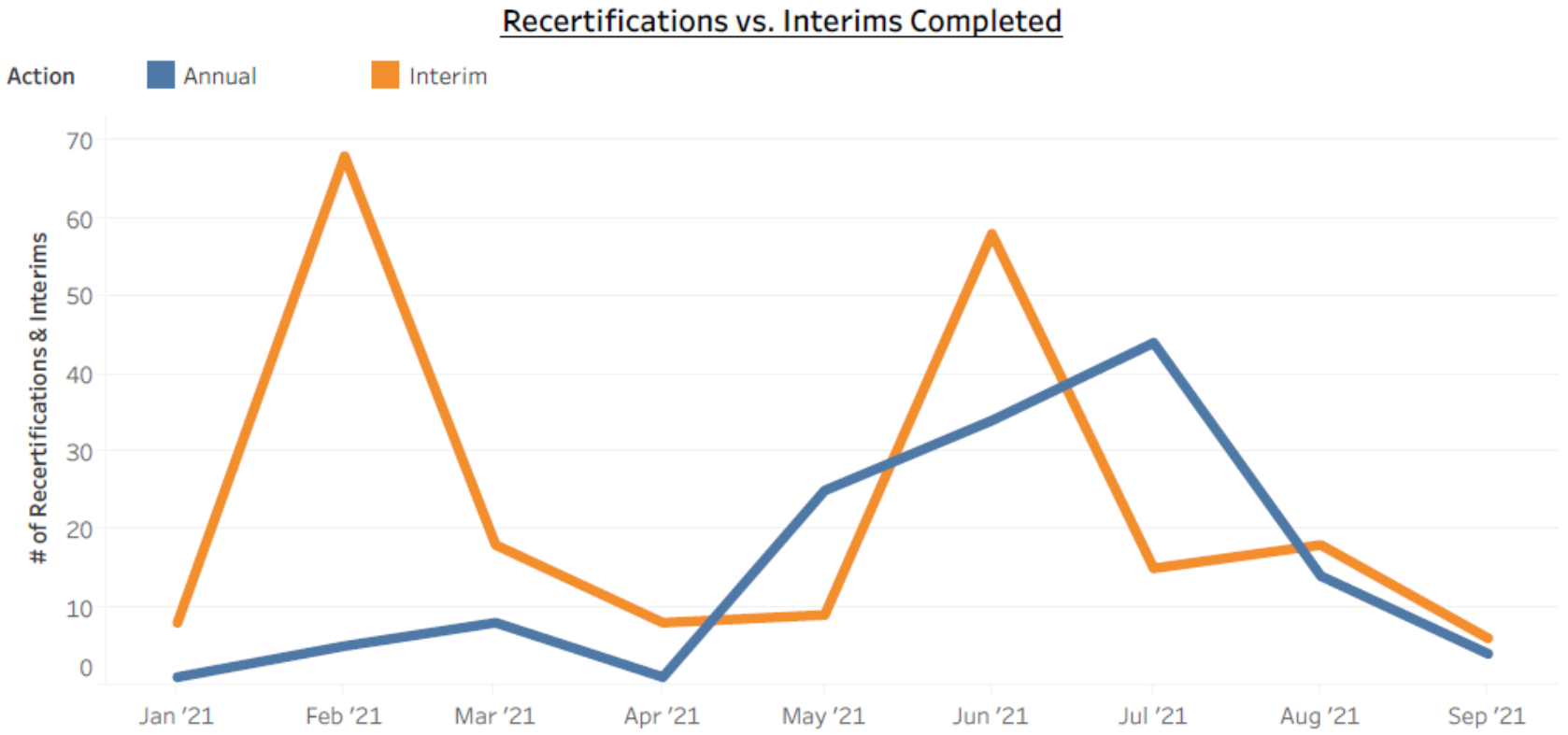
Recertifications Completed by Property

Property	Annual	Interim	Total
ph_lg	82	105	187
ph_pv	54	103	157
Total	136	208	344

Public Housing Recertifications



Public Housing Recertifications



Leased Housing Department

OAHPI Metrics for September 2021

	Deep East	East	Fruitvale	San Antonio	West	North	Grand Total
Annual Recertifications	10	4	6	9	6	5	40
Interim Recertifications	2	5	5	7	6	5	30
End of Participation	1	1	2	1	1	3	9
Unit Change	2	0	0	0	0	1	3
Move In	0	1	0	0	0	0	1
Grand Total	15	11	13	17	13	14	83

Wait List Activity as of September 29, 2021

Wait List	Applicants Invited to Intake	Number of Applicants Attended	Number of Applicants In Process	Number of Applicants Eligible for referral
2021 OAHPI 326 Applicants Remailing on Wait List	24 Applicants Invited on August 26, 2021 95 Applicants Invited on October 14, 2021	14	5	5
Public Housing 350 Applicants Remaining on Wait List	None in September 2021	N/A	15	5

Family & Community Partnerships

Family & Community Partnerships

FCP expansion of Resident Services & Support

- Seniors - Peralta, Lockwood and Campbell Village
- Adults - Virtual Employment Readiness Workshops
- Youth - Creation of College Going Culture
- Families - Mental Health Support

FCP Cares Team

- Coordinators assigned to OAHPI Portfolios
- Coordination of services for OAHPI families
- Weekly site meetings

Comments/Questions

ITEM: VII.A.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Discussion and Possible Adoption of Resolution of the Board of Commissioners of the Housing Authority of the City of Oakland Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361

Date: October 25, 2021

Purpose: This action will authorize continued remote teleconference meetings of the Board of Commissioners pursuant to Brown Act Provisions, as amended by Assembly Bill Number. 361.

Funding: No funding is required.

Background:

On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allowed for relaxed provisions of the Ralph M. Brown Act (Brown Act) that allowed legislative bodies to conduct meetings through teleconferencing without having to meet the strict compliance of the Brown Act. All provisions of Executive Order N-29-20 concerning the conduct of public meetings via teleconferencing expired on September 30, 2021.

Discussion:

Assembly Bill 361(Chapter 165,Statutes of 2021) (AB 361) was signed into law by the Governor on September 16, 2021, and went into effect immediately. It amends the Brown Act to allow local legislative bodies to continue using teleconferencing and virtual meeting technology after the September 30, 2021 expiration of the current Brown Act exemptions as long as there is a "proclaimed state of emergency" by the Governor. This allowance also depends on state or local officials imposing or recommending measures that promote social distancing or a legislative body finding that meeting in person would present an imminent safety risk to attendees. Though adopted in the context of the pandemic, AB 361 will allow for virtual meetings during other proclaimed emergencies, such as

earthquakes or wildfires, where physical attendance may present a risk. AB 361 will sunset on January 1, 2024.

AB 361 requires the following to continue to conduct teleconferenced meetings:

1. Notice of the meeting must still be given in compliance with the Brown Act, and the notice must include the means by which the public may access the meeting and provide public comment remotely.
2. The public must be provided access to the meeting via a call-in option or internet-based service option and allowed to "address the legislative body directly." The Housing Authority does not have to provide an in-person option for the public to attend the meeting.
3. The meeting must be conducted "in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body."
4. If there is a disruption to the meeting broadcast or in the ability to take call-in or internet-based public comment, no further action can be taken on agenda items until the issue is resolved, even if this means stopping the meeting at that point and continuing all remaining items.
5. The Board of Commissioners cannot require comments to be submitted before the start of the meeting. The public must be allowed to make "real time" public comment.
6. Reasonable time for public comment must be provided. If the Board provides a timed public comment period, the public comment period must be left open until the time expires.
7. All votes must be taken by roll call.
8. The Board of Commissioners must approve a resolution making findings by majority vote within 30 days of the first teleconferenced meeting under AB 361 and every 30 days thereafter to continue to conduct teleconference meetings under AB 361. The body must find it has reconsidered the circumstances of the state of emergency and either 1) the emergency continues to impact the ability to meet safely in person, or 2) State or local officials continue to impose or recommend social distancing.

In light of AB 361, the continuing COVID-19 State of Emergency declared by the Governor, the continuing Local Emergency declared by the City of Oakland, the continuing recommendations by the County of Alameda Health Officer of social distancing as a mechanism for preventing the spread of COVID-19, and the continued threats to health and safety posed by indoor public meetings, staff recommends the Board of Commissioners adopt the proposed Resolution making the findings required to initially invoke AB 361.

The procedures currently set up for Board of Commissioners' meetings, which provide public attendance and comment through a call-in or internet-based service option, satisfy the requirements of AB 361. The Executive Director, or designee, will work with the Board to ensure that meeting procedures for all teleconferenced meetings comply with AB 361. Continued reliance will require the Board of Commissioners to adopt a new resolution making required findings every 30 days.

Recommendations:

It is recommended that the Board of Commissioners adopt a resolution ratifying the proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and making findings authorizing continued remote teleconference meetings of the Board of Commissioners pursuant to Brown Act provisions, as amended by Assembly Bill Number 361

Attachments: Assembly Bill 361
Resolution

AB-361 Open meetings: state and local agencies: teleconferences. (2021-2022)

SHARE THIS:

Date Published: 09/17/2021 09:00 PM

Assembly Bill No. 361

CHAPTER 165

An act to add and repeal Section 89305.6 of the Education Code, and to amend, repeal, and add Section 54953 of, and to add and repeal Section 11133 of, the Government Code, relating to open meetings, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor September 16, 2021. Filed with Secretary of State September 16, 2021.]

LEGISLATIVE COUNSEL'S DIGEST

AB 361, Robert Rivas. Open meetings: state and local agencies: teleconferences.

(1) Existing law, the Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. The act contains specified provisions regarding the timelines for posting an agenda and providing for the ability of the public to directly address the legislative body on any item of interest to the public. The act generally requires all regular and special meetings of the legislative body be held within the boundaries of the territory over which the local agency exercises jurisdiction, subject to certain exceptions. The act allows for meetings to occur via teleconferencing subject to certain requirements, particularly that the legislative body notice each teleconference location of each member that will be participating in the public meeting, that each teleconference location be accessible to the public, that members of the public be allowed to address the legislative body at each teleconference location, that the legislative body post an agenda at each teleconference location, and that at least a quorum of the legislative body participate from locations within the boundaries of the local agency's jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined. The act authorizes the district attorney or any interested person, subject to certain provisions, to commence an action by mandamus or injunction for the purpose of obtaining a judicial determination that specified actions taken by a legislative body are null and void.

Existing law, the California Emergency Services Act, authorizes the Governor, or the Director of Emergency Services when the governor is inaccessible, to proclaim a state of emergency under specified circumstances.

Executive Order No. N-29-20 suspends the Ralph M. Brown Act's requirements for teleconferencing during the COVID-19 pandemic provided that notice and accessibility requirements are met, the public members are allowed to observe and address the legislative body at the meeting, and that a legislative body of a local agency has a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, as specified.

This bill, until January 1, 2024, would authorize a local agency to use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency, as that term is defined, when state or local health officials

have imposed or recommended measures to promote social distancing, during a proclaimed state of emergency held for the purpose of determining, by majority vote, whether meeting in person would present imminent risks to the health or safety of attendees, and during a proclaimed state of emergency when the legislative body has determined that meeting in person would present imminent risks to the health or safety of attendees, as provided.

This bill would require legislative bodies that hold teleconferenced meetings under these abbreviated teleconferencing procedures to give notice of the meeting and post agendas, as described, to allow members of the public to access the meeting and address the legislative body, to give notice of the means by which members of the public may access the meeting and offer public comment, including an opportunity for all persons to attend via a call-in option or an internet-based service option, and to conduct the meeting in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body. The bill would require the legislative body to take no further action on agenda items when there is a disruption which prevents the public agency from broadcasting the meeting, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments, until public access is restored. The bill would specify that actions taken during the disruption are subject to challenge proceedings, as specified.

This bill would prohibit the legislative body from requiring public comments to be submitted in advance of the meeting and would specify that the legislative body must provide an opportunity for the public to address the legislative body and offer comment in real time. The bill would prohibit the legislative body from closing the public comment period and the opportunity to register to provide public comment, until the public comment period has elapsed or until a reasonable amount of time has elapsed, as specified. When there is a continuing state of emergency, or when state or local officials have imposed or recommended measures to promote social distancing, the bill would require a legislative body to make specified findings not later than 30 days after the first teleconferenced meeting pursuant to these provisions, and to make those findings every 30 days thereafter, in order to continue to meet under these abbreviated teleconferencing procedures.

Existing law prohibits a legislative body from requiring, as a condition to attend a meeting, a person to register the person's name, or to provide other information, or to fulfill any condition precedent to the person's attendance.

This bill would exclude from that prohibition, a registration requirement imposed by a third-party internet website or other online platform not under the control of the legislative body.

(2) Existing law, the Bagley-Keene Open Meeting Act, requires, with specified exceptions, that all meetings of a state body be open and public and all persons be permitted to attend any meeting of a state body. The act requires at least one member of the state body to be physically present at the location specified in the notice of the meeting.

The Governor's Executive Order No. N-29-20 suspends the requirements of the Bagley-Keene Open Meeting Act for teleconferencing during the COVID-19 pandemic, provided that notice and accessibility requirements are met, the public members are allowed to observe and address the state body at the meeting, and that a state body has a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, as specified.

This bill, until January 31, 2022, would authorize, subject to specified notice and accessibility requirements, a state body to hold public meetings through teleconferencing and to make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the state body. With respect to a state body holding a public meeting pursuant to these provisions, the bill would suspend certain requirements of existing law, including the requirements that each teleconference location be accessible to the public and that members of the public be able to address the state body at each teleconference location. Under the bill, a state body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically would satisfy any requirement that the state body allow members of the public to attend the meeting and offer public comment. The bill would require that each state body that holds a meeting through teleconferencing provide notice of the meeting, and post the agenda, as provided. The bill would urge state bodies utilizing these teleconferencing procedures in the bill to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to existing law, as provided.

(3) Existing law establishes the various campuses of the California State University under the administration of the Trustees of the California State University, and authorizes the establishment of student body organizations in

connection with the operations of California State University campuses.

The Gloria Romero Open Meetings Act of 2000 generally requires a legislative body, as defined, of a student body organization to conduct its business in a meeting that is open and public. The act authorizes the legislative body to use teleconferencing, as defined, for the benefit of the public and the legislative body in connection with any meeting or proceeding authorized by law.

This bill, until January 31, 2022, would authorize, subject to specified notice and accessibility requirements, a legislative body, as defined for purposes of the act, to hold public meetings through teleconferencing and to make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the legislative body. With respect to a legislative body holding a public meeting pursuant to these provisions, the bill would suspend certain requirements of existing law, including the requirements that each teleconference location be accessible to the public and that members of the public be able to address the legislative body at each teleconference location. Under the bill, a legislative body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically would satisfy any requirement that the legislative body allow members of the public to attend the meeting and offer public comment. The bill would require that each legislative body that holds a meeting through teleconferencing provide notice of the meeting, and post the agenda, as provided. The bill would urge legislative bodies utilizing these teleconferencing procedures in the bill to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to existing law, as provided.

(4) This bill would declare the Legislature's intent, consistent with the Governor's Executive Order No. N-29-20, to improve and enhance public access to state and local agency meetings during the COVID-19 pandemic and future emergencies by allowing broader access through teleconferencing options.

(5) This bill would incorporate additional changes to Section 54953 of the Government Code proposed by AB 339 to be operative only if this bill and AB 339 are enacted and this bill is enacted last.

(6) The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

(7) Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

(8) This bill would declare that it is to take effect immediately as an urgency statute.

Vote: 2/3 Appropriation: no Fiscal Committee: yes Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 89305.6 is added to the Education Code, to read:

89305.6. (a) Notwithstanding any other provision of this article, and subject to the notice and accessibility requirements in subdivisions (d) and (e), a legislative body may hold public meetings through teleconferencing and make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the legislative body.

(b) (1) For a legislative body holding a public meeting through teleconferencing pursuant to this section, all requirements in this article requiring the physical presence of members, the clerk or other personnel of the legislative body, or the public, as a condition of participation in or quorum for a public meeting, are hereby suspended.

(2) For a legislative body holding a public meeting through teleconferencing pursuant to this section, all of the following requirements in this article are suspended:

(A) Each teleconference location from which a member will be participating in a public meeting or proceeding be identified in the notice and agenda of the public meeting or proceeding.

(B) Each teleconference location be accessible to the public.

(C) Members of the public may address the legislative body at each teleconference conference location.

(D) Post agendas at all teleconference locations.

(E) At least one member of the legislative body be physically present at the location specified in the notice of the meeting.

(c) A legislative body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically, consistent with the notice and accessibility requirements in subdivisions (d) and (e), shall have satisfied any requirement that the legislative body allow members of the public to attend the meeting and offer public comment. A legislative body need not make available any physical location from which members of the public may observe the meeting and offer public comment.

(d) If a legislative body holds a meeting through teleconferencing pursuant to this section and allows members of the public to observe and address the meeting telephonically or otherwise electronically, the legislative body shall also do both of the following:

(1) Implement a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.), and resolving any doubt whatsoever in favor of accessibility.

(2) 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 paragraph (2) of subdivision (e).

(e) Except to the extent this section provides otherwise, each legislative body that holds a meeting through teleconferencing pursuant to this section shall do both of the following:

(1) Give advance notice of the time of, and post the agenda for, each public meeting according to the timeframes otherwise prescribed by this article, and using the means otherwise prescribed by this article, as applicable.

(2) 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 the means of public observation and comment, or any instance prior to the effective date of this section in which the time of the meeting has been noticed or the agenda for the meeting has been posted without also including notice of the means of public observation and comment, a legislative body may satisfy this requirement by advertising the means of public observation and comment using the most rapid means of communication available at the time. Advertising the means of public observation and comment using the most rapid means of communication available at the time shall include, but need not be limited to, posting such means on the legislative body's internet website.

(f) All legislative bodies utilizing the teleconferencing procedures in this section are urged to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to the otherwise applicable provisions of this article, in order to maximize transparency and provide the public access to legislative body meetings.

(g) This section shall remain in effect only until January 31, 2022, and as of that date is repealed.

SEC. 2. Section 11133 is added to the Government Code, to read:

11133. (a) Notwithstanding any other provision of this article, and subject to the notice and accessibility requirements in subdivisions (d) and (e), a state body may hold public meetings through teleconferencing and make public meetings accessible telephonically, or otherwise electronically, to all members of the public seeking to observe and to address the state body.

(b) (1) For a state body holding a public meeting through teleconferencing pursuant to this section, all requirements in this article requiring the physical presence of members, the clerk or other personnel of the state body, or the public, as a condition of participation in or quorum for a public meeting, are hereby suspended.

(2) For a state body holding a public meeting through teleconferencing pursuant to this section, all of the following requirements in this article are suspended:

(A) Each teleconference location from which a member will be participating in a public meeting or proceeding be identified in the notice and agenda of the public meeting or proceeding.

(B) Each teleconference location be accessible to the public.

(C) Members of the public may address the state body at each teleconference conference location.

(D) Post agendas at all teleconference locations.

(E) At least one member of the state body be physically present at the location specified in the notice of the meeting.

(c) A state body that holds a meeting through teleconferencing and allows members of the public to observe and address the meeting telephonically or otherwise electronically, consistent with the notice and accessibility requirements in subdivisions (d) and (e), shall have satisfied any requirement that the state body allow members of the public to attend the meeting and offer public comment. A state body need not make available any physical location from which members of the public may observe the meeting and offer public comment.

(d) If a state body holds a meeting through teleconferencing pursuant to this section and allows members of the public to observe and address the meeting telephonically or otherwise electronically, the state body shall also do both of the following:

(1) Implement a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.), and resolving any doubt whatsoever in favor of accessibility.

(2) 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 paragraph (2) of subdivision (e).

(e) Except to the extent this section provides otherwise, each state body that holds a meeting through teleconferencing pursuant to this section shall do both of the following:

(1) Give advance notice of the time of, and post the agenda for, each public meeting according to the timeframes otherwise prescribed by this article, and using the means otherwise prescribed by this article, as applicable.

(2) 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 the means of public observation and comment, or any instance prior to the effective date of this section in which the time of the meeting has been noticed or the agenda for the meeting has been posted without also including notice of the means of public observation and comment, a state body may satisfy this requirement by advertising the means of public observation and comment using the most rapid means of communication available at the time. Advertising the means of public observation and comment using the most rapid means of communication available at the time shall include, but need not be limited to, posting such means on the state body's internet website.

(f) All state bodies utilizing the teleconferencing procedures in this section are urged to use sound discretion and to make reasonable efforts to adhere as closely as reasonably possible to the otherwise applicable provisions of this article, in order to maximize transparency and provide the public access to state body meetings.

(g) This section shall remain in effect only until January 31, 2022, and as of that date is repealed.

SEC. 3. Section 54953 of the Government Code is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all

otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivisions (d) and (e). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) A local agency may use teleconferencing without complying with the requirements of paragraph (3) of subdivision (b) if the legislative body complies with the requirements of paragraph (2) of this subdivision in any of the following circumstances:

(A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

(B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) A legislative body that holds a meeting pursuant to this subdivision shall do all of the following:

(A) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(B) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3. In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(C) The legislative body shall conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body of a local agency.

(D) In the event of a disruption which prevents the public agency from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption which prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(G) (i) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (F), to provide public comment until that timed public comment period has elapsed.

(ii) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (F), or otherwise be recognized for the purpose of providing public comment.

(iii) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (F), until the timed general public comment period has elapsed.

(3) If a state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to teleconference without compliance with paragraph (3) of subdivision (b), the legislative body shall, not later than 30 days after teleconferencing for the first time pursuant to subparagraph (A), (B), or (C) of paragraph (1), and every 30 days thereafter, make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

(4) For the purposes of this subdivision, "state of emergency" means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

(f) This section shall remain in effect only until January 1, 2024, and as of that date is repealed.

SEC. 3.1. Section 54953 of the Government Code is amended to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency in person, except as otherwise provided in this chapter. Local agencies shall conduct meetings subject to this chapter consistent with applicable state and federal civil rights laws, including, but not limited to, any applicable language access and other nondiscrimination obligations.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all otherwise applicable requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivisions (d) and (e). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) (1) A local agency may use teleconferencing without complying with the requirements of paragraph (3) of subdivision (b) if the legislative body complies with the requirements of paragraph (2) of this subdivision in any of the following circumstances:

(A) The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

(B) The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(C) The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote, pursuant to subparagraph (B), that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

(2) A legislative body that holds a meeting pursuant to this subdivision shall do all of the following:

(A) The legislative body shall give notice of the meeting and post agendas as otherwise required by this chapter.

(B) The legislative body shall allow members of the public to access the meeting and the agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3. In each instance in which notice of the time of the teleconferenced meeting is otherwise given or the agenda for the meeting is otherwise posted, the legislative body shall also give notice of the means by which members of the public may access the meeting and offer public comment. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(C) The legislative body shall conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body of a local agency.

(D) In the event of a disruption which prevents the public agency from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption which prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(E) The legislative body shall not require public comments to be submitted in advance of the meeting and must provide an opportunity for the public to address the legislative body and offer comment in real time. This subparagraph shall not be construed to require the legislative body to provide a physical location from which the public may attend or comment.

(F) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the local legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(G) (i) A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (F), to provide public comment until that timed public comment period has elapsed.

(ii) A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (F), or otherwise be recognized for the purpose of providing public comment.

(iii) A legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (F), until the timed general public comment period has elapsed.

(3) If a state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to teleconference without compliance with paragraph (3) of subdivision (b), the legislative body shall, not later than 30 days after teleconferencing for the first time pursuant to subparagraph (A), (B), or (C) of paragraph (1), and every 30 days thereafter, make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

(4) For the purposes of this subdivision, "state of emergency" means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 (commencing with Section 8550) of Chapter 7 of Division 1 of Title 2).

(f) This section shall remain in effect only until January 1, 2024, and as of that date is repealed.

SEC. 4. Section 54953 is added to the Government Code, to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise provided in this chapter.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5

(commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) This section shall become operative January 1, 2024.

SEC. 4.1. Section 54953 is added to the Government Code, to read:

54953. (a) All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, in person except as otherwise provided in this chapter. Local agencies shall conduct meetings subject to this chapter consistent with applicable state and federal civil rights laws, including, but not limited to, any applicable language access and other nondiscrimination obligations.

(b) (1) Notwithstanding any other provision of law, the legislative body of a local agency may use teleconferencing for the benefit of the public and the legislative body of a local agency in connection with any meeting or proceeding authorized by law. The teleconferenced meeting or proceeding shall comply with all requirements of this chapter and all otherwise applicable provisions of law relating to a specific type of meeting or proceeding.

(2) Teleconferencing, as authorized by this section, may be used for all purposes in connection with any meeting within the subject matter jurisdiction of the legislative body. All votes taken during a teleconferenced meeting shall be by rollcall.

(3) If the legislative body of a local agency elects to use teleconferencing, it shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as provided in subdivision (d). The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location.

(4) For the purposes of this section, "teleconference" means a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video, or both. Nothing in this section shall prohibit a local agency from providing the public with additional teleconference locations.

(c) (1) No legislative body shall take action by secret ballot, whether preliminary or final.

(2) The legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

(3) Prior to taking final action, the legislative body shall orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1, during the open meeting in which the final action is to be taken. This paragraph shall not affect the public's right under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) to inspect or copy records created or received in the process of developing the recommendation.

(d) (1) Notwithstanding the provisions relating to a quorum in paragraph (3) of subdivision (b), if a health authority conducts a teleconference meeting, members who are outside the jurisdiction of the authority may be counted toward the establishment of a quorum when participating in the teleconference if at least 50 percent of the number of members that would establish a quorum are present within the boundaries of the territory over which the authority exercises jurisdiction, and the health authority provides a teleconference number, and associated access codes, if any, that allows any person to call in to participate in the meeting and the number and access codes are identified in the notice and agenda of the meeting.

(2) Nothing in this subdivision shall be construed as discouraging health authority members from regularly meeting at a common physical site within the jurisdiction of the authority or from using teleconference locations within or near the jurisdiction of the authority. A teleconference meeting for which a quorum is established pursuant to this subdivision shall be subject to all other requirements of this section.

(3) For purposes of this subdivision, a health authority means any entity created pursuant to Sections 14018.7, 14087.31, 14087.35, 14087.36, 14087.38, and 14087.9605 of the Welfare and Institutions Code, any joint powers authority created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 for the purpose of contracting pursuant to Section 14087.3 of the Welfare and Institutions Code, and any advisory committee to a county-sponsored health plan licensed pursuant to Chapter 2.2 (commencing with Section 1340) of Division 2 of the Health and Safety Code if the advisory committee has 12 or more members.

(e) This section shall become operative January 1, 2024.

SEC. 5. Sections 3.1 and 4.1 of this bill incorporate amendments to Section 54953 of the Government Code proposed by both this bill and Assembly Bill 339. Those sections of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2022, but this bill becomes operative first, (2) each bill amends Section 54953 of the Government Code, and (3) this bill is enacted after Assembly Bill 339, in which case Section 54953 of the Government Code, as amended by Sections 3 and 4 of this bill, shall remain operative only until the operative date of Assembly Bill 339, at which time Sections 3.1 and 4.1 of this bill shall become operative.

SEC. 6. It is the intent of the Legislature in enacting this act to improve and enhance public access to state and local agency meetings during the COVID-19 pandemic and future applicable emergencies, by allowing broader access through teleconferencing options consistent with the Governor's Executive Order No. N-29-20 dated March 17, 2020, permitting expanded use of teleconferencing during the COVID-19 pandemic.

SEC. 7. The Legislature finds and declares that Sections 3 and 4 of this act, which amend, repeal, and add Section 54953 of the Government Code, further, within the meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

This act is necessary to ensure minimum standards for public participation and notice requirements allowing for greater public participation in teleconference meetings during applicable emergencies.

SEC. 8. (a) The Legislature finds and declares that during the COVID-19 public health emergency, certain requirements of the Bagley-Keene Open Meeting Act (Article 9 (commencing with Section 11120) of Chapter 1 of Part 1 of Division 3 of Title 2 of the Government Code) were suspended by Executive Order N-29-20. Audio and video teleconference were widely used to conduct public meetings in lieu of physical location meetings, and public meetings conducted by teleconference during the COVID-19 public health emergency have been productive, have increased public participation by all members of the public regardless of their location in the state and ability to travel to physical meeting locations, have protected the health and safety of civil servants and the public, and have reduced travel costs incurred by members of state bodies and reduced work hours spent traveling to and from meetings.

(b) The Legislature finds and declares that Section 1 of this act, which adds and repeals Section 89305.6 of the Education Code, Section 2 of this act, which adds and repeals Section 11133 of the Government Code, and Sections 3 and 4 of this act, which amend, repeal, and add Section 54953 of the Government Code, all increase and potentially limit the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

(1) By removing the requirement that public meetings be conducted at a primary physical location with a quorum of members present, this act protects the health and safety of civil servants and the public and does not preference the experience of members of the public who might be able to attend a meeting in a physical location over members of the public who cannot travel or attend that meeting in a physical location.

(2) By removing the requirement for agendas to be placed at the location of each public official participating in a public meeting remotely, including from the member's private home or hotel room, this act protects the personal, private information of public officials and their families while preserving the public's right to access information concerning the conduct of the people's business.

SEC. 9. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the California Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to ensure that state and local agencies can continue holding public meetings while providing essential services like water, power, and fire protection to their constituents during public health, wildfire, or other states of emergencies, it is necessary that this act take effect immediately.

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY THE GOVERNOR OF THE STATE OF CALIFORNIA ON MARCH 4, 2021, AND MAKING FINDINGS AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF COMMISSIONERS PURSUANT TO BROWN ACT PROVISIONS,AS AMENDED BY ASSEMBLY BILL NO. 361

WHEREAS, the Housing Authority of the City of Oakland ("Housing Authority") is committed to preserving and nurturing public access and participation in meetings of the Board of Commissioners; and

WHEREAS, all meetings of the Housing Authority's Board of Commissioners are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the Housing Authority's Board of Commissioners conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of

conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist within the jurisdiction of the Housing Authority, specifically, on March 17, 2020 the Governor of the State of California proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19, and such declaration has not been lifted or rescinded; and

WHEREAS, as a result of the COVID-19 pandemic the California Department of Health and the Health Officer of the County of Alameda continue to recommend measures to promote social distancing. Additionally, On March 9, 2020, in response to the COVID-19 pandemic, the City Council of the City of Oakland declared a local emergency as set forth in Resolution No. 898075 C.M.S., which remains in full force and effect to date; and

WHEREAS, the Board of Commissioners does hereby find that the COVID-19 pandemic has caused, and will continue to cause, imminent risk to the health and safety of attendees meeting in person for a Board of Commissioners' meeting, and the COVID-19 pandemic has caused conditions of peril to the safety of persons within the jurisdiction of the Housing Authority that are likely to be beyond the control of services, personnel, equipment, and facilities of the Housing Authority, and desires to ratify the proclamation of a state of emergency by the Governor of the State of California and ratify the California Department of Health and the Health Officer of the County of Alameda's recommended measures to promote social distancing; and

WHEREAS, as a consequence of the local emergency and state of emergency the Board of Commissioners shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Board of Commissioners shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Government Code section 54953.

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

THAT, Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference; and

THAT, Section 2. Reconsideration. The Board hereby reconsiders the circumstances of the state of emergency; and

THAT, Section 3. Ratification of the California Department of Health and the Health Officer of the County of Alameda's recommended measures to promote social

distancing. The Board hereby finds that state and local officials continue to recommend measures to promote social distancing. The Board further hereby ratifies the California Department of Health and the Health Officer of the County of Alameda's recommended measures to promote social distancing and finds that, as a result of the state of emergency, meeting in person would present imminent risk to the health or safety of attendees; and

THAT, Section 4. Ratification of Governor's Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020, which declaration has nit been lifted or rescinded, and hereby finds that the state of emergency continues to directly impact the ability of the Board of Commissioners and members of the public to meet safely in person; and

THAT, Section 5. Remote Teleconference Meetings. The Housing Authority's Executive Director, and designee, and the Board of Commissioners are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continued teleconferencing and conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act; and

THAT, Section 6. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) 30 days from the adoption of this Resolution, or, (ii) such time as the Board of Commissioners adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board of Commissioners of the Housing Authority may continue to teleconference without compliance with Government Code section 54953(b)(3).

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on October 25, 2021.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.B.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Presentation of the National Association of Housing & Redevelopment Officials Award of Merit

Date: October 25, 2021

Purpose: Special recognition of the National Association of Housing and Redevelopment Officials (NAHRO) Award of Merit winner.

Funding: No funding is required.

Award Winner: COVID Incident Command Response

In the early days of March 2020, Oakland Housing Authority's (OHA) leadership established a COVID-19 Incident Command Team (CICT) and commenced emergency preparedness in an efficient, effective manner. The CICT's purpose was to establish protocols and processes for organizational continuity and to ensure critical services to the community would not be negatively impacted.

Category: Administrative Innovation.

Background:

The NAHRO Agency Awards Program recognizes the achievements and innovations of NAHRO agency/organizational members throughout the country. NAHRO uses the awards to highlight and inform the public of industry best practices and affordable housing solutions and has honored over 6,000 projects through the awards program over the past 32 years. The awards ultimately serve as a catalog of resources upon which staff may rely to develop solutions to some of the Authority's most significant challenges.

The Agency Awards Program is a two-tiered program consisting of the Awards of Merit and the Awards of Excellence. The first tier of the program, the Awards of Merit, are submitted to National NAHRO and sent to Regional Juries for review. The second tier of the program, the Awards of Excellence, are nominated by the Regional Juries from the Awards of Merit winners and sent to National Juries for final selection. Up to 24 Awards of Excellence may be presented in a given year.

Award Categories:

Resident and Client Services — Includes programs that enhance the lives of residents and clients, such as:

Self-Sufficiency Programs—Including employment, job readiness, homeownership counseling, etc.

Youth Programs—Including education, summer programs, recreation, etc.

Elderly or Special Needs Housing—Social Services Programs—Including health, social programs, security issues, etc. for the elderly, homeless, mentally or physically disabled, etc.

Other—Those programs that cross categories above or are general services in support of all residents/clients.

Community Revitalization — Includes programs that have a positive economic impact on a neighborhood or city, i.e. balanced growth, economic development, job creation; creative financing, public/private partnerships, mixed-use developments, neighborhood preservation.

Administrative Innovation — Includes programs that improve the efficiency or effectiveness of administrative operations or the general functioning of the agency, i.e. management systems, maintenance, community relations, inter-agency cooperation, computer use, professional development and public relations.

Affordable Housing — Includes programs that produce affordable housing in an innovative manner, i.e. creative financing, public/private partnerships, mixed income developments, adaptive reuse, special needs housing.

Project Design — Focuses primarily on the physical or landscape design of a building or project. (If what is most innovative is the program or financing rather than the design, the program should be entered in an Innovation Category.) There are four types of design.

New — For new buildings or developments.

Modernization/Rehabilitation — For the modernization, rehabilitation, preservation, or alternative use of existing buildings, developments or areas regardless of their original architectural intent.

Landscape Design — Recognizes the use of landscape design to enhance the sense of community, increase security, provide recreational areas, advance environmental efficiency, or to augment natural landscapes.

Enduring Design — Recognizes those projects which were completed before December 31, 2010, which show continued excellence in design and original program and in the creative aspects of its statement by today's standards.

Attachment: NAHRO 2021 Agency Awards of Merit

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building communities together

NAHRO 2021 AGENCY AWARDS OF MERIT

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HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
Bob Havlicek, Executive Director

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YARDI

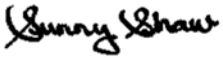
2021 AWARDS PROGRAM

More than three decades and 6,400 winning programs ago, NAHRO created the **Awards of Merit** to honor our members' successes and to lift up the ways in which they've bettered their agencies, their communities, and the lives of the people they serve.

In addition to achievements such as new affordable housing, creative new services for residents and more, this year's 182 winning programs also include many adjustments and adaptations made to keep staff, residents, and communities safe, housed and well during the COVID-19 pandemic. Alongside new developments, student enrichment and engagement, and Little Free Libraries you'll find emergency rental assistance programs, remote learning centers, safety, and wellness initiatives, and more.

These annual awards shine a light on our members' hard work and creativity. They're also a catalog of innovative local solutions from agencies of all sizes, across the United States, in the face of two continuing national crises — the COVID-19 pandemic and the lack of affordable housing. Looking for a specific type of program? The subject index in the back of the book makes it easy to search by topic. NAHRO members can also find all the awards in our searchable Best Practices database — just visit www.nahro.org/best-practice.

Congratulations to our 2021 NAHRO Awards of Merit winners. In this most challenging of years, we are so proud of your achievements and dedication. Thank you for sharing with us your hard work, your creativity, and all you do for your communities.



Sunny Shaw
NAHRO President

Mike Gerber
NAHRO Interim CEO

Note: The award-winning entries have been arranged by category and then alphabetically by state. Award of Excellence nominees and entries from Small/Medium agencies are also noted in the program. Finally, the subject index references the entries' number, not the page number.

ADMINISTRATIVE INNOVATION

1 Water Cooler

Like many companies across the nation, employees from Cook Inlet Housing Authority (CIHA) began working from home in March. They didn't know if they would be working from home for two weeks or two months or more. What they did know was that any period of time separated from co-workers was bound to cause isolation, feelings of depression and disengagement from CIHA company culture. In order to prevent this, CIHA created and launched the "Water Cooler," a weekly email photo newsletter, where employees share photos of what they've been up to during the pandemic. Feedback has been incredible.

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Nominated for Excellence/Small/Medium Agency

2 Diversity, Equity and Inclusion Town Hall Series and Strategic Plan

In 2019, Fresno Housing (FH) staff embarked upon a Diversity, Equity, and Inclusion (DEI) Assessment process led by the Ivy Planning Group, a 30-year old woman and minority-owned management consulting firm specializing in DEI. They facilitated the assessment and strategic plan process with the goal of translating efforts to clear, measurable outcomes. The objectives of the DEI Initiative included the following: embrace and embed DEI in the FH workforce and workplace; support FH residents and business partners through a DEI lens; and influence the well-being (equity/inclusion) within the community beyond FH.

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3 Clean Energy Reaps Benefits for the Housing Authority of the City of Los Angeles

The Housing Authority of the City of Los Angeles (HACLA) is committed to reducing dangerous carbon (CO_2) emissions and creating sustainable communities. Starting in the fall of 2018, HACLA began replacing its aging motor vehicle fleet with Chevrolet Bolt electric vehicles and installing charging stations with the goal of moving to an all-electric vehicle platform. This shift away from a gasoline-fueled fleet is expected to eliminate fuel costs, reduce vehicle maintenance expenses, and most importantly, reduce CO_2 emissions. HACLA's fleet sustainability initiative is one that can be replicated and scaled by housing authorities of any size.

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Courtesy of Housing Authority of the City of Los Angeles

4 Operation Staying Connected While Staying Apart

On March 18, 2020, the Governor of California declared a state-wide health emergency initiating "stay at home" orders and restrictions for Calif. residents. Area Housing Authority staff immediately went into solutions mode. The first priority was to serve clients by continuing to administer the Section 8 and Public Housing programs along with managing more than 655 agency-owned units. The Information Technology Department spearheaded a strategic plan to provide

tools to get approximately 50 employees connected and working from home to administer the programs. The Finance Department re-organized operations including processing rent payments, invoices, and distributing mail, all without staff physically being at their desks.

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5 COVID-19 Incident Command Response

In January 2020, the United States acknowledged its first case of COVID-19 and communicated that the entire country could be on the verge of a critical pandemic. Oakland Housing Authority's (OHA) leadership continuously monitored events, and in the early days of March 2020 held the agency's first meeting related to the pandemic in order to establish protocols and processes for organizational continuity and to ensure critical services to the community would not be negatively impacted. As a result, OHA established a COVID-19 Incident Command Team (CICT) and commenced emergency preparedness in an efficient, effective manner.

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6 Homelessness Program for Engaged Educational Resources (PEER)

The "Homelessness Program for Engaged Educational Resources" (PEER) is a first-of-its-kind partnership between the San Diego Housing Commission (SDHC) and San Diego City College that provides specialized education, training and job placement assistance to develop the workforce needed for programs and services that help San Diegans experiencing homelessness. SDHC identified the need for additional qualified applicants for positions in the area of homelessness programs and services. SDHC funds the PEER program, with a budget of approximately $187,000, while San Diego City College leverages existing San Diego Community College District resources. More than 40 students enrolled in the first class.

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7 Notice of Funding Availability (NOFA) Online Application Portal

To streamline the application process for funds available from the San Diego Housing Commission (SDHC), the agency created a new online Notice of Funding Availability (NOFA) Application Portal. Developers and qualified vendors can use this portal to submit an application for current NOFA opportunities, and to apply for funds available for new construction or rehabilitation and rental housing vouchers. The portal, available on SDHC's website, launched on Aug. 31, 2020, coinciding with two NOFAs for more than $46 million to create and preserve affordable rental housing units for San Diegans with low income, including those experiencing homelessness.

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8 Preserving Affordable Housing in the City of San Diego

Addressing affordable housing challenges requires a balance between constructing new housing and preserving existing affordable housing. The San Diego Housing Commission published a new report, "Preserving Affordable Housing in the City of San Diego," which provides a current housing inventory in the City of San Diego, including a first-of-its-kind inventory of naturally occurring affordable housing, cost estimates for preserving housing at risk of losing its affordability, and strategies to preserve affordability. The City Council on Oct. 27, 2020, approved seven actions based on this report to implement a strategy for affordable housing preservation in the City of San Diego.

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Nominated for Excellence

9 Adams County COVID-19 Rental and Mortgage Assistance Relief Fund

The COVID-19 pandemic intensified the U.S. housing crisis. Many Coloradans found themselves out of work and unable to keep up with necessary expenses — housing included. To keep Coloradans housed, Maiker Housing Partners, a progressive, socially conscious housing authority based in Adams County, Colo., partnered with Adams County to create the COVID-19 Rental and Mortgage Assistance Relief Fund. The fund provided rental and mortgage assistance for low-income Adams County residents experiencing economic stress due to the COVID-19 crisis. As of December 2020, the fund has distributed $3,866,871 to 930 households serving 2,790 people.

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Executive Administration
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Nominated for Excellence

10 Fostering Futures

Foothills Regional Housing (FRH), CASA of Jefferson and Gilpin County, and Jefferson County Department of Human Services created and partnered on a program focused on serving foster youth transitioning out of foster care. Fostering Futures was designed to provide youth with services they need to succeed while giving them an affordable place to call home.

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Nominated for Excellence

Courtesy of Foothills Regional Housing (Jefferson County Housing Authority)

11 Business Continuity Plan (COVID-19 Response)

The success of the Tampa Housing Authority (THA) Pandemic Business Continuity Plan hinged both on having remote access to the agency's network by key employees who may be required to work from their homes and educating/communicating current information (in tandem with local and state health resources) to both employees and residents. While human resources/risk management served as a leading steward, a pandemic response/crisis team was formalized to refine all preparedness and related action plans. The agency's entire executive team met daily since March 2020 to work through business continuity issues, and to discuss any COVID-19 developments and questions. (See also #62 and #97.)

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12 HACC Cares Project

During the COVID-19 pandemic, Housing Authority of Champaign County (HACC) participants faced many unprecedented challenges, ranging from complete loss of employment to lack of access to childcare. In response, HACC developed the HACC Cares Project. HACC participants who were eligible

for the program must receive tenant-based voucher assistance through the MTW Housing Choice Voucher Program or project-based assistance at one of the HACC-affiliated properties. The HACC Cares Project was also designed in accordance with COVID-19 safety regulations and guidelines.

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13 Virtual Voucher Briefings

Due to unprecedented circumstances brought on by the COVID-19 pandemic, the Housing Authority of Champaign County (HACC) facilitated Virtual Voucher Briefings to continue the issuance of Housing Choice Vouchers to its participants and applicants. The online voucher briefings began on April 15, 2020 via Zoom and GoToMeeting. A case specialist took the lead, and the agency continued the voucher briefings to ensure that all participants and applicants received adequate and detailed information on how the program worked and ensure proper lease-ups. If any technical issues arose, they quickly switched to phone briefings once all attempts to fix the issue had been made.

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14 Digital TV Channel

Rockford Housing Authority (RHA) recognized the importance of utilizing modern digital technology to enhance community outreach and improve its clients' and residents' evolving communication. This new approach to RHA communication was designed to provide residents, guests, and staff viewers with relevant and up-to-date news content. The agency's digital signage engaged more people with visual messages that were delivered instantly and reliably, and effectively communicated health and safety protocols, which helped save lives during the pandemic.

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15 A Step Ahead: Pre-COVID Telework Plan Pays Long-term Benefits

When the Fort Wayne Housing Authority (FWHA) adopted a virtual work policy in 2019, no one knew that within months the entire nation would be focused on ways to shift work from the workplace to home. By having already purchased laptops for many of its employees, and a plan in place, FWHA ensured a smooth transition for its 43 employees when the pandemic forced people to work from home. Even the FWHA maintenance staff did some work from home.

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16 Building on Necessity: Quality Control Meetings Generate Real Impact

Like agencies throughout the country, COVID-19 forced the Fort Wayne Housing Authority (FWHA) staff to work from home for most of 2020. In an effort to increase communication that was lost when casual interaction in the office ended, the FWHA leadership team of eight began holding what they called Quality Control Meetings. These differed from their standing leadership meeting in that they go beyond the day-to-day and include all grants, programs, procurement items, contracts, development projects, and activities the agency is engaged in. In one case, the increased communication and discussion resulted in a $170,000 savings for the agency.

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17 Fostering Leadership to Develop Personal and Organizational Growth

Leadership has become an increasingly important element of organizational development in recent years. Fort Wayne Housing Authority recognizes the importance of helping its employees reach their full potential, and implemented a Leadership Academy to help team members better understand and act on a variety of leadership principles. Participants gained deeper understandings of the importance of definable purpose, navigating HUD's expectations, maintaining mental health, practicing inclusivity, and maximizing trust and communication. These new skills fostered an impressive level of growth and helped participants set and reach new personal and professional goals.

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Courtesy of Housing Authority of the City of Fort Wayne

18 Zooming Ahead: Increasing Effectiveness by Sharing Best Practices

When Zoom calls were still novel, Fort Wayne Housing Authority Executive Director George Guy recognized an opportunity to improve public housing across Indiana. In April 2020, he invited the state's 75 public housing agencies to participate in a Zoom call to share best practices. The first call sparked enthusiasm for more, and soon the weekly calls and information-sharing sessions attracted local HUD field office administrators, state finance authority officials, and even National Community Reinvestment Coalition (NCRC) regional members attended on a bi-weekly basis. Eventually, HUD Regional Administrator Joseph Galvan encouraged other HUD regions to replicate the calls.

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19 Employee Engagement and Communication Plan

Effective communication is essential within an organization. In March of 2020, the COVID-19 pandemic revealed that the Greensboro Housing Authority (GHA) did not have a solid internal communication plan in place. GHA needed to improve communication to ensure consistency in their message, reiterating its mission, vision, and culture. To do this, GHA started regularly communicating with all employees on Fridays. This included sending a staff newsletter, offering employee competitions, and providing materials based on GHA's core values. Feedback from employees is positive and sets the stage for GHA to expand their brand identity, mission, and vision.

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20 Adapting to Changes and Planning Our Future

The pandemic changed the lives of everyone in the nation, pushing many people and business to the brink. The Cincinnati Metropolitan Housing Authority (CMHA) showed just what it is capable of during these ever changing times. It made improvements for delivery of expanded services to ensure families had a roof over their heads and the community was able to stay safe. CMHA was proactive with planning for

the changes and the innovation led to new programs and increased services that helped residents and businesses. The changes also led to a better work/home balance for employees, improved program administration, and increased productivity.

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21 Community GIS Mapping Tool

The Cuyahoga Metropolitan Housing Authority (CMHA) Community GIS Mapping Tool is a comprehensive neighborhood database that leverages spatial data so CMHA staff can better understand the social, economic, and spatial features of Greater Cleveland's neighborhoods and communities. A GIS-based tool containing 35 map layers, the CMHA Community GIS Mapping Tool tracks key indicators pertaining to the local real estate market, education and economic outcomes, and the distribution of neighborhood amenities. This tool serves as an important repository of data for CMHA programs and planning including Project-Based Voucher evaluation, agency grant applications, and overall portfolio repositioning.

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22 HCVP Wait List Opening Marketing Video

The Cuyahoga Metropolitan Housing Authority (CMHA) opened its Housing Choice Voucher (HCV) Program waiting list in 2020. In the midst of COVID-19, CMHA needed to create a way of responding to the frequently asked questions people had regarding the waiting list and the HCV program as well as staffing availability, social distancing, and other issues brought about by the pandemic. In order to address the questions consistently and in a timely manner, CMHA created a HCV Wait List Opening Marketing video to walk people through the process using a visual platform. Video: www.cmha.net/apply.

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Courtesy of Cuyahoga Metropolitan Housing Authority

23 RAVE Alert Notification System

The Cuyahoga Metropolitan Housing Authority (CMHA) sends communications to various audiences, including those they serve and employees. To assist in ensuring all residents, participants, landlords and employees receive information, CMHA implemented the RAVE Alert Notification system, a mass notification system communications tool that sends messages by text, email, voice call and video. CMHA understands not everyone has access to certain modes of communications, so by implementing RAVE, CMHA expanded its communication methods to ensure information is being more widely received. It was especially helpful during the pandemic and also strengthened and furthered their mission to serve residents efficiently and timely.

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24 A Tale of Two Offices — The Importance of Customer Service

The Allegheny County Housing Authority built a beautiful new central office for its staff four miles outside of the city limits. When the office moved from the city limits, it became more challenging for tenants and landlords to access the new office. To better serve all of its customers, the agency decided to create a separate housing choice voucher office in the eastern suburbs of Pittsburgh while maintaining a presence in the western suburbs in the central office. The new satellite office opened in April 2020 and receives approximately 25 to 30 visitors each day.

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25 Gaining Ground During the COVID-19 Pandemic

Safety is top priority, especially during the COVID-19 pandemic. In 12 months, the Philadelphia Housing Authority (PHA) maintenance department addressed 95,376 demand-driven service orders on its properties — an average of about 384 service orders per business day. PHA's pandemic response plan added new efficiencies in regards to service orders and vacancy reduction. The plan had four components: personal protective equipment (PPE), service orders, vacancy reduction, and maintenance contracts. The PHA's moratorium on evictions also played a central role. Since returning to full duty, the PHA maintenance team reduced open service orders from more than 17,000 to around 5,100.

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26 Lockdown Lockboxes: Repurposing Old Methods in the Time of COVID-19

Although most of Housing Authority of the City of Pittsburgh's (HACP) operations moved to remote services during the first COVID-19 lockdown, Housing Quality Standards (HQS) inspections, by their very nature, cannot be done remotely. Previously, HQS inspectors would schedule a time and meet with the landlord to enter the unit. The COVID-19 pandemic, and the strict social distancing guidelines that came with it, meant that was no longer possible. To continue executing inspections, while also protecting everyone's health and safety, HACP implemented a mechanical, manual lockbox program for inspectors to access keys to units. This allowed inspectors to continue inspections without making physical contact with landlords.

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27 12-Month Action Plan

A barrage of negative press and public concerns about all aspects of Columbia Housing's operations ricocheted through its community and the affordable housing industry. How does an agency overcome pervasive mistrust that hinders its ability to efficiently and effectively execute its mission? In response, Columbia Housing put into place a 12-month action plan that focused on putting residents first, increasing organizational efficiency, creating a climate of transparency and accountability, and rebuilding public trust.

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28 96K United Way Virtual Campaign

Going beyond bricks and mortar and creating real solutions to meet the basic and emergency needs of families is a shared vision between the United Way of the Midlands and Columbia Housing. Columbia Housing is proud to showcase its successful gift giving campaign to the United Way of the Midlands. Over the last two years, employees of Columbia Housing have contributed to the cycle of success for many families with their generous employee contributions in excess of $96,000 to the United Way of the Midlands Campaign.

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29 Board Meetings Go Virtual and Paperless

At a time when it was practically impossible and not recommended by public health officials to gather for in-person meetings because of the COVID-19 pandemic, video conferencing and other forms of telecommunications offered efficient alternatives to hosted public meetings. Columbia Housing remains committed to providing a more efficient and effective form of governance, and therefore launched the Board Meetings Go Virtual and Paperless initiative to virtually host its monthly public Board of Commissioners meetings.

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30 Brand Identity and Logo Design

Columbia Housing's old brand reputation was tarnished beyond repair. In September of 2019, under new leadership, Columbia Housing launched a new Brand Identity and Logo Design initiative that was reflective of the new leadership's principles of putting residents first, increasing organizational efficiency, creating a climate of transparency and accountability, and rebuilding public trust.

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31 CEO Door-to-Door Chats

The CEO Door-to-Door Chats initiative was designed to underscore the philosophy of prioritizing residents' needs while doubling down on the importance of quality service delivery. Most importantly, CEO Door-to-Door Chats created an avenue for safe one-on-one face-to-face interaction with Columbia Housing's residents at a time when the organization was experiencing an erosion of trust. This helped calm resident fears around the escalating incidents of COVID-19.

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32 Coffee Chat Virtual Staff Meetings

Due to the COVID-19 pandemic, public health officials warned people to stay home as much as possible and avoid close contact with others. As a result many businesses closed to protect their employees and the public. To remain connected with the workforce in a safe and responsible manner, Columbia Housing ushered its workforce into telework and virtual meetings and launched the Virtual Coffee Chats Staff Meetings with its 120-plus employee workforce.

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33 CommUNITY Impact Report

Columbia Housing developed a digital, interactive annual CommUNITY Impact Report and uploaded the publication to the agency's website for public access. Prior to the development of the digital

report, Columbia Housing had not produced an annual report. In an effort to provide a "green" technology-driven solution, reduce consumables and increase awareness for Columbia Housing's programs and services, their agency produced the annual report as an accessible, interactive, digital publication that showcases the success stories and achievements of their residents and staff.

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34 COVID-19 Emergency Response and Business Continuity Plan

The COVID-19 pandemic presented many unforeseen challenges due to its rapid spread and global reach. In response, Columbia Housing launched a swift and strategic response known as its COVID-19 Emergency Response and Business Continuity Plan. The plan is a living document with emphasis on putting people first, communicating with stakeholders, reshaping strategies to maintain business continuity, and building resilience.

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35 Digital Transformation — Innovation to the New Normal

Integration of digital technology into all areas of Columbia Housing's business, fundamentally changing how it operates and delivers value to its residents, was the epicenter of its Digital Transformation — Innovation to the New Normal initiative. Columbia Housing's rapid deployment of new technology was an immediate game-changer and a valued asset to its principles of putting residents first, rebuilding public trust, increasing organizational efficiency, and creating a climate of transparency and accountability.

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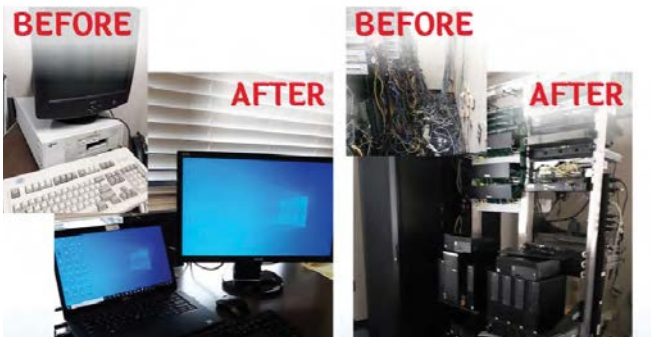

Courtesy of Columbia Housing

36 E-Blast Communications

Columbia Housing's E-blast Communications initiative is an effective on-line communications tool used to communicate with its residents and the public. This initiative met Columbia Housing's emerging need to effectively transition from a traditional paper communication platform to a digital platform. Using email has become the fastest, least expensive, and most wide-reaching communications channel affording Columbia Housing the option of reaching its 16,000-plus residents and the general public.

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37 Employee Spotlight

The Employee Spotlight initiative is a vital part of Columbia Housing's efforts in reimagining its engagement with the public and rebuilding public trust. In January of 2019, Columbia Housing experienced an unfortunate tragedy, eroding the public's confidence in the organization. Out of every

great challenge, there is always an opportunity for great innovation and leadership. In July of 2019, the agency transformed its governance and leadership, strengthening its organizational capacity, and launching the Employee Spotlight, which acknowledges employees who exemplify Columbia Housing's Core Values every day by demonstrating a positive attitude, resourcefulness, and excellent customer service.

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Courtesy of Columbia Housing

38 Fighting Crime with National Night Out

The Fighting Crime with National Night Out initiative enhances the relationship between neighbors and law enforcement while bringing a sense of community. Furthermore, it provides an opportunity to bring police and neighbors together under positive circumstances with an underlying goal of crime reduction. Held on the first Tuesday in August, National Night Out is an annual community-building initiative. In addition to law-enforcement participation, Columbia Housing makes this annual event a real community affair — complete with a parade, cookout, visits from local radio stations, competitive activities for the children, and door prizes for adults.

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39 Onboarding Goes Virtual

First impressions are everything. Columbia Housing takes pride in how it welcomes new hires and knows that a positive engagement has an enormous impact on how quickly new hires will reach their full potential and productivity. Columbia Housing launched the Onboarding Goes Virtual initiative to transition its antiquated paper onboarding processes to a more efficient, easy to use, and all-in-one ADP Workforce Now virtual platform. This versatile platform has proven more operationally effective in managing all phases of Columbia Housing's employee onboarding.

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40 Online Interactive Website Calendar

Transitioning Columbia Housing's events or announcements from a paper calendar to a digital online calendar is critical to providing a convenient resource to access details of current and future events. Nowadays, many people carry their laptops and mobile devices on them at all times and the convenience of accessing a digital calendar is imperative. Launching the Online Interactive Website Calendar provided Columbia Housing's 18,000-plus website subscribers, 16,000-plus residents, board members, media, elected officials, staff, and the public with 24-hour-a day, seven-day-a-week access to its current and future events.

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41 Online Staff Portal

Columbia Housing is currently going through a digital transformation, integrating digital technology into all areas of its operations, and having an employee portal to help manage the culture shift is incredibly important. Consolidation of information into one user-friendly online gateway creates operational efficiencies and helps quickly align employees with organizational objectives. In launching the Online Staff Portal, Columbia Housing is keeping its 115-plus employees informed, engaged, and productive.

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42 Public Meetings Go Virtual

As local governments have a legal obligation to keep conducting business and engaging the public during the global pandemic, Columbia Housing took to social media and virtual platforms to reach target audiences and successfully launched Public Meetings Go Virtual! The objective of Public Meetings Go Virtual! was to facilitate an engagement process through Zoom video, telephone conferencing, and Facebook Live. Meetings were recorded and uploaded to the agency's YouTube channel for 24-hour access.

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43 Reimagining Employee Engagement

The declaration of the COVID-19 pandemic by health officials, forced many states to implement emergency stay-at-home orders for public safety. As unimaginable circumstances arose, and the country transitioned to a remote working environment, organizations had to act swiftly and strategically to engage and maintain their existing workforce. Subsequently, Columbia Housing launched the Reimagining Employee Engagement initiative, which consisted of professional development training and the creation of a virtual internal communications and knowledge sharing platform to amplify the agency's culture and elevate the employee workplace experience across the entire organization.

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44 Robust Virtual Communications Website and Business Portal

Columbia Housing developed an interactive, responsive website to create transparency, rebuild public trust, place residents first, and increase operational efficiency. Prior to the website launch, Columbia Housing's communications with residents, staff, commissioners, and the community was in need of improvement. Developing and launching the interactive, responsive website allowed Columbia Housing to communicate immediately with their community via text, email, and website updates. In addition, the website features portals for residents, landlords, Columbia Housing's staff, and board members for easy, digital access to applicable information 24-hours a day, seven days a week.

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45 Spread the Word, Not the Virus Campaign

The Spread the Word, Not the Virus Campaign is a major social media communications platform in the Columbia Housing's broader COVID-19 Prevention Plan. They developed the campaign to educate their families about the Centers for Disease Control and Prevention protocols and guidelines for keeping families safe during the global pandemic. This effective communications campaign aided in Columbia Housing's efforts to disseminate preventative messaging and community resources to their 16,000 plus residents, 18,000 plus website subscribers, and 2,000 plus social media followers, and to the broader community.

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46 The Break Room

The Break Room is a monthly employee newsletter that has improved internal communications with Columbia Housing's 115 plus employees. A digital communications solution, The Break Room highlights and celebrates all things Columbia Housing. Short, easy-to-read snippets of announcements, commendable feats, milestones, new employee introductions, new employee initiatives, agency news, upcoming events, and much more are showcased in the Break Room.

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47 Redesign of Existing Responsive Website

The Housing Authority of the City of Darlington redesigned their existing responsive website to address Section 508, WCAG and ADA Level AA Accessibility Success Criteria to improve information access for all site visitors. Addressing ADA accessibility enhances communications and builds rapport with residents, staff, commissioners, and the community by ensuring all stakeholders can access and interpret the content provided on the website. Prior to the new website launch, the Housing Authority of the City of Darlington had difficulty providing information in an ADA accessible format to its residents, commissioners, staff, and community stakeholders.

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Courtesy of Housing Authority of Darlington

48 2020 Human Resources Accomplishments "2020 Seeing Things in a New Light — Cultural Diversity"

One of human resources' missions is to propose innovative team-building ideas and initiatives that increase agency morale. In 2019, the Human Resources Department administered a climate survey for the Houston Housing Authority (HHA). In response to the Employee Engagement portion of the survey, human resources identified an opportunity to increase agency morale. In 2020 they focused on "Cultural Diversity" by uplifting employees' differences, increasing cultural awareness and knowledge.

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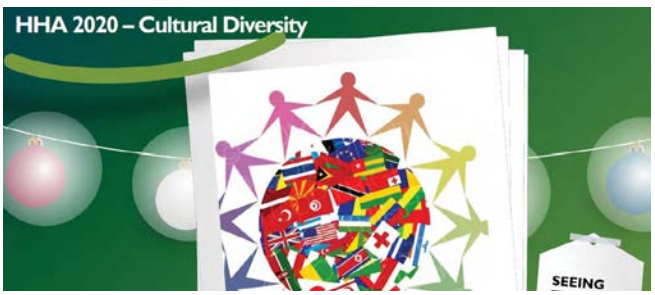

Courtesy of Houston Housing Authority

49 MyGoals: Partnering with Community Organizations

MyGoals is a self-sufficiency demonstration project designed to promote self-sufficiency among housing recipients. The new program sought to build community partnerships that would help clients on their journey to success. There are many programs within the city and determining the well-equipped organizations to collaborate with the Houston Housing Authority's clients, required detailed understanding and research of what they would bring to the table before collaborating with them.

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50 MyGoals: The Year of Change — Adaptations and Transformations

MyGoals is a self-sufficiency demonstration project funded by MDRC. The program allows housing subsidy recipients to receive a personal career coach for the course of 36 months. MyGoals Coaches meet with their clients monthly for a coaching session along with follow-up calls to monitor progress. Coaches work with clients by examining their executive skills, implementing goal setting, and utilizing modifications to monitor the clients' progress.

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51 Surviving the Pandemic One Zoom Briefing at a Time

In March of 2020, COVID-19 was declared a national emergency. The virus did not alleviate the need for adequate housing for the most in need people of the city, seniors, disabled and those living below poverty. In April 2020, Houston Housing Authority (HHA) made the decision to switch to Zoom technology to host their housing choice voucher briefings. As a result, from the onset of COVID-19, they have virtually briefed more than 1500 individuals with the goal of new housing or relocation.

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52 Tackling NIMBY Stigmas: Grassroots Housing Video Series Educates Community

The Houston Housing Authority (HHA) aims to build an innovative mixed-income community in Houston's Second Ward, but a group of Not in My Backyard (NIMBY) adversaries began spreading misinformation and hurtful stigmas about affordable housing. To demonstrate HHA's commitment to transparency and foster positive community relationships, they developed a grassroots digital campaign to lead the conversation with facts. A series of captivating and informational videos were produced and shared with community groups, elected officials and on social media. Not only was engagement on the videos high, but the videos also served as a helpful tool to educate the community and drive advocacy.

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53 #WEARESAHA Campaign

In light of negative media coverage housing authorities often face, the San Antonio Housing Authority launched a year-long social media campaign titled #WeAreSAHA to bring positivity to the forefront and highlight residents who have overcome challenges and are doing everything possible for their families, as well as staff who are behind the scenes helping make changes. The social media campaign was twofold — an opportunity to let people take positivity into their own hands and share untold stories through video and photographs and promote self-sufficiency programs and encourage participation.

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54 A/C for Public Housing Initiative

The San Antonio Housing Authority (SAHA) installed 2,400 air conditioning units in 22 of its public housing communities across the city in an effort to provide cooling ahead of summer. SAHA established a public-private partnership with San Antonio Mayor Ron Nirenberg, the City of San Antonio, philanthropist Gordon Hartman, and Texas State Representative Diego Bernal to secure $1.5 million in funding to provide public housing complexes with air conditioning. The initiative was completed in Summer 2019. Now all SAHA public housing communities have both heating and air conditioning to withstand extreme temperatures during summer and winter.

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55 COVID-19 Emergency Response

At the peak of the pandemic, the city of San Antonio underwent community shutdowns, allowing the housing authority to only communicate with residents electronically. Mass communication was more important than ever and required the agency to gently move toward all electronic communication. To prevent residents from experiencing panic, the San Antonio Housing Authority launched a COVID-19 Emergency Response webpage to share community resources and launched a bi-weekly email to share important updates and available resources for families impacted.

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56 SAHA Website Redesign

Overhauling an outdated website with security threats, disorganized information and unresponsiveness to mobile devices was a challenge the San Antonio Housing Authority faced for saha.org, the agency's largest and most used communication tool. The launch of the new website marked a new vision and tone for the agency, which was meant to be aspirational and inspiring. The website's menu was streamlined for easier navigation and restructured according to most frequent website visitors. The new site also features a search menu for quick navigation, a new events calendar to promote agency and community events, an alert bar to highlight important news, and more.

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AFFORDABLE HOUSING

57 Coronado Park II

Coronado Park II is the second phase of a mixed-income neighborhood development consisting of multifamily senior housing, market-rate townhouse condos and affordable family rental housing. This second phase of development consists of six affordable rental duplexes and an affordable multifamily 27 apartment senior housing building named Qintali View. Coronado Park II also includes the build out of a large park area, featuring community garden beds, a play area and a gathering area, which will be enjoyed by the entire Coronado Park community.

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Courtesy of Cook Inlet Housing Authority

58 Day Creek Senior Villas

Day Creek Senior Villas is an example of the future in the development of cost-contained high-performance affordable housing. With strong city and community partners, National CORE was able to provide 140 units of affordable housing for seniors at risk of being homeless. Using a hybrid financial structure, National CORE was able to keep the community 100% affordable. As National CORE's first zero net energy community, Day Creek Senior Villas integrates energy efficiency and sustainability into each development and apartment home. The result is a stunning community offering housing stability, onsite social services, and community amenities within walking distance.

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Courtesy of National Community Renaissance

59 Golden Apartments: A Permanent Supportive Housing Development for Homeless and Chronically Homeless Individuals

The Golden Apartments community is the first permanent supportive housing site for homeless and chronically homeless individuals developed by the Housing Authority of the County of San Bernardino (HACSB) in partnership with the County of San Bernardino Department of Behavioral Health (DBH) and Inland Empire Health Plan (IEHP). The primary goal is to provide permanent housing and supportive services to help address the homelessness crisis. The site was redesigned and rehabilitated to convert 21 existing two-story units into 38 rental units, a unit for the onsite manager, a leasing office, community space, and offices for partners providing onsite supportive services to residents.

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Courtesy of The Housing Authority of the County of San Bernardino

60 Hillcrest Inn Middle- and Low-Income Housing

The San Diego Housing Commission (SDHC) purchased Hillcrest Inn, a single-room-occupancy property without any restrictions requiring affordability at any

specific income level, in order to create 45 long-term, deed-restricted affordable rental housing units for a mix of incomes — from individuals who experienced homelessness to middle-income households with income up to 150% of San Diego's Area Median Income (AMI). California State Assembly Bill AB1637, enacted in 2017, allowed SDHC to implement a pilot program to develop and finance this middle-income housing project. SDHC worked with then California State Assemblyman, Todd Gloria, currently San Diego's Mayor, on AB1637.

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61 Crossing Pointe North

There is a critical need for affordable senior housing in the Denver metro area, and the city of Thornton is no exception. According to Thornton's Housing Needs Assessment, 75% of renters 65+ are rent burdened and many are below the poverty line. To combat this issue, Maiker Housing Partners, a progressive, socially conscious housing authority based in Adams County, Colo., constructed Crossing Pointe North, the first phase of a new, multi-generational, affordable housing model available to low-income seniors who wish to age in place. This "green" community, available to adults 62 years or older, promotes a healthy and supportive lifestyle for its active adult residents.

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Courtesy of Maiker Housing Partners

62 Fostering Futures

Foothills Regional Housing (FRH), CASA of Jefferson and Gilpin County, and Jefferson County Department of Human Services created and partnered on a program focused on serving foster youth transitioning out of foster care. Fostering Futures was designed to provide youth with services they need to succeed while giving them an affordable place to call home. (See also #11 and #97.)

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63 Trinity Walk Revitalization

The Housing Authority of the City of Decatur, Ga. (DHA) faced a shortage of affordable housing. The Gateway Manor and Oakview developments were in dire need of repair, with a lack of amenities and services, complex financing and contract issues, and sensitive relocation issues. As part of the Gateway/ Oakview revitalization, DHA replaced 112 obsolete housing units, added 43 new affordable homes in a high-cost area, solved HUD contractual concerns, and returned residents with minimized relocation that kept students in local schools. DHA engaged and partnered with residents, the neighborhood, the city, and city schools in creating a Transformation Plan that guided the successful revitalization of $30.9 million in new housing, including 34 new units at Oakview Walk and nine additional units at Trinity Walk.

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Courtesy of Housing Authority of the City of Decatur, Georgia

64 Valor Pointe, PSH for Homeless Veterans

Valor Pointe is a 27-unit permanent supportive housing development that serves vulnerable veterans in the City of Boise. Opened in August 2020, Valor Pointe uses the "housing first" model which creates sustainable positive outcomes for veterans experiencing chronic homelessness by providing a home first and then providing residents with healthcare, mental health counseling, and substance abuse treatment to help them live healthier lives. Valor Pointe is made possible through a public-private partnership working to end homelessness in Ada County, leveraging funds totaling nearly $6.3 million. The Boise Veterans Administration Medical Center provides the wrap-around services for residents.

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65 More Choices for the Betterment of Our Families

The Housing Authority of the City of North Chicago (NCHA) established a cooperative agreement with a neighboring PHA to share jurisdictional territory for the expansion of North Chicago Housing Authorities Housing Choice Voucher program. The cooperative agreement provided their families the opportunity to deconcentrate and relocate to nearly every city in Lake County Ill., for the sole purpose of utilizing local resources and providing opportunities to underserved residents of both jurisdictions. NCHA staff actively worked to source new landlords and promote the positive benefits of the program to the community. To date they have housed over 90 families that might have otherwise been lost to unhealthy or unstable housing conditions.

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66 River's Edge: A Collaborative, Community Approach to Specialized Housing

Like most cities, Fort Wayne struggles to help people who are chronically homeless. The Fort Wayne Housing Authority (FWHA) helps address this by serving as lead convener of River's Edge, the first permanent supportive housing complex in northeast Indiana for people with disabilities who are homeless. Its 56 one- and two-bedroom units are subsidized through vouchers from FWHA and supportive services are coordinated in onsite common areas by Park Center, a nonprofit community mental health center. As a result of River's Edge, 56 formerly homeless households have a permanent place to live, and with support services onsite, their health outcomes will improve.

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67 Utilizing CARES Act Funding to Provide Emergency Rental Assistance

The COVID-19 pandemic created a unique opportunity for organizations to utilize their combined efforts to help provide immediate assistance where it was most needed. Fort Wayne Housing Authority (FWHA) has been fortunate in its ability to work with the Indiana Housing and Community Development Authority toward providing this assistance to a clientele that it normally would not have the capability to serve. This assistance has provided much-needed relief to both renters and landlords during a time of unprecedented crisis.

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68 The Glen at Valley Creek Affordable Senior Housing

The Glen at Valley Creek is a 42-unit apartment affordable to very-low income and extremely-low income seniors. Innovative financing partnerships included an inter-county bond issue, a senior housing pilot program, six project-based vouchers, and subordinate investments from local partners. The Glen at Valley Creek is positioned to help seniors live independently for as long as possible with a variety of design features and on-demand services. While it is designed for individuals who can live independently, it is unique among other independent senior communities in that service coordinators are available on-site to help residents with a variety of matters.

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69 Rental Assistance Demonstration

The Housing Authority of the City of Del Rio, Texas (HACDR) used the Rental Assistance Demonstration (RAD) program and was successful in converting 170 units. HACDR was able to earn the resident's trust and community support, which helped achieve great results. All apartments were fully renovated, improving the quality and house environment for the residents. A clubhouse was constructed, which will serve many purposes, including after-school tutorials and other educational programs to assist residents in becoming self-sufficient. It was also a positive impact for the community as the properties rehabilitation elevated the neighborhoods curb appeal.

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70 Fixing the Affordable Housing Problem in Houston — One Deal at a Time

Over the past two years, the Houston Housing Authority has worked with partners to increase the affordable housing stock. As the effects of oil prices and COVID-19 decrease the overall employment in the Houston area, the need for affordable housing has never been greater. Since 2018, the housing authority has teamed up with eight different partners to increase the affordable housing stock by 17 new properties and 2,859 units. In addition to this, they signed MOUs for an additional 12 properties — three tax credit and nine new Workforce housing deals — which could provide up to an additional 2,500 affordable units.

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71 COVID-19 Set-Aside Voucher Program

During the COVID-19 pandemic, residents in San Antonio — like many across the country — experienced economic hardships such as general housing instability or even housing evictions for the inability to pay rent. In response to this housing crisis, and through a collaborative effort with local non-profit groups, the San Antonio Housing Authority (SAHA) allocated 100 tenant-based vouchers specifically for those experiencing homelessness or housing instability, inability to safely isolate or quarantine, or experiencing other housing issues due to the pandemic.

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72 East Meadows-Urban Infill Homes

The construction and sale of affordable new homes on vacant lots is a component of the Transformation Plan to revitalize the Wheatley neighborhood on San Antonio's east side. The San Antonio Housing Authority's (SAHA) goal was to acquire as many vacant lots and abandoned structures as possible and clear them to create new single family housing. To make the Infill Homes more affordable, SAHA contributed 12 vacant lots to the builder, who designed smaller, urban-style homes to provide 24 homes. In doing so, SAHA revitalized the neighborhood, increased the number of owner-occupied houses, and provided an opportunity for lower-income families to own a home.

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Courtesy of San Antonio Housing Authority

73 The Hub of Opportunity

The Hub of Opportunity, a 157-unit mixed use development, set a new standard for how to combine community services, workforce development opportunities, and fully-accessible living. The Hub, a product of the long-standing partnership between Housing Connect and the Columbus Community Center, is an innovative commercial and residential development for accessible and affordable housing. The building is located adjacent to the UTA TRAX station in South Salt Lake City. Funded through a complex mix of 9%, 4% and New Market Tax Credits, the Hub was designed to enhance visitability where residents, families, and visitors have barrier-free access to the community and to each other.

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COMMUNITY REVITALIZATION

74 The Haven at Marketplace Development

The Housing Authority of Champaign County (HACC) has a mission to provide affordable housing for all. That mission also relates to the businesses and contractors for their projects, by being fair and inclusive to women, veterans, and minority businesses. HACC wants to make sure all businesses have an opportunity to work on these projects and has partnered with the City of Champaign, stakeholders, and developers to achieve this by creating the Haven at Market Place Development. HACC came up with a strategic plan to increase the number of contractors starting with skills training, internships, financial capacity building, construction gap financing, and Section 3 job training, employment, and business ventures.

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75 Growing Our Families One Plant at a Time

The Housing Authority of the City of North Chicago entered into a partnership with the Eden Restoration Project for a community garden at their Kukla Tower site. The Micro-Farm is 3000 sq. ft. of growing space to help feed the residents of Kukla Tower and the neighborhood. For more information, visit www.edenrestorationproject.org.

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PROJECT DESIGN

76 Rosa Parks Administration Building

Discovering a disconnect between the community center, property management office, insufficient meeting space, and a memorial for Rosa Parks; the Montgomery Housing Authority set out on a mission to unite all these areas under one roof. They found ways to incorporate other aspects to create an environment their residents, staff, stakeholders, and community would be proud of by developing the Rosa Parks Administrative Building.

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77 Public Housing Improvements with No Relocation!

The Los Angeles County Development Authority (LACDA) sought new ways to service 354 public housing units experiencing "pinhole" leaks in the plumbing system. Replacing the pipes involved cutting into walls and ceilings, and the subsequent restoration of the damaged walls and ceilings. This inevitably meant disrupting and relocating residents during the process. Originally estimated to cost $6.8 million to complete the project, the LACDA partnered with ePIPE® system, a lead-free, leak-free, in-place pipe restoration process that allows residents to remain in their homes during the improvements and complete the work for half the cost, a win-win for all involved.

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78 Pueblo Del Rio Neighborhood Beautification

To better address the aging façade and appearance of the Pueblo Del Rio public housing site, the Housing Authority of the City of Los Angeles (HACLA) commenced with the beautification of the community. Pueblo del Rio has remained essentially unchanged in appearance over the years despite the damage inevitably caused by time and wear since it was constructed in 1941. HACLA decided to improve the exterior of the buildings to meet today's

new standards in quality of life and appearance. Improvements included lead paint abatement, drought tolerant landscaping, and LED lighting fixtures.

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79 Don't Lift a Finger: Hands-Free Elevator Controls

On March 18, 2020 the Governor of California declared a state-wide health emergency and initiated "stay at home" orders and restrictions for Calif. residents. The impact to the agency's senior/disabled residents was tremendous, since all social programs were cancelled and common areas were also closed. Increased sanitizing was initiated, but ensuring that elevators were sanitized after each use was unsustainable. With input from site staff, the "Don't Lift a Finger" project was launched. The project retrofitted elevators with hands-free elevator controls at three elderly/disabled public housing sites. The solution provided durable, easy-to-access foot controls in hallways and elevator cars that are easily maintained.

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Courtesy of Area Housing Authority of the County of Ventura

80 West Park Inn Rehabilitation

The comprehensive renovation of West Park Inn transformed a market-rate Single Room Occupancy (SRO) hotel into 46 affordable rental apartments with supportive services for seniors and adults with mental disabilities who previously experienced homelessness. The San Diego Housing Commission (SDHC) worked with its nonprofit affiliate, Housing Development Partners (HDP), to complete extensive interior and exterior renovations, including new flooring and bathroom fixtures, resurfaced exterior walkways, and a new roof. West Park Inn's rental units will remain affordable for 55 years for individuals earning up to 60% of San Diego's Area Median Income.

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Courtesy of San Diego Housing Commission

81 The Art of Urban Farming at Meacham Urban Farm, Encore Development

The Encore project was formerly a decrepit public housing development within an underutilized 28-plus acre site. That anomaly was remedied by the new plan developed under a model public-private partnership between Tampa Housing Authority and Banc of America CDC. The partnership has dramatically transformed the site into an environmentally sound

sustainable mixed-use, mixed-income, transit-oriented community development that links the existing downtown with historic Ybor City. Lot 1 is "The Meacham Urban Farm," which utilizes the empty urban land for gardens, encourages the community to eat healthy, fosters entrepreneurship and tourism, inspires community involvement in the local food system, and embodies a commitment to organic, healthy, environmentally conscious farming.

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82 Capehart Playground and Splashpad

Bangor Housing celebrated its 50th Anniversary by opening and dedicating a state-of-the-art playground and splashpad in its Capehart neighborhood, the largest public housing site north of Boston. Capehart has approximately 800 school age children representing about 20% of Bangor's total school population. The neighborhood was always busy, but had one major deficiency, no recreational space for kids. The playground and splash pad solved that problem and since opening, has been packed with families from the neighborhood, as well as surrounding towns. The pride it brought to the families made the investment worth every penny!

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Courtesy of Bangor Housing

83 Riverside Park Phase III Opening

The Riverside Park Phase III was the final phase completed as part of the nearly 500-unit Cleveland Riverside Park Estates community. Though the development faced additional challenges caused by the COVID-19 pandemic, construction was able to stay on schedule and be completed on time for residents to live in 204 substantially rehabilitated units that provide modern comforts, open and spacious layouts, and improved accessibility features.

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84 An Innovative Approach to Philly's Urgent Housing Demand

Recent homeless encampments underscore the need for affordable housing in Philadelphia. The Philadelphia Housing Authority found a way to build more units, and meet the urgent demand. Blumberg 83 consists of 83 energy-efficient rental apartments spread across a mix of townhomes and multi-unit walk-up buildings. They were built on ground that once housed the Blumberg Apartments, where 1,500 people lived in a pocket of

poverty and crime. The development features modular wood frame construction, a community center, green space, and a management office. Construction started in May 2019 and occupants moved-in January 2020.

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85 North Central 3: Design that Fosters a Sense of Belonging

More than 40 public and civic partners came together in Philadelphia to revitalize Norris Homes. That vision gave rise to Norris Apartments III, one of the newer additions to this collaborative initiative, which provides lower-income families' access to a vital transportation hub. Phase III, with 50 units, is a mixture of two- and three-story townhomes, and six apartment-style buildings. Included onsite is a parking lot, a community building with kitchenette, computer labs, art room, and a library. Norris Homes once defined this area with its superblocks and stark architecture creating a sense of isolation. Now Norris III provides a safe neighborhood, offering the convenience of a bustling transportation hub and a sense of belonging.

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Courtesy of Philadelphia Housing Authority

86 A Space of Their Own: Integrating Research in Nature-Based Play Design

Increasingly, education research has shown that young children benefit tremendously from using their hands and having the opportunity to participate in nature-based play. To create a mechanism for students to reap those benefits of nature-based activities, the Housing Authority of the City of Pittsburgh (HACP) and its partners constructed a nature-based play area. The ABK Learning and Development Center (ABK) Nature-Based Play Area was a collaborative design effort between HACP, ABK, and the Duquesne University School of Education. It continued the work to implement a research-based curriculum in an early childhood education program available to low-income public housing residents.

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87 Meals and Masks

The Meals and Masks collaboration between Senior Resources and Columbia Housing facilitates the successful delivery of nutritious healthy meals and masks to residents during the COVID-19 pandemic. The meals are carefully planned in consultation with a nutritionist to meet one-third of the daily nutritional needs of senior citizens.

This program was initially slated to run 16 weeks, but it became so popular that it is still ongoing.

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88 Corpus Christi Housing Authority Thanksgiving Homes Affordable Housing

Corpus Christi Housing Authority and Affiliates (CCHA), embarked on an ambitious plan to improve access to quality housing and improve neighborhoods through repurposing underutilized and often neglected infill lots. Thanksgiving Homes, an affiliated non-profit offers homeownership/affordable rentals for low- to moderate-income families previously did not exist in the market.

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89 Artisan at Ruiz

The Artisan at Ruiz is an entirely affordable 102-unit housing development, with a mix of two- and three-bedroom units developed by the San Antonio Housing Authority. This community is designed as walkable, sustainable, and inter-generational with improved connections to the surrounding neighborhood. A collaborative process with residents, community leaders, city partners, the San Antonio Housing Authority and other stakeholders was key to developing a plan to provide the highest quality of life and long-term sustainability.

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90 East Meadows II

East Meadows II is the third phase of development for an overall master plan community known as Wheatley Courts spearheaded by the San Antonio Housing Authority. Wheatley was a 248-unit public housing development built in 1940. Over time, the cinder block style development negatively impacted the neighborhood as its structure and unit design became obsolete and deteriorated beyond repair. East Meadows II added 119 multifamily units, with 23 of them being three-to-four bedroom townhomes. Thoughtful design consideration enhanced the streetscape and livability of the East Meadows community, but to further magnify the diversity of the streetscape, multiple color schemes were chosen to create the sense of an extension of the neighborhood.

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RESIDENT AND CLIENT SERVICES

91 Guiding Residents on a Path to Success

The Los Angeles County Development Authority's (LACDA) Family Self-Sufficiency (FSS) Program links residents with a case manager who helps clients develop a plan to increase income with tools such as training, education, and financial literacy. Each client is expected to meet their goals in five years. During the term of the contract, any increase in income that results in an increase in the tenant's portion towards the rent, will be saved in an escrow account with the goal towards home ownership. Since Jan. 1, 2017, the agency expanded its outreach efforts by implementing New Resident Services Orientations, creating a special FSS website with resources for its participants, and utilizing the agency's social media platforms to highlight the FSS Program and the success of its participants. To date, the FSS team has enrolled 332 new clients.

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Courtesy of Los Angeles County Development Authority

92 Fresno Housing Education Scholarship | Removing Barriers Results in Highest Application Rates to Date

The Education Advancement Scholarship Program is sponsored by the Fresno Housing Authority and the Fresno Housing Education Corps. This scholarship program is designed to benefit undergraduate students who live in assisted housing programs of the Fresno Housing Authority who want to complete their higher education. The scholarship will be offered in increments depending on eligibility criteria, the number of applicants, and the educational institution. The scholarship award will be distributed in two equal payments during the fall and spring semesters.

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93 Workforce Development Pilot Program Focused on Section 3 and Career Goals

In 2019 and 2020, the Fresno Housing Board of Commissioners identified the strategic goal and initiative to embark on a workforce development pilot program that would be led and implemented by the Resident Empowerment Team. The Board provided two-year funding for the pilot program, which includes providing workforce related workshops, resume writing, barrier identification, and resident engagement.

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Courtesy of Fresno Housing

94 Fair Housing Leadership Training: Overview of Resident-to-Resident Fair Housing Issues

Over the last several years, the Housing Authority of the City of Los Angeles (HACLA) staff became aware of the need of better fair housing education for its public housing tenants. HACLA has long provided regular fair housing training to its employees. However, the right to live in an environment free from discrimination and harassment is not limited to discrimination and harassment caused by HACLA employees. It includes the right to be free of such discrimination and harassment by other residents as well. Thus, HACLA created a training program to educate residents about fair housing practices.

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95 Maintaining and Increasing Resident Services During the Pandemic

The COVID-19 pandemic shut down the County of San Bernardino, much like the rest of the nation, in March 2020. Some of the hardest-hit families lived in the Housing Authority of the County of San Bernardino's (HACSB) affordable housing communities. Many rely on school lunches for nutritious meals for their children and often work in vulnerable sectors of the economy. HACSB was concerned about the pandemic having an amplified adverse impact on these families. Despite receiving no direct federal funding for resident services, HACSB had already implemented a Resident Services program for its affordable housing communities in 2019. Because of this existing program, instead of reducing resident services due to the pandemic, staff instead were able to enhance services for their vulnerable households.

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Courtesy of The Housing Authority of the County of San Bernardino

96 Operation Shelter to Home

In response to the COVID-19 pandemic, the San Diego Housing Commission was among the leaders of the collaborative initiative, Operation Shelter to Home. The program launched in April 2020 to protect the health of San Diegans experiencing homelessness and help them obtain housing as quickly as possible. This initiative temporarily repurposed parts of the San Diego Convention Center as a temporary shelter, which served more than 1,000 single adults experiencing homelessness per day. As of Oct. 31, 2020, Operation Shelter to Home helped more than 750 individuals obtain permanent or longer-term housing.

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97 Fostering Futures

Foothills Regional Housing (FRH), CASA of Jefferson and Gilpin County, and Jefferson County Department of Human Services created and partnered on a program focused on serving foster youth transitioning out of foster care. Fostering Futures was designed to provide youth with services they need to succeed while giving them an affordable place to call home. (See also #11 and #62.)

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98 EnVision Center/Workforce Development Initiative (WDI)

The District of Columbia Housing Authority (DCHA) Workforce Development Initiative (WDI) moves customers to work through unique partnerships in high demand industries. The program was designed to support DCHA's public housing residents and Housing Choice Voucher participants in becoming self-sufficient. The EnVision Center serves as DCHA's workforce development hub and is located on the agency's Greenleaf Gardens property. WDI leverages both its convenient location and DCHAs supportive services, to reach over 15,000 agency customers.

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99 Frederick Douglass Family Self-Sufficiency (FSS) Center

The District of Columbia Housing Authority (DCHA) opened a new one-stop shop for its Family Self-Sufficiency (FSS) program in 2020. The Frederick Douglass Family Self-Sufficiency Center was renovated to house the multitude of services that help DCHA customers reach their individual goals in the DCHA Pathways of Self-Sufficiency: education, employment, and homeownership. The center will house service coordinators who work directly with DCHA customers, as well as D.C. residents, to connect them to innovative strategies, programs, and services that already exist in the local community, such as credit counseling, financial literacy training, and homeownership preparation. Partner organizations also can use the space to host classes and trainings.

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100 Youth Development Program

The District of Columbia Housing Authority's (DCHA) Youth Programming works with youth to provide academic support and variety of leadership and other opportunities outside of school. The Do Your Best program provides students with job opportunities; the DCHA STEM program prepares young leaders to tackle the world of STEM through exploration, education, and skill development; the DCHA Youth Mentorship and Leadership Program helps youth academically, socially and personally throughout their transition into adult hood; and the DCHA Story Times program, promotes the importance of and the positive impact of reading.

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101 Learning Today...Leading Tomorrow

The LEAD Center of the Housing Authority of the City of Daytona Beach, in partnership with CareerSource Flagler/Volusia, serves disengaged, out-of-school young adults between the ages of 16 and 24 whom reside within Volusia County. The program design offers a non-traditional approach with a holistic perspective that focuses on the development of every person's intellectual, emotional, social, physical, artistic, and creative potentials. Participants must complete all four phases of programming: mental toughness, active programming, placement, and follow-up. Although each phase is different, all phases contain components to increase a young person's knowledge, skills and abilities.

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102 Rental Assistance Program for Daytona Beach Residents

The Housing Authority of the City of Daytona Beach was invited to partner with the City of Daytona Beach as a subrecipient in its efforts to provide rental assistance to income eligible Daytona Beach residents who were adversely affected by the COVID-19 pandemic. Upon becoming a subrecipient, the housing authority is responsible for providing screening, intake, and assessment services. This helped ensure housing stability for low- to moderate-income workers who have been furloughed, lost jobs, or had work hours reduced due to the pandemic.

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103 Weekly Door-to-Door Grocery Deliveries for Public Housing Families

Starting in May 2020, the Housing Authority of the City of Daytona Beach partnered with Halifax Urban Ministries (HUM) to package, deliver, and distribute meals to Daytona Beach public housing residents in respond to the COVID-19 pandemic. Families, seniors and/or persons with disabilities received bags of groceries delivered to their door weekly during the pandemic. HUM's mission is to prevent homelessness among low-income families by providing emergency assistance and to intervene on behalf of homeless people. This partnership is an inevitable match because both organizations serve the needs of low-income people.

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104 Family Self-Sufficiency Services During a Pandemic

Lakeland Housing Authority's Family Self-Sufficiency (FSS) Program introduced interactive web-based video workshops for resident participants as a result of COVID-19. This was an innovative way to continue to provide FSS services to program participants who were home bound and otherwise unable to make office visits to meet with their counselors or advisors. The video workshops created an opportunity for residents to continue with their respective program activities while providing a user-friendly setting whereby participants were able to ask questions of instructors and converse with their fellow program participants.

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105 Book-Rich Environments

The National Book Foundation, Urban Libraries Council, Department of Education, and Department of Housing and Urban Development (HUD) joined forces to transform Public Housing Authorities (PHAs) into book rich environments. Book-Rich Environments is a tri-sector collaboration between nonprofit organizations, national government agencies, and corporate publishers that aims to infuse public housing communities across the country with a vibrant and accessible culture of books. The initiative connects families with reading related resources, working to improve opportunities, and providing successful literacy outcomes. Tampa Housing Authority (THA) participated in this initiative.

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106 Financial Literacy

The Tampa Housing Authority (THA) promotes economic mobility among lower-income households for financial success with strategies and policies that help families, youth, and seniors learn more about money and savings. In partnership with Wells Fargo, THA implemented a Financial Literacy Program to assist youth and seniors with financial education and capability to empower them to make informed choices, know where to go for help,

and take other actions to improve their present and long-term financial well-being. The program helps individuals acquire appropriate access and understanding of financial products, services, and concepts.

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107 Food Distribution Program

The Tampa Housing Authority (THA) serves more than 10,000 low-income families. Its Food Distribution Program distributed fruits, vegetables, meats, and more to residents within the housing authority. This included residents living on THA properties and those who are housed with tenant-based vouchers outside of the THA properties. THA partnered with different companies and organizations who supplied the food to THA for the residents. During the COVID-19 pandemic, the program helped families who suffered loss of income through employment or other sources.

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108 JPI — Virtual Integration of Services

The Jobs Plus Initiative (JPI) expanded locally to residents residing in the Robles Park Village community. Services are employment driven and tailored to address work readiness training, employer linkages, job placement, educational advancement, technology skills, computer literacy, community leadership, and financial literacy. JPI targets three core components including: employment (and related services), community support for work, and financial incentives for community collaboration of job-driven approaches to remove barriers, build a culture of work that increase earnings, and advance employment outcomes for public housing residents.

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109 Parent Involvement

Village Link-Up is a parent involvement program with case management services funded by the Children's Board of Hillsborough County awarded on Oct. 1, 2018. Two case managers were assigned a caseload of 35 families each, with another bilingual case manager in the process of being hired for providing services to at least 105 families at Robles Park Village and C. Blythe Andrews. In order to be eligible for the program, participants needed to live on one of the property sites and be a parent of a child in elementary school, grades K-5. Village Link-Up partners with each child's school to promote parent involvement through parent conferences, workshops, and Parent Teacher Associations.

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110 YouthBuild Graduation Ceremony

The Tampa Housing Authority's first cohort of the YouthBuild (YB) Program completion ceremony was set for April 2020. However, COVID-19 restrictions required both a postponement and additional innovation. Over the course of several meetings, staff devised an event that would provide the students with a memorable experience while keeping everyone safe — a drive-through graduation ceremony, which served 15 students.

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111 Safe At Home Virtual Initiatives

Resident Services Corporation (RSC), a non-profit affiliate of the Housing Authority of DeKalb County

(HADC), enhances the lives of the local community by providing targeted and collaborative initiatives that promote resilience factors to help participants from youth to seniors overcome major challenges during the COVID-19 pandemic. In April 2020, HADC implemented The Safe at Home Initiative, which provided online access to educational opportunities, vocational training, financial counseling, trainings, mental health, and various supportive services. In addition, their virtual programming provided school-aged children with the tools and resources required to safely learn while at home from a computer, tablet, or smart phone.

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112 Temporary C19 "Stay at Home" Homeless Wait List Preference Referral Program

The Housing Authority of Champaign (HACC) implemented the Temporary C19 "Stay at Home" Homeless Wait List Preference Referral Program mid-May 2020, not long after the COVID-19 pandemic began. The goal of the program is to house the homeless population, reducing the number of clients in homeless shelters in hopes to reduce the number of COVID-19 cases.

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113 Project Achieve

Working together with an area mental health services provider, the Randolph County Housing Authority developed an innovative program to link clients struggling with mental health issues, with the services needed to help them achieve a healthy and stable housing experience. Project Achieve brought licensed mental health counselors and life coaches on-site to meet with residents in a neutral, non-threatening environment. Project Achieve has given residents the opportunity to address their mental health needs rather than focusing solely on the various stressors associated with the potential loss of their housing assistance.

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114 Lifeforce Development Institute

Research shows that the people most likely to be hired for available jobs have what employers call "soft skills," non-technical but important skills such as time management, communication, and conflict resolution. Soft skills are one of the most challenging things to teach, and lack of them is the most common reason for not hiring, not promoting, and low-performance evaluations. These skills form the basis of the Lifeforce Development Institute's curriculum, which addresses the workforce's foundational skill gap with a 12-week, hands-on learning program covering job and career readiness skills and targets the community's workforce goals.

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Courtesy of Rockford Housing Authority

115 Section 3 Promotion and Resident Awareness

The Rockford Housing Authority (RHA) developed a robust Section 3 training program. Focusing within their agency, they train Section 3 qualified individuals in day-to-day operations of the RHA. The participants can train in all PHA departments including finance, maintenance, human services, housing choice voucher, and property management. To promote this program and to allow for a greater audience reach, RHA developed a Section 3 portal. This portal has been vital to connecting Section 3 residents to jobs, education, and training opportunities, not only from RHA but also from contractors servicing their properties.

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116 A Partnership that Puts Youth-Focused Programming Where It's Needed Most

While Brookmill Court, one of Fort Wayne Housing Authority's (FWHA) larger family communities, features onsite childcare and a preschool, it lacked any structured programming for children age 6 and older. As a board member of the Boys and Girls Club, FWHA Executive Director George Guy saw an opportunity in the ways Brookmill Court kids could benefit from the nonprofit organization's programs. FWHA partnered with the Boys and Girls Club to apply successfully for a $25,000 Community Development Block Grant, which will cover the cost of a club serving children and teens ages 6 to 16 at the complex for one year.

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117 Acknowledging Graduates' Achievements While Adhering to Social Distancing Guidelines

COVID-19 took a toll on recent high school graduates, who saw many of their traditions, plans, and celebrations be completely uprooted over the course of the past year. In order to help graduates feel heard, valued, and celebrated, the Housing Authority of the City of Fort Wayne (FWHA) Social Services department organized a Drive-Thru graduation event to acknowledge their accomplishments, while making sure to adhere to proper social distancing guidelines. This event helped provide a sense of encouragement to their graduates during a period of adjustment towards their "new normal."

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118 Increasing Awareness of Local Resources via the Career and Enrichment Services Newsletter

While PHAs strive to help all able families to achieve self-sufficiency, FSS programs in particular go the extra mile to ensure tenants have as many resources as possible to help them reach their goals. Providing these resources proved to be a unique challenge during the COVID-19 pandemic, but the Housing Authority of the City of Fort Wayne's (FWHA) Social Services department developed an innovative solution with their monthly newsletter. By compiling information from a variety of local sources, this newsletter successfully helped FSS participants navigate an increasingly complex world while providing them with the resources they need to continue moving themselves forward.

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119 Making Job Searches, Training and Transportation a TREAT to Individuals

The Fort Wayne Housing Authority (FWHA) Social Services Department strives to help its participants overcome barriers that can interfere with their ability to become truly self-sufficient. One frequently overlooked barrier to self-sufficiency is access to reliable transportation. FWHA had the opportunity to utilize Housing Opportunities Program (HOP) funding to implement the TREAT (Transportation Readiness Employment and Training) program, which ensures that participants' baseline transportation needs are met. This program has been coupled with a variety of services focused on better equipping participants for work and its periphery, including soft skills and financial literacy. Taken in tandem, these resources helped participants maintain a path to self-sufficiency.

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120 Huppee Community Garden and Free Farmers Market

The Lawrence-Douglas County Housing Authority partnered with a local non-profit, Growing Food Growing Health, to design and install a community garden at Edgewood Homes. Local teenage Full Circle Youth Program participants were hired to maintain the garden during the COVID-19 shutdown, garnering important employment and life skills along the way. The garden provided free fresh produce to tenants during the pandemic, which was distributed weekly through a farmers market at Edgewood Homes. Growing Food Growing Health recruited other local farmers and organizations to donate produce and bread as well.

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Courtesy of Lawrence-Douglas County Housing Authority

121 To the Hoop: Basketball and Art

Full Circle Youth Program staff partnered with local non-profits Van Go and the Landen Lucas Foundation to take public housing youths' ideas about their community and bring them to life on six repurposed basketball backboards. Themes selected by public housing youth were Growth, Diversity, Community, and Family. Beautiful pieces of functional art were installed at Edgewood Homes in the fall of 2020 to create a sense of community pride, provide leadership opportunities for youth, and inspire physical activity. During the COVID-19 pandemic, colorful and inviting spaces for outdoor exercise are especially important for public housing youth.

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Courtesy of Lawrence-Douglas County Housing Authority

122 Senior Food Supply and Delivery to Prevent COVID-19

In response to the threat posed by COVID-19, the Wichita Housing Authority (WHA) swiftly implemented a bi-weekly food distribution program at four senior multi-family properties within their portfolio. The program, started with seed funding from Blue Cross Blue Shield of Kansas, maintained access to nutritious food and reduced the risk of exposure to COVID-19 that happens during grocery store visits. CARES Act funding supported continuation of the program and enabled additional programming for elderly tenants and clients within the Public Housing and Housing Choice Voucher Programs. Since program inception in May 2020, more than 2,500 food box deliveries have been made to elderly tenants and clients.

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123 The Mobile Food Pantry

To address the challenge of food insecurity, a new van was purchased for the Resident Services Program and is now used as "The Mobile Food Pantry." The van was purchased with funds from the Coronavirus Aid Relief and Economic Security Act. Through partnerships and commitments with local churches and organizations, The Mobile Food Pantry remains stocked with non-perishable food items that are donated on a bi-weekly basis. These donations allow the program to continue with no cost to the agency.

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124 Portland Housing Authority Foster Youth to Independence Program

Every year in the US 20,000 plus youth age out of foster care; of those, about 25% experience homelessness. In Maine, 2,100 plus children live in foster care, including 131 ages 17-20. In Portland alone, the Joe Kreisler Teen Shelter provides a safe space for 25 youth nightly. The Foster Youth to Independence (FYI) Program of Portland combines strategic staffing and existing community resources into a phased, supportive delivery model for HUD FYI vouchers, one that focuses on addressing two drivers of negative youth outcomes, housing and financial instability, and creating pathways for economic mobility. Since launching in 2020, the program has housed 30 individuals and refers one to four new youth monthly.

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125 Stable Homes Stable Schools

The Minneapolis Public Housing Authority's (MPHA) Stable Homes Stable Schools program was inspired by a sobering statistic: one out of 15 elementary students who attends Minneapolis Public Schools experiences homelessness. Stable Homes Stable Schools provided direct rental assistance to those families through a powerful partnership. School social workers connected with families in need. The City of Minneapolis, MPHA, and a local philanthropy funded one-time and ongoing rental assistance, administered by MPHA. The YMCA supported the family's housing search, connecting them to a web of supportive services, and helped families re-engage with their children's classrooms. Since 2019, Stable Homes has now reached more than 2,600 children and counting.

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126 Cooking Matters

Food insecurity, diet-related diseases, and social isolation are just a few of the challenges the senior population of Hall Towers at Greensboro Housing Authority (GHA) struggle with. Through a new partnership with a local food bank, the Cooking Matters program met for six weeks focusing on healthy eating on a limited budget. Participants then enjoy preparing a healthy meal together. Participants reported improvements in their ability to read food labels, increased healthy cooking at home, and overall improved nutritional knowledge.

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127 COVID-19 Rapid Response

The Housing Authority of the City of Wilmington, NC (WHA) has been deeply impacted by the effects of the global pandemic. Low-income individuals are often less equipped to mitigate the risks associated with the virus. Financial impacts have included loss of household income because of a business closure, loss of work hours or wages, layoffs, or out-of-the pocket medical expenses related to COVID-19. WHA responded in a variety of manners to work to serve their residents during this difficult time including partnering with the New Hanover County Public Health Department to provide COVID-19 testing in affordable housing neighborhoods and access to the vaccine for at-risk populations.

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128 Academic Learning Pods

Academic Learning Pods (ALPs) or community based learning environments, were created to support remote learning and meet the needs of those at-risk, unsheltered, and without internet access during the suspension of in-person learning during the COVID-19 pandemic. The ALPs are socially-distanced places for students to participate in remote schooling with adult supervision, enrichment activities, and meals for students in grades K-8.

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Courtesy of Cuyahoga Metropolitan Housing Authority

129 CMHA COVID-19 Resident Action Team

The Cuyahoga Metropolitan Housing Authority (CMHA) created the COVID-19 Resident Action Team to assist with sanitizing the buildings and common spaces during the pandemic. The Resident Action Team consists of a group of residents hired to work 20 hours a week.

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130 CMHA Scranton Castle Pilot Program

The Cuyahoga Metropolitan Housing Authority (CMHA) implemented a pilot program to ensure that residents have the tools and resources needed to address some of the barriers they face and better their lives. The digital inclusion initiative was a partnership with

DigitalC who provided all Scranton Castle seniors with discounted Internet access, RET3 provided the laptops and ASC3 Digital Literacy Training Center facilitated the digital literacy classes. CMHA also partnered with community organizations to address the need for quality food access, as well as hosting meal distributions.

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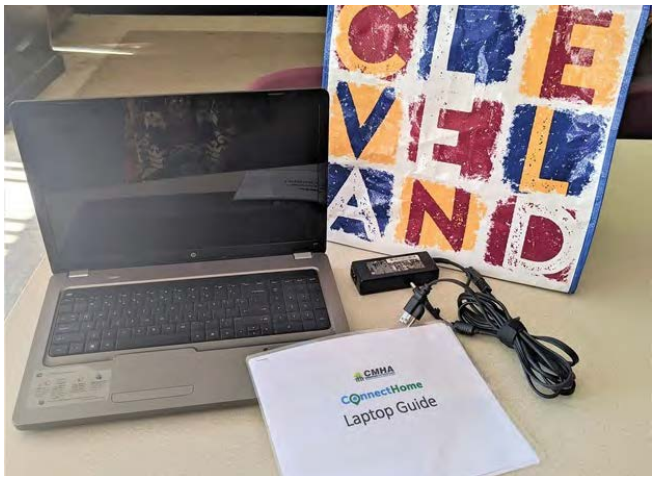

Courtesy of Cuyahoga Metropolitan Housing Authority

131 Bridging the Digital Divide

In December 2019, residents of the Allegheny County Housing Authority participated in a low-cost digital literacy class, consisting of four two-hour sessions that focused on computer and internet basics. At the end of the program, each resident was awarded a free laptop computer. Residents were able to learn the basic skills needed to operate a computer and safely navigate the internet. This was a huge step towards not only bridging the digital divide, but also towards self-sufficiency.

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132 Gateway Birthday Bash and Bingo

The Allegheny County Housing Authority Communities of Dumplin Hall, Carver Hall, General Braddock Towers, Sharpsburg, Ohio Valley Towers, and Gateway Healthcare partnered to celebrate the residents with community games. The event also provided the residents with a way to stay engaged in understanding their healthcare enrollment options, take advantage of their current healthcare benefits, and participate in an enjoyable environment which helped them learn to stay healthy as they mature in age. The event featured a healthy living-themed game of bingo, birthday celebrations, food, fun, and the warmth of community togetherness. Residents always ask, "When are we doing this again?"

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133 Remote Learning Centers

When COVID-19 brought the entire city to a halt, many children from lower-income families did not make the transition to virtual classes. The Philadelphia Housing Authority (PHA) partnered with the School District of Philadelphia, the Boys and Girls Club, and the City to establish safe and secure remote learning centers, some of which were set up in community rooms of PHA's housing developments. The 10 remote learning centers provided a familiar place where students had access to reliable high-speed Internet and, at some locations, lab monitors to help with computer issues or other challenges. PHA also tracked down students to give them free Chromebooks and hotspots from the school district.

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Courtesy of Philadelphia Housing Authority

134 Creating Partnerships to Bridge Health Disparities and Combat Isolation

The COVID-19 pandemic isolated people both from the resources they need and their friends, families, and neighbors. It also widened health disparities and had a significant impact on residents' well-being, creating an immediate need for support and action. To address these needs, the Housing Authority of the City of Pittsburgh (HACP) partnered with the Duquesne University School of Pharmacy to host pop-up health clinics in HACP communities and Manchester Citizens Council to create safe, socially distanced, community environments for residents to see their friends and neighbors.

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135 Virtual Job Fair: Overcoming Hurdles to Connect Residents to Employment

In the past, the Housing Authority of the City of Pittsburgh (HACP) hosted an in-person job fair to connect residents with regional employment opportunities. The COVID-19 pandemic forced HACP's Resident Employment Program and Human Resources Department to develop new strategies to ensure HACP could continue to connect residents with employers and empower them to self-sufficiency. Their solution: a virtual job fair with booths for employers, where job seekers and employers could speak directly with one another to discuss career opportunities. More than 70 people attended the fair, and at least 10 found employment directly from the online event, making it a model for future events.

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136 CFHA COVID Testing Initiative 2020

In 2020, the Central Falls Housing Authority (CFHA) sought to protect public housing residents and community members against COVID-19 by facilitating a testing initiative. The series of tests were conducted at two public housing complexes in Central Falls, which allowed residents with limited transportation options a chance to obtain a test just outside their front doors. The program has been an incredibly useful tool to protect Central Falls from the spread of infection. Additionally, it has dictated the agency's response for the health of their public housing residents and community.

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137 Boredom Buster Bags

Lincoln Housing Authority (LHA), recognizing residents were struggling with social isolation, anxiety, depression, helplessness, and high levels of stress during the COVID-19 pandemic, turned to alternative ways to minimize the social isolation of social distancing. Finding safe and meaningful ways to provide residents creative and stress-reducing activities became the focus of their RSC office as stay-at-home orders continued. Their solution was to distribute Boredom Buster Bags, comprised of a variety of therapeutic games and tools, health and safety information, and other goodies for residents to use while socially distancing.

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Courtesy of Lincoln Housing Authority

138 The Community Cares: Creating Unconventional Pathways for Service Delivery

Lincoln Housing Authority (LHA) recognized the need for services and supports within its community during the Covid-19 pandemic. LHA coordinated resident volunteers and community donations to assist with meeting resident needs with regard to grocery shopping, medical transportation, and personal protective equipment (PPE) for residents. Over 500 cloth face masks were distributed free of charge to residents. Additionally, the agency facilitated and utilized resident volunteers to meet the needs of the most vulnerable community members.

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139 The Community Gardens at Newport Housing Authority

In spite of the immense challenges of COVID-19, the Newport Housing Authority was fortunate for its partnership with the Aquidneck Community Table (ACT) who built and managed two new gardens in the neighborhood. The first was at the Big Blue Bike Barn and the second was at the Park Holm Senior Center, both wonderful new additions to the garden previously created at the Florence Gray Center. The gardens produced a bounty of fresh vegetables, which were donated to families in need. ACT is committed to building a healthy food system, accessible to all, especially to those most in need, and the community gardens are transforming the food paradigm for the community they jointly serve.

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Courtesy of Newport Housing Authority

140 The Big Blue Bike Barn

Community collaboration is the heartbeat of The Big Blue Bike Barn. A previously empty lot on Newport Housing Authority land is now a public space for biking, hiking, gathering and growing. It is a place of pride for neighborhood residents and a place of fun for all who use it. Bike-happy kids love

to visit it, arriving and departing with enthusiasm. A spirit of independence is provided in the newly created recreational space where young people can be curious, adventurous, healthy and safe.

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Courtesy of Newport Housing Authority

141 The Neighbor Next Door Volunteers

As was the case throughout the nation, the COVID-19 pandemic disproportionately impacted the Newport Housing Authority's seniors, particularly those in high density communities. As the positivity rate continued to rise and mandatory or advisory stay-at-home orders were issued, the battle against food insecurity was never more wide-spread. Resident volunteers generously collaborated with the agency and emergency food services to personally deliver meals to their neighbors on a daily basis during the public health emergency. The Neighbor Next Door Volunteers ensured those most vulnerable, who were already impacted by food insecurity and social isolation, would not go hungry.

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142 5 Reasons Why You Should Participate in the 2020 Census!

Columbia Housing launched the "5 Reasons Why You Should Participate in the 2020 Census!" initiative to not only encourage, but ensure, its families participated in the 2020 Census. Achieving a complete count during the 2020 Census required innovation and creativity from Columbia Housing and its community partners. Innovative virtual and socially distanced events resulted in an increased participation rate.

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143 Celebrate Sunday

At the onset of the global pandemic caused by COVID-19, there was an abrupt disruption in the delivery of food services. Columbia Housing understood the importance of ensuring that its families would not be impacted by COVID-19 food insecurity. Since food insecurity and poor nutrition are associated with several chronic illnesses that put people at higher risk for the more severe complications of COVID-19, the food access crisis threatened to exacerbate the already glaring disparities in health outcomes for vulnerable people. Columbia Housing, in partnership with the Tanner Foundation, launched Celebrate Sunday to address food insecurity. Contact-free deliveries of catered food were delivered on Saturday evenings with all the components for a typical Sunday dinner for a family of four. More than a thousand families received a total of 4,400 Celebrate Sunday meals.

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144 CH Reads

"Reading gives us someplace to go when we have to stay where we are," is a famous quote by Mason Cooley. Public health officials warned Americans to stay home as much as possible and avoid close contact with others as the country faced a global health crisis caused by the COVID-19 pandemic. Several residents, already lacking strong reading skills, were further at risk of being isolated and forced to adapt to virtual lifestyle changes that required a level of reading proficiency to successfully navigate. To strategically engage residents and promote literacy, Columbia Housing partnered with United Way of the Midlands to launch CH Reads.

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145 CH Votes

The Columbia Housing Votes campaign, commonly known as CH Votes, is a non-partisan activity solely designed for the purposes of voter registration, education, and mobilization for families served by Columbia Housing. Columbia Housing has actively engaged residents in the voting process for decades. CH Votes, places a brand around what Columbia Housing has and will continue to do to engage its residents in exercising their civic duty of voting in all local, state, and national elections. Voting is a vital part of our democracy and Columbia Housing works to ensure all of its families know their rights, make a plan, and exercise their right to vote in 2020 and beyond.

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146 COMET Transportation to the Polls

Transportation to the polls can be a huge barrier for people with disabilities and limited disposable income. Launching COMET's free and COVID-19 safe Transportation to the Polls is a successful platform engaging Columbia Housing's residents in exercising their civic duty of voting. COMET Transportation to the Polls was a partnership between Columbia Housing and Central Midlands Regional Transit Authority, which used a combination of free special bus routes, the Dial-A-Ride (DART) transportation system, and personalized transportation requests through its Reflex Transportation Program.

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147 Fall Festival — Housing America Day

What better way to show residents that you care than to show them that you care! Taking decisive actions to protect, strengthen, and amplify the principle of putting residents first was embraced by all in Columbia Housing's Fall Festival - Housing America Day initiative, which included activities for children and adults, information on available services from community partners and entertainment. This resident-focused community-wide celebration and City of Columbia's proclamation of Housing America Day further signified Columbia Housing's promise to provide quality affordable housing, which creates opportunities for families to live, work, and thrive to their fullest potential.

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148 Flu Shots for Seniors

The influenza virus, more commonly known as the flu, is a serious illness that can infect anyone, but it is extremely harmful to adults 65 years and older, who account for most hospitalizations and deaths from the flu. Seniors are at the greatest risk, due in part to changes in immune defenses with increasing age. In response to the emergent need to get its

senior resident population vaccinated for the highly contagious seasonal virus, Columbia Housing partnered with Prisma Health to launch Flu Shots for Seniors.

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149 Food Boxes to the Rescue

As food insecurity headlines resounded across the country, Columbia Housing deployed an intervention strategy that would mitigate hunger and lack of access to food through the delivery of 20-pound boxes of nutritious healthy food options to its public housing residents during the COVID-19 pandemic. In partnership with The Ray Tanner Foundation and the Senn Brothers, Columbia Housing launched the initiative, Food Boxes to the Rescue.

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Courtesy of Columbia Housing

150 Get Out the Vote Parade

The Get Out The Vote Parade was the grand finale of the Columbia Housing Votes campaign, also known as CH Votes. CH Votes was a 12-week non-partisan activity solely designed for the purposes of voter registration, education, and mobilization for families served by Columbia Housing. The Get Out The Vote Parade, was held on Oct. 31, 2020, at the Latimer Manor public housing community—an official Polling Precinct for Ward 19. As the parade began, residents stood on their porches and waved as Columbia Housing staff, community partners, and candidates for public office paraded through the Latimer Manor public housing community. Many of the children in the Latimer Manor public housing community wore costumes, creating a festive, fun-filled, and socially distanced atmosphere.

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151 Grassroots Mask-Making Project

Public health officials announced early on in the COVID-19 pandemic that wearing a cloth or fabric face covering when entering public spaces is an effective way to prevent the spread of the virus. To ensure Columbia Housing's families had adequate face coverings, Columbia Housing launched the Grassroots Mask-Making Project. The Grassroots Mask-Making Project enlisted the support of residents, seamstresses, mom and pop shops, micro-businesses, and small community businesses for the creation of cloth face coverings. Through the partnerships, 6,000 face coverings were issued to Columbia Housing's residents.

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152 Healthy Seniors

Staying healthy during the pandemic is particularly important for seniors and those at increased risk of severe illness. Columbia Housing's Healthy Seniors initiative is a partnership with the largest healthcare system, Prisma Health in South Carolina, designed to provide convenient access and meet the healthcare needs of its 300 plus senior resident population residing in its four high rise communities.

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153 Homeownership Goes Virtual

Columbia Housing is committed to building and preserving healthy neighborhoods and communities through the promotion of homeownership throughout Columbia, S.C. After an abrupt and unanticipated conclusion of its in-person homeownership program due to the COVID-19 pandemic, Columbia Housing launched Homeownership Goes Virtual. The Homeownership Goes Virtual initiative promotes sustainable homeownership by providing home buying, budgeting, credit, and home and yard maintenance educational opportunities for Columbia Housing's residents, program participants, and the general public.

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154 Home-Spot, Hot Spot

Having access to technology is now more crucial than ever. Columbia Housing, in partnership with Richland Library, launched the Home-Spot, Hot Spot due to increased resident concerns regarding the absence of high-speed Internet or broadband access within the communities. The partnership enabled the circulation of WiFi hotspots, allowing residents to stay connected. Residents are now able to learn and complete schoolwork, contact loved ones remotely, and utilize basic services that have moved to digital platforms.

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155 Housing Choice Voucher Program Briefings Goes Virtual

The effects of the COVID-19 pandemic were acutely felt by people facing housing instability at a time when the ability to be safely and affordably housed was integral to the health and safety of us all. Columbia Housing's Housing Choice Voucher Program Briefings Goes Virtual initiative provided a gateway to continue partnering with landlords in providing affordable housing options for Columbia Housing's families at a time when they needed it the most.

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156 Junior League Christmas Giveaway

For many low-income families, Christmas is the most dreaded time of the year. Some low-income families are scraping to get by on a week-to-week basis, and the expectations of having to buy gifts and create a memorable holiday for their kids, add stress and anxiety from the knowledge that they do not have the resources to make this happen. The Junior League Christmas Giveaway initiative relieves this responsibility through the distribution of toys to Columbia Housing's children in time for the holiday season. This act of kindness makes the holidays for Columbia Housing's families much warmer and brighter.

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157 Onsite COVID-19 Testing

Columbia Housing grew increasingly concerned about its seniors living in high rise apartment complexes, as that population is particularly susceptible to COVID-19. They partnered with the South Carolina Department of Health and Environmental Control (SC DHEC) to provide free COVID-19 testing to all of their families. After initializing the service, more

than 500 Columbia Housing families and staff have taken advantage of free COVID-19 testing.

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158 Online Income Change Self-Certification

With the announcement of the COVID-19 pandemic, Columbia Housing like many public agencies found itself in uncharted territory. The impact of COVID-19 was challenging not only for Columbia Housing, but also for its families. Many Columbia Housing families' feared not having enough income to cover monthly rent as a result of COVID-19 temporary or permanent job loss. Launching the Online Income Change Self-Certification form for an immediate increase in rental subsidy was essential to keeping families housed during these most vulnerable times.

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159 Operation Digital Signage

Grounded in the principle of keeping residents first, Columbia Housing launched Operation Digital Signage to ensure its 300 plus senior residents residing in four elderly high-rises maintain a sense of community, feel informed and involved despite public health officials' recommendations to stay home and stay safe during the COVID-19 pandemic. Each high-rise had a professionally installed 65-inch HD monitor or TV located within a central and accessible location. Digital signs transformed the TVs into information hubs, making them the perfect communication medium in senior living.

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160 Power of Partnerships, We Are Better Together

Columbia Housing launched the Power of Partnerships, We Are Better Together initiative to address quality-of-life barriers and create opportunities for self-sufficiency for the 6,500 families it serves. Columbia Housing's 187-plus partners provide resources to seek to increase economic stability, education, healthcare, social connection, and food access, for low-wealth families. The Power of Partnerships, We Are Better Together initiative is a platform for strategic partnerships that are fundamental to improving the quality of life for Columbia Housing's families.

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161 Resident Executive Council Meetings Goes Virtual

To do its part in helping to flatten the curve during the COVID-19 pandemic, Columbia Housing canceled all of its in-person Resident Executive Council Meetings. Having an obligation to continue to provide residents with safe meeting space, they launched the Resident Executive Council Meetings Goes Virtual since putting residents first and maintaining an open dialogue with its families was paramount.

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162 Resident Fire Education and Safety Classes

Fire safety training is of the utmost importance to ensuring the safety of residents in the event of a disaster. In November 2019, Columbia Housing, in partnership with the Columbia-Richland Fire and Rescue Department, launched the Resident Fire Education and Safety initiative to increase staff and residents' knowledge of Fire Safety. Residents and staff are reminded of best practices to avoid creating a fire risk and the measures to take in the event a fire happens.

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163 Senior Social Engagement Program

Columbia Housing experienced a growing number of seniors living alone in its senior housing developments and social Isolation has become an increased concern. Particularly during this unprecedented time. Research has linked social isolation to increased risk of heart disease, high blood pressure, obesity, depression, cognitive decline, and premature mortality. To ensure Columbia Housing's seniors continue to live a socially stimulating lifestyle, it launched the Senior Social Engagement Program, which enlisted the support of its 187 partners for the delivery of social isolation prevention services that promoted the psychological, physical, and cognitive health of its senior population.

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164 Virtual Resident Training Series

Out of an emergent need to enhance the quality of life of its residents and connect residents to educational resources, despite the onset of the COVID-19 pandemic, Columbia Housing launched the Virtual Resident Training Series program. The program allowed Columbia Housing to leverage resources from community partners who were subject-matter experts to deliver a COVID-19 friendly series of virtual workshops that foster economic independence and self-sufficiency.

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165 Youth Employment Program Goes Virtual

In previous years, Columbia Housing's Youth Employment Program provided its youth with valuable work experience. In 2020, the program's fate was uncertain with the challenges brought about by the COVID-19 pandemic. Columbia Housing and its partner, the Columbia Urban League, sprang into action and provided an opportunity for youth to receive virtual work experience opportunities, thus the Youth Employment Program Goes Virtual was launched.

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166 Zooming to the Polls

Zooming to the Polls is a component of the Columbia Housing Votes campaign (CH Votes), a non-partisan activity solely designed for the purposes of voter registration, education, and mobilization for families served by Columbia Housing. Zooming to the Polls is a virtual platform that gave families space where they could communicate directly with experts to ensure they were knowledgeable about the voting process and to make a voting plan that would best fit their individual situation. It consisted of the following topics: voter registration, absentee voting, voter after incarceration and homeless voting, ballot education, meeting the candidates, empowering young voters, and SC celebs get-out-the-vote.

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Courtesy of Columbia Housing

167 Prince Hall Homework Club

In September 2020, Spartanburg Housing implemented Homework Club to assist children who lived in the Prince Hall Apartments during the COVID-19 pandemic. Due to ongoing communication with parents and the local school district, they understood many students were having difficulties adjusting to virtual and hybrid learning. Students were falling behind on assignments and were not attending online classes. In response, Spartanburg Housing created a space in the Prince Hall community room to support students. Homework assistance was provided twice a week for two hours each session by staff and community volunteers to help the students get back on track. Due to the pandemic and CDC guidelines, support was limited to 12 to 15 students a day due to social distancing.

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168 ESL and GED Classes

The Housing Authority of the City of Del Rio collaborated with the Southwest Texas Junior College (SWTJC) to help bridge the gap for education, by offering the General Education Development (GED) and the English as a Second Language (ESL) programs. Both programs have been operational since October 2019. The classes help fulfill the agency's mission, which is "to provide inclusive affordable housing opportunities to low income individuals, building a platform for improving quality of life and achieving self-sufficiency." The housing authority worked with SWTJC to continue to offer these programs until the 20 participants become self-sufficient.

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169 School Bus Shelters

The Housing Authority of the City of Del Rio formally opened two school bus shelters on Feb. 25, 2020. The school bus shelters, which serve San Jose Housing Development's residents' children and children from the neighborhood, were built to eliminate barriers for students waiting for the bus pick-up and to shelter them during weather changes. Not only did the residents' children benefit from the first-ever built school bus shelters in the city of Del Rio, but the shelters also strengthened relationships with the community and the city.

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170 Volunteer Income Tax Assistance

The Housing Authority of the City of Del Rio was the first in Del Rio, Texas to initiate the Volunteer Income Tax Assistance (VITA) program offered by the IRS

since 1985. VITA provides free income tax preparation assistance to residents of Del Rio and its surrounding areas to anyone who makes less than $56,000 a year. All volunteers, whether they are staff of the housing authority or other volunteers from the community who come in contact with any tax information, are IRS Certified. In 2020, the Housing Authority of the City of Del Rio celebrated its 35th year and a proclamation from the City of Del Rio was presented to the Housing Authority for its continued service to the community.

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171 Breaking the Digital Divide in the Public Housing Program

The Harlingen Housing Authority partnered with ConnectHomeUSA, T-Mobile and the Harlingen Affordable Housing Corporation to bridge the digital divide amongst their public housing residents. Together they provided each family with a hot spot, enabling affordable access to high speed internet.

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Courtesy of Harlingen Housing Authority

172 The Los Vecinos Tenant Association Academic Scholarship

To help those who lacked financial resources to attend college, university or training programs, the Los Vecinos Tenant Association Academic Scholarship was developed to promote post secondary education for graduating seniors and help pay for their studies. It's funded by the Tenant Association and community members in partnership with the Harlingen Affordable Housing Corporation. Graduating seniors from the Harlingen Housing Authority at Los Vecinos may apply for this funding. The Tenant Association and the Executive Director review the applications submitted and select the awardees based on grade point average, community service, club participations, and achievements.

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Courtesy of Houston Housing Authority

173 Breaking Bread Together Apart

The Houston Housing Authority (HHA) established Breaking Bread Together Apart to ensure isolated, food-insecure, low-income households had access to healthy food and adequate nutrition on a daily basis during the COVID-19 pandemic. In collaboration with a network of community partners, the HHA's Breaking Bread Together Apart program distributed over 132,000 healthy meals to approximately 2,000 low-income households.

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174 HHA Says Yes to the Census

The Houston Housing Authority (HHA) established "HHA Says Yes to the Census" in collaboration with the U. S. Census Bureau to educate and raise awareness in hard to count populations and communities to engage and participate in the 2020 Census. The HHA, U. S. Census Bureau, City of Houston, elected officials, resident leadership, property management, key stakeholders, community organizations and partners forged cross-sector collaborations and identified solutions to increase engagement and participation among residents, the community, and partners to ensure an accurate count and increase low response rates.

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175 Protection and Hope: Houston Resident Provides Custom Masks For Community

The health and safety of residents and employees at the Houston Housing Authority (HHA) have always been a priority. When COVID-19 started to change Houstonian's lives with mask requirements, HHA took action to continue to protect their residents and employees. They discovered a resident in Cuney Homes who shifted her business (Alluring Ice) to meet the high demand for masks. The collaboration resulted in HHA supporting residents and employees and creating a video to showcase Alluring Ice's talents and initiative during a challenging time. Because the video received positive social media engagement, HHA plans to spotlight more residents' stories and successes.

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176 Centralized HOPE Distribution

The San Antonio Housing Authority (SAHA) facilitates the San Antonio Food Bank (SAFB) HOPE commodities program. Due to COVID-19 modifications to the delivery of the food, resources were needed to address health and safety issues. With the assistance and partnership efforts of SAHA and SAFB the process was altered and HOPE distributions changed from a site-based model to centralized bulk delivery with contactless, door-to-door delivery. These changes allowed SAHA to continue meeting the nutritional needs of seniors and residents with disabilities while protecting the health of these high-risk individuals.

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177 ConnectHomeSA Computer Distribution

The San Antonio Housing Authority (SAHA) provides a variety of educational and digital literacy support to its over 57,000 public housing and Housing Choice Voucher participants. In response to the COVID-19 pandemic and the resulting demands for virtual schooling and work, SAHA rapidly developed a program to collect donated computers and technological equipment and provide them to residents in need. Through SAHA's ConnectHomeSA digital literacy program and its nonprofit Education Investment Foundation (EIF), more than 200 student residents were awarded free, refurbished computers.

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178 COVID-19 Emergency Food Assistance

In response to the twin crises of COVID-19 and widespread job loss, the San Antonio Housing Authority (SAHA) rapidly developed and implemented new forms of food assistance for public housing residents with the greatest needs. Since its inception in March 2020, SAHA's Emergency Food Assistance has safely provided tens of thousands of pounds of food to residents who would not otherwise qualify for any other type of food assistance under existing nutrition programs.

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179 Food Distribution During Covid

During the pandemic, one systemic issue became prevalent; food security within low-income populations. Throughout the country companies, institutions, private citizens, and many other groups came together to help ensure neighbors, friends, and strangers were fed. Eco Centro and the San Antonio Housing Authority's (SAHA) sustainability department partnered to get families the food they needed. The sustainability department contacted property managers and had them fill out forms for food boxes to be delivered. Boxes were picked up by SAHA, and volunteers from a distribution center, and then distributed door-to-door with little to no contact to ensure safe delivery for at-risk residents.

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Courtesy of San Antonio Housing Authority

180 Meals on Wheels Weekend Delivery

Due to the COVID-19 pandemic, the San Antonio Housing Authority (SAHA) identified access to food as a concern for their residents. In partnership with Meals on Wheels (MOW), they developed a program to address their underserved properties. SAHA identified four properties that, due to size and occupancy, had limited site based food service programs available. Then both SAHA and MOW developed a program that would provide meals for all residents living at the designated sites.

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181 The Education Investment Foundation's (EIF) Back-to-School Drive-Through Event

Due to COVID-19 and social distancing requirements, all traditional San Antonio Housing Authority annual resident events were canceled. To continue traditional education-related events, the Education Investment Foundation (EIF) implemented a series of curbside events throughout the month of August, 2020. Since they were unable to host annual back-to-school fairs at their public housing properties they hosted a "drive-thru" curbside school supply distribution at their headquarters.

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Nominated for Excellence

182 Pre-School Reading Corner "The Corner Library"

Recognizing a need for pre-school children to have access to books and learning materials, the Housing Authority of the County of Hidalgo created the Corner Library. Children who live at Villa Sandoval Longoria development actively use the library to sit and read, color or draw while their parent is meeting with office staff.

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Courtesy of Housing Authority of the County of Hidalgo

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ITEM: VII.C.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Informational presentation on the FY 2021 Moving to Work Annual Report

Date: October 11, 2021

Purpose: This item provides a status report regarding the Oakland Housing Authority's Moving to Work (MTW) program performance, compliance with MTW statutory requirements, and an overview of the contents of the Authority's Fiscal Year (FY) 2021 MTW Annual Report submission.

Funding: No funding is required for this item.

Background:

The U.S. Department of Housing and Urban Development (Department) requires the Oakland Housing Authority (Authority) to submit the FY 2021 MTW Annual Report, which details the performance outcomes for the activities conducted by the Authority from July 1, 2020 to June 30, 2021. The Annual Report provides an overview of all achievements attained for program activities implemented under the Authority's MTW Agreement and verifies that the Authority met the five statutory requirements:

1. Ensure that at least 75 percent of the families assisted by the Authority are very low-income families; and
2. Assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
3. Maintain a comparable mix of families (by family size), as would have been provided had the amounts not been used under the demonstration.
4. Ensure that all housing assisted under the MTW demonstration meets Housing Quality Standards (HQS) or other standards for housing integrity approved by the Secretary; and
5. Establish a Reasonable Rent Policy.

The MTW Annual Report provides the Department with sufficient information, along with electronic data submissions, to determine the Authority's compliance with statutory obligations, such as whether it served the required baseline number of families during the fiscal year. The Authority does not report on non-MTW programs like Veteran's Affairs Supportive Housing (VASH) or Mainstream in the MTW Annual Report.

Analysis:

The Report frames the results of the Authority's performance in relation to the goals and projections set forth at the beginning of the year in the MTW Annual Plan and the Authority's ability to pivot during challenging conditions and respond swiftly to the emerging needs of our clients and staff. The Report further describes the variety of ways the Authority maintained strong "Prevent the Spread" measures to minimize the impact of the COVID-19 pandemic. Additionally, Authority leadership continued remote work capabilities for eligible staff and used regulatory waivers authorized by the Department to facilitate smooth operations during the coronavirus period. Staff also delayed implementation of some MTW efforts and activities due to shifting priorities caused by the pandemic and focused significant staff resources to implement the award of 515 Emergency Housing Vouchers at the end of the FY.

The Authority successfully created a new local program under the Building Bridges umbrella and started leasing Brooklyn Basin's Paseo Vista and Paseo Estero, adding 211 new affordable housing units to the portfolio. The Report chronicles these accomplishments and the innovations employed by the Authority under MTW to assist as many families as possible using methods in line with its strategic goals of exceptional customer service, impactful resident services, preservation and development of assets and expanded transparency.

While the Department has not yet approved the final numbers, preliminary estimates show that in FY 2021 the Authority notably served about 97% of its required baseline number of families across all its MTW programs.

Public Comment:

The Authority is not required to publish the MTW Annual Report for public comment, however, in line with Authority practice; staff presented and reviewed the Report at the October Resident Advisory Board meeting. The final draft will also be posted in the Reports and Policies section, on the Authority website, www.oakha.org.

Attachments: FY 2021 MTW Annual Report
MTW Annual Report Power Point

Making Transitions Work
In a Time of Resilience
ANNUAL REPORT

Oakland Housing Authority

FISCAL YEAR 2021
JULY 1, 2020 – JUNE 30, 2021

Submitted, September 30, 2021
DRAFT

Oakland Housing Authority

Fiscal Year 2021 MTW Annual Report

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Oakland Housing Authority

Fiscal Year 2021 MTW Annual Report

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Message from the CEO/Executive Director

FY 2021 proved to be an unprecedented year filled with challenges, opportunities, and learning. As the Oakland Housing Authority (OHA), the nation and the world faced an unrelenting pandemic with multiple waves and variants, focus on systemic inequities, and a traumatic housing crisis, we continued to seek new ways to address those challenges through evidence-based health protocols, innovative and rapid-response programs, and fiscal reprioritization that centers on long-term solvency in an uncertain climate. As we look back on the year in review, it is important that we celebrate OHA's ability to be nimble and pivot to respond to unforeseen circumstances and adapt our operations and policies to produce strong outcomes, while ensuring the health and safety of our staff and the residents who call our communities home.

Key to our success is the strength of our alliances throughout our community. The importance of these partnerships was never more evident than in the last year as we addressed the immense need of our clients and staff, which prompted OHA to engage new partners and expand existing relationships within the City and County, with other local housing authorities, numerous service providers, and our residents and neighbors to produce meaningful outcomes for those who rely on our services and others within OHA's span of impact. Additionally, as a result of our MTW flexibility, OHA was well positioned to assume a leadership role within Alameda County that allowed us to forge and facilitate the essential partnerships needed to deliver housing to extremely vulnerable families using resources allocated through the American Recovery Plan.
During the year, the OHA team successfully maintained strong "Prevent the Spread" measures as we performed work tasks. I am proud to report that we did not experience a single COVID-19 incident within the workplace, and we successfully delivered critical housing services to residents, connected scores of people to vaccines, and delivered hundreds of bags of food and goods to individuals and families. **OHA was and is essential.**

Based on the lessons learned over the past year, we have increased insights into our organizational capacity. Furthermore, as we continue to refine our operations, we have reaffirmed confidence in our ability to create housing solutions and embark upon the mountain of work ahead. I would like to take this opportunity to thank our HUD partners, Oakland Mayor Libby Schaaf and the City of Oakland, our Alameda County partners and the Continuum of Care leadership team, the contingent of Bay Area regional housing authorities for their strong partnership with OHA, and importantly, the

dedicated public servants that make up the staff team of OHA who delivered vital services to the Oakland community during an eventful yet productive year.

Section I. Introduction

The Oakland Housing Authority (OHA), established in 1938 to assure the availability of quality housing for low-income persons, is pleased to release its Fiscal Year (FY) 2021 Moving to Work Annual Report. As one of 39 original participants and with 41 expansion agencies in the US Department of Housing and Urban Development's (HUD) Moving to Work (MTW) demonstration program, OHA has the opportunity to explore and test new and innovative methods of delivering housing and supportive services to low-income residents. As a MTW demonstration participant, OHA uses the flexibility of the program, which waives certain provisions of the Housing Act of 1937 and HUD's subsequent regulations, as an opportunity to design its services to address specific and local market conditions and the needs of our residents. OHA rebranded the program as "Making Transitions Work" to better describe the opportunities created for residents of all ages and stages in life, achieving goals of employment, education, housing stability and self-sufficiency while promoting and supporting strong communities and neighborhoods.

On March 31, 2004, HUD and OHA executed an MTW Demonstration Agreement governing the terms and conditions under which HUD authorized OHA to participate in MTW through March 30, 2011. On February 4, 2009, HUD and OHA executed an Amended and Restated MTW Agreement revising the terms and conditions of the agreement and extending OHA's participation in the MTW Demonstration Program through June 30, 2018. The FY 2016 Appropriations Act ("the Act"), Section 239 (Public Law 114-113), instructed HUD to extend the existing Agreements with current MTW agencies and expand the MTW demonstration program by an additional 100 high-performing Public Housing Agencies over a period of seven years. The Act also stipulated that a Research Advisory Committee (RAC) be formed to advise the Secretary of HUD on specific policy proposals and methods of research and evaluation for the demonstration. In May 2016, OHA's Board of Commissioners approved a ten-year extension of the MTW Agreement with HUD, extending the contract through 2028 with the same terms and conditions as authorized by the Act and the MTW Agreement. This extension will allow OHA to continue its localized housing programs with innovations removing barriers to housing for the households served. On January 7, 2021, and May 7, 2021, HUD announced the first two cohorts of expansion MTW agencies evaluating MTW flexibility for smaller public housing authorities and stepped or tired rents. In total, HUD accepted 41 agencies across the two cohorts and recruited two more cohorts during 2021.

In accordance with the MTW Agreement, OHA must complete an MTW Annual Report highlighting specific information regarding the activities conducted during the fiscal year. OHA's MTW Annual Report provides HUD, OHA residents, and the public information on OHA programs and the MTW budget as well as an analysis of changes that occurred during the period between July 1, 2020 and June 30, 2021.

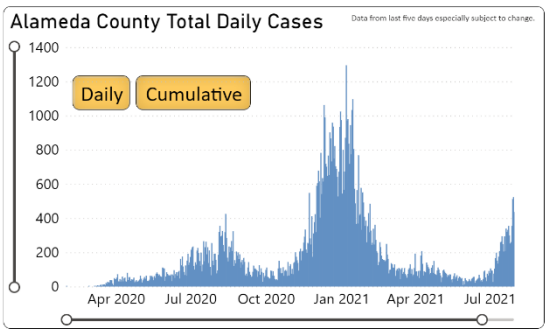
As part of the demonstration, the United States Congress established the following five statutory requirements and three statutory goals for MTW:

Statutory Requirements	Statutory Objectives
➢ assist substantially the same total number of eligible low-income ➢ families under MTW as would have been served absent the demonstration ➢ Maintain a mix of families (by family size) comparable to those they would have served without the demonstration ➢ Ensure that at least 75 percent of the families assisted are very low-income ➢ Establish a reasonable rent policy to encourage employment and self-sufficiency ➢ Assure that the housing the agencies provide meets HUD's housing quality standards	➢ Reduce costs and achieve greater cost effectiveness in Federal expenditures; ➢ Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs, that assist in obtaining employment and becoming economically self-sufficient; and ➢ Increase housing choices for low income families

In compliance with the MTW Agreement, the activities in the FY 2021 MTW Annual Report meet the statutory requirements as well as at least one or more of the statutory objectives. The Report details the overall progress staff made to fully integrate statutory requirements and strategic goals into daily activities to serve as many families as possible within the constraints imposed by the local market.

FY 2021 Overview

While OHA's FY 2021 MTW Plan proposed to focus on robust, long-term strategies that would increase utilization of Housing Choice Vouchers (HCV) and create data-driven partnerships to expand housing types in Oakland, responding to the coronavirus 2019 (COVID-19) pandemic commanded much of the attention of OHA staff. The surging pandemic at the beginning of the fiscal year caused a shift in priorities to elevate a variety of more immediate and practical outcomes such as ensuring optimal safety for residents and staff, connecting residents with coronavirus-related supports and services, utilizing MTW and HUD issued waivers to meet OHA objectives, and fully leasing the Authority-managed portfolio. The overall impact of COVID intensified the urgency and the need for permanent housing solutions for homeless individuals and families and the FY 2021 MTW Report will demonstrate the effectiveness of OHA's response during the year.



In July 2020, the Alameda County Health Care Services Agency Department of Public Health, the number of positive COVID-19 cases steadily climbed and continued to climb throughout the

county during the first quarter of the fiscal year. Just as officials started to get a handle on the number of new cases using strategies such as curfews, mask requirements, and reduced building capacities, nearly every city in the County, including Oakland, saw another rise in cases around November and well into the New Year. OHA leadership, through its COVID Incident Command Team, paid close attention to the undulating patterns evidenced by the OES data, and decided to maintain hybrid working conditions at its administrative buildings and residential properties. Additionally, in the winter and early spring, the Authority sponsored vaccine events first for residents and staff in high risk categories and eventually expanding to all eligible-aged community members. In total, OHA hosted close to a dozen vaccination and community outreach events, which connected hundreds of residents, community members, and staff to vaccines.

In addition to administering an effective COVID prevention and response plan for the Authority, OHA also deployed quick response strategies to assist homeless families through partnerships with the City of Oakland, the Alameda County Health Care Services Agency, and with non-profit providers. By expanding the Sponsor-based Housing Assistance Program (SBHAP) and creating the Building Bridges Key to Home initiative, OHA embraced more than 60 unhoused families with children adding to the overall strength and impact of the local, non-traditional (LNT) MTW programs.

In similar efforts, at end of the year and with the pandemic still presenting significant challenges to public health, HUD allocated new vouchers to housing authorities throughout the country to assist vulnerable individuals and families experiencing or at high risk of homelessness. OHA received an allocation of 515 Emergency Housing Vouchers (EHVs). After receipt of the award, the Executive Director quickly assigned staff to an interdepartmental team to manage and oversee distribution, placement and utilization of EHVs. With the same urgency, OHA staff led the effort to execute a county-wide Memorandum of Understanding (MOU) to memorialize the important, inter-jurisdictional collaboration to lease approximately 864 Emergency Housing Vouchers. By July 2021, OHA drafted and received Board of Commissioners approval to execute a MOU with the Alameda County Continuum of Care and other local area housing authorities to implement the EHV program and was approved to apply MTW waivers to EHVs. OHA took seriously the need to use incentives to encourage strong landlord partnerships, make service and resource connections for families, and address the barriers and physical and psychological burdens of homelessness using MTW and other HUD-sanctioned regulatory waivers. Leasing and fund expenditures for the EHVs occurred in FY 2022.

OHA remains dedicated to providing quality and affordable housing to low income families within Oakland, California. The FY 2021 MTW Annual Report describe the strategies OHA used to fulfill its commitment to increase housing choice and affordability, and how the Authority reached a 97% preliminary baseline number of families served. Information and data collected

on the progress OHA made toward implementing 21 of the 27 approved activities are included in Section IV.

The FY 2021 MTW Annual Plan and Report are available on OHA's website at www.oakha.org.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

OHA's MTW housing stock is made up of a variety of housing assistance programs including vouchers, public housing, and local, non-traditional housing types. This section discusses OHA's MTW housing inventory. A comprehensive housing inventory table is available in Appendix E, which shows a complete list of OHA's MTW and non-MTW housing assistance and housing stock.

Public Housing

The public housing portfolio maintained over 98% occupancy rate overall and staff aggressively pursued applicants on the waitlists to fill any open vacancies. In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South - a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North had been completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building.

Harrison Towers

Harrison Towers was also approved for disposition and during FY 2021 continued predevelopment activities. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 have resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance the critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.

OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers.

Local, Non-traditional Programs

Sponsor Based Housing Assistance Program

OHA administered existing programs and continued implementation of new local programs during the FY. Existing programs such as the Sponsor Based Housing Assistance Program (SBHAP), launched in 2010, in partnership with the City and expert providers, offered housing assistance to 1) chronically homeless individuals from encampments, 2) formerly incarcerated individuals recently released from San Quentin prison, and 3) emancipated foster youth exiting the juvenile justice system. This program has the capacity to serve up to a maximum of 100 households per month and OHA averaged 91 households served monthly.

Parents and Children Together (PACT)

The Parents and Children Together (PACT) program evolved from a program serving primarily mothers exiting the criminal justice system to a citywide family unification program that includes any parent exiting the Santa Rita County Jail system that is enrolled in a reentry program designed and facilitated by the Alameda County Sherriff's Office (ACSO). OHA accepted referrals from the ACSO and provided service-enriched housing to facilitate reuniting parents with their children in stable and safe housing. The program has capacity to serve 20 families per month in a transitional housing environment for 18 months as participants complete the program they started while they were incarcerated. Upon successful completion, they are offered the option to transition into an available OHA managed PBV unit. In FY 2021, OHA served an average of 13 families through PACT.

Building Bridges

The Building Bridges initiative, which uses partnerships with the City, Alameda County, and experienced community-based organizations to provide housing assistance to underserved populations, continued operations in FY 2021, but experienced some challenges with staff turnover and decreased utilization. Additionally, Oakland's plan to renovate a large site remained on hold due to COVID-19 related delays and shifting priorities. This program seeks to extend and leverage existing support through systems alignment to increase the chance of sustained success and long-term positive outcomes for these families. The **BB SRO** program has a capacity, when all sites are renovated and ready, to serve 289 families through a service-enriched SRO model. The shared housing and transitional housing units are reserved to house veterans, homeless and foster youth. OHA provided a monthly operating subsidy for each occupied bedroom/apartment that is based on a formula whereby OHA pays 75 percent of the rent and the eligible resident pays up to 25 percent of the rent.

The **BB CalWORKs** program is designed to provide local housing assistance for one to two years for Alameda County Social Services Agency (ACSSA) clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing the housing and improving outcomes for families and children. During FY 2021, OHA housed families referred from ACSSA. ACSSA provided wrap around case management services to address employment barriers and assisted participants with access to other necessary community resources. Upon successful program completion, program participants were referred to eligibility screening for a HCV. This program has the capacity to serve up to 50 families per month and in FY 2021, OHA averaged 24 families assisted per month, a 12% increase over FY 2020.

BB THP+ is a short-term program designed to extend the runway of assistance and help create a pathway to economic stability for people exiting the foster care system. OHA utilized the County of Alameda's 2017 RFP as the competitive selection process to award housing assistance funding to First Place for Youth (FPY). The award of funding resulted in an executed contract between OHA and FPY to provide rental housing assistance for low-income THP+ participants for up to five years. The service provider assists program participants through direct referral. The program capacity can serve up to 50 families per month and in FY 2021 OHA served 25 families per month, a 12% increase over FY 2020.

BB-Key To Home (BB-KTH) is a new program where OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit for families with children out of Project Roomkey interim housing in to more long term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI to provide resident community services and property management. The program has a tiered tenant rent structure based on Area Median Income (AMI). Program participants pay a flat rent based on AMI income category and sign an annual lease. Supportive services and case management are provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided funding availability. The program served an average of 5 families per month during the FY.

Development of New Affordable Units

Brooklyn Basin – Vista Estero

During FY 2021, OHA supported the development of affordable housing stock by nonprofit developers in Oakland. Projects 1 and 2 at Brooklyn Basin completed construction and leased up adding 211 affordable units, 132 of which are assisted with PBV subsidy. OHA acquired the land and provided a predevelopment loan for 500 Lake Park Avenue, which is planned to be redeveloped with a 53 unit affordable housing building. The Authority previously committed to provide 14 VASH Project-Based Vouchers for the project. See appendix B for an overview of housing developed using mixed financing and low-income housing tax credits (LIHTC). Overall, OHA has developed 2,049 units in mixed finance sites, of which 773 units use only LIHTC and/or no- traditional (public housing or HCV) subsidies.

Housing Choice Vouchers

The majority of OHA's housing assistance was delivered in the form of a tenant-based voucher. OHA has the capacity to serve 13,107 families through a HCV program, with about 11,441 of those families served using a traditional tenant-based or project-based subsidy. Approximately 101 of the vouchers are reserved for the Family Unification Program, and 85 are reserved for the Non Elderly Disable (NED) program. Additionally, OHA administers approximately 76 vouchers through the HCV homeownership program.

Project-Based Vouchers

In FY 2021, OHA planned to lease or contract approximately 672 Project-Based Vouchers (PBVs) through a variety of strategies. This includes 307 units (157 planned for completion during the FY) through RAD conversion, 90 through new construction at Brooklyn Basin and 285 on 12th Street. The remaining 275 through continued lease up of previously conditionally awarded units, which will include completing the environmental clearances, Housing Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY2017.

During the FY, OHA leased and or contracted 213 of the planned 672 units. The leased and contracted units consist of new construction as well as previously conditionally awarded units, which will include completing the environmental clearances, Housing Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY2017.

Delays in the lease-up and conversion of existing units at Kenneth Henry Court (15 units) and Sylvester Rutledge Manor (64 units) were due to HQS compliance and eligibility screening. OHA expects to complete this lease-up in FY22. Fruitvale Transit Village IIB (75 units) and 285 12th Street (25 units) were delayed due to COVID-19 pandemic, unavailability of tax credit, and delay in securing construction finance loans.

Furthermore, 95th and International (27 units), second phase of Acts Cyrene Apartments, which was not planned for FY2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY.

Lastly, OHA did not complete any of the planned RAD conversions. All RAD conversions are on hold pending further analysis. Below are the site-specific reasons for the delay:

- Chestnut Court – Needs recapitalization in conjunction with RAD conversion.
- Foothill Apartments – Needs recapitalization in conjunction with RAD conversion.
- Lion Creek Crossings – Evaluation of RAD feasibility and phasing is ongoing.
- Mandela Gateway – RAD conversion on hold due to possible restructuring of the limited partnership.
- Linden Court – Needs recapitalization in conjunction with RAD conversion.

In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,675. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,285 (14 are PBV VASH for Lake Park), which is approximately 40 percent of the voucher portfolio. A list of all PBV sites is included in Appendix A.

Table 1. Actual New Project-Based Vouchers					
Project-based for first time during plan year where at least an AHAP is in place by end of plan year					
Property Name	Number of Vouchers Newly Project Based		Status at End of Plan Year **	RAD?	Description of Project
	Planned *	Actual			
Bishop Roy C. Nichols	17	17	Leased	No	The project, located at 1027 60th Street, is a 17-unit building, all one bedroom units. It is a low-rise three-story building with an elevator, acommunity room and a laundry room built in 2003. The project is specifically set aside for low-income seniors aged 62 plus and with incomes at 45% AMI or less. The project owner, Christian Church Homes (CCH) has over 50 years of experience in developing and managing senior affordable housing. All 17 PBV subsidies will be attached to onebedroom units.
Sylvester Rutledge Manor	64	0	Committed	No	The project, located at 3255 San Pablo Avenue, was built in 2002 for serving low-income seniors aged 55+. It is a low-rise development consisting of 64 one-bedroom units with full kitchens. All 64 PBV subsidies will be attached to one-bedroom units. The PBV subsidies will allow CCH to increase on-site supportive services for both Bishop Roy Nichols and Sylvester Rutledge Manor and lessen the rent burden for low-income seniors at both projects.
Oak Street Apartments	25	25	Leased	No	The project, located at 1109 Oak Street, serves low-income seniors aged 55+. It is a 5-story 39-unit affordable senior housing property with commercial spaces on the ground floor. It is designed as a mixed use project to foster a vibrant community and serves residents of the neighborhood. SAHA provides a part-time service coordinator who helps and advocates for senior residents in navigating the social services system. All 25 PBV subsidies will be attached to studio units.
Eastside Arts and Housing	10	10	Leased	No	Eastside Arts and Housing is a 16 unit affordable housing property located at 2283 International Boulevard in the San Antonio neighborhood of Oakland. The building was built in 1928 and rehabbed in2006. The ground floor retail spaces house the Eastside Cultural Center. All of the units are filled with light, featuring amenities such as high ceilings, granite countertops, large windows, wood floors, and architectural details such as arched doorways. It is a secure building with intercom, and there is an onsite laundry room.
Kenneth Henry Court	15	0	Committed	No	Kenneth Henry Court is a 51 unit affordable housing property located at 6475 Foothill Boulevard in East Oakland. KHC has been providing permanent affordable housing to the area's residents for over twenty years. The development was in foreclosure due to the closing of Oakland Community Housing, Inc. SAHA acquired the property, performed necessary rehabilitation in 2013, and assumed operations in order to preserve the existing housing and maintain the property as an affordable development and long-term community asset. All of the units are spacious, featuring maple cabinets, and some are townhouse-style units. All of the units have washer and dryer hook ups. Also, the property has a community room, computer room, laundry room, and playground. It also features a secure entrance with intercom, and a security camera system.
Fruitvale Transit Village IIB	75	0	Committed	No	The Fruitvale Transit Village Phase IIB is the third and final phase of of the Fruitvale Transit Village, a mixed-use transit oriented development. The project will be a 4 and 5 stories of Type III and Type V construction cover a concrete podium. There will be 180 units of affordable rental housing, a large exterior courtyard over the podium in addition to the interior common spaces. The ground floor will inlcude a 7,200 SF spaace for a non-profit clinic. The project will will be available to families making up to 60% of AMI, and 20% of the units will be set aside for seniors aged over 55 with chronic illness.
Aurora Apartments	43	43	Leased	No	Aurora Apartment is a 44-unit new construction located at 657 W MacArthur Blvd, Oakland. This new community will replace a vacant 1,000 square foot industrial building with 43 PBV Section 8 units of permanent supportive housing for individuals.

Foothill Apartments	21	**0**	**Pending**	**Yes**	**Foothill Family Apartments is a 65-unit low-income housing tax credit development with 21 project-based units located at 6946 Foothill Boulevard.. The project contains a total of 65,988 rentable square feet that are located in eleven (11), three-story residential buildings. One of the buildings also contains an approximate 1,300 square feet community room and a management office, while three (3) of the structures have laundry rooms for use by the residents. Of the total 65 subject units, 10 are two bedroom/one bath flats, 22 are two bedroom/one and a half bath townhouses, five (5) are three bedroom/two bath flats, and 28 are comprised of three bedroom/two and a half bath.**
Lion Creek Crossing Phases 1, II, III, and IV	157	**0**	**Pending**	**Yes**	**Lion Creek Crossings is a five-phase master planned redevelopment project undertaken by the Oakland Housing Authority (OHA) in partnership with the City of Oakland, the Bay Area Rapid Transit District (BART), and the East Bay Asian Local Development Corporation (EBALDC) and The Related Companies of California as the master developers. The 22-acre site was previously a 178-unit public housing development known as Coliseum Gardens and 18 nearby residential and industrial properties owned by various public and private owners.**
Mandela Gateway	46	**0**	**Pending**	**Yes**	**Mandela Gateway is aa vibrant cmplex of affordable units, townhomes and condos with over 20,000 square feet of retail space, outdoor play area, community spaces, a landscaped town square and many services. It includes 168 one, two, three and four bedroom units and is located across from the West Oakland BART station.**
Northgate	14	**14**	**Leased**	**No**	**The project, located at 2301 Northgate Avenue, serves low income families. It is a 5-story 41-unit building completed in 2003. Local schools, public transit, grocery stores, parks are all within half a mile of the property. Resident services are not available on-site but residents have access to RCD's resident services programs. The 14 PBV subsidies will be attached to 8 two-bedrooms and 6 three-bedrooms.**
285 12th Street	25	**0**	**Committed**	**No**	**OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations.**
Brooklyn Basin phase 3 (a.k.a Foon Lok West)	65	**65**	**Committed**	**No**	**Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.**
Linden Court	38	**0**	**Pending**	**Yes**	**Linden Court contains units and 39 units with project-based subsidies along with a child-care center, retail space and a dedicated center to provide technology and job training to residents.**
95th and International	0	**27**	**Committed**	**No**	**95th and International, second phase of Acts Cyrene Apartments, is a new construction of 55 affordable housing rental units located 95th and International. The Project is developed by Related Companies of California, LLC which will set aside fourteen units for formerly homeless or at risk of homeless individuals and families.**
	672	**213**	**Planned/Actual Total Vouchers Newly Project-Based**		

*** Figures in the planned column should match the correcsponding Annual MTW Plan**

**** Select "status at the end of the Plan Year " from : Committed, Leased/Issued**

***** Pending indicates that although planned to be leased or committed, this did not occur**

Description of Differences between the Planned and Acutal Number of Vouchers Newly Project-Based

Several projects did not go under HAP or AHAP contract in FY 2021 as projected were delayed due to owner requests, COVID-19 delays, tax credit and construction financing delays and RAD analysis that is still ongoing. The commitment of PBVs at 95 and International was not projected in the FY 2021 plan and this was an oversight.

Existing Project-Based Vouchers

Table 2: Actual Existing Project-Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year.

Property Name	Number of Project-Based Vouchers		Status at End of Plan Year*	RAD?	Description of Project
	Planned	Actual			
Mandela Gateway	30	30	Leased/Issued	No	An affordable housing project of 187 units in West Oakland for low-income families. The project was leased up in 2004 with 30 PBV units.
Alteheim Senior Housing Phase I	23	23	Leased/Issued	No	The first phase of Altenheim Senior Housing project in Dimond district of Oakland with 93 units for low-income seniors. The project was leased up in 2007 with 23 PBV units.
Lion Creek Crossings II	18	18	Leased/Issued	No	The second phase of Lion Creek Crossings project with 146 units in East Oakland for low-income families. The project was leased up in 2007 with 18 PBV units.
Madison Apartments	50	50	Leased/Issued	No	An affordable housing project of 79 units near downtown Oakland for low-income families. The project was leased up in 2008 with 19 PBV units.
Lion Creek Crossing III	16	16	Leased/Issued	No	The 3rd phase of Lion Creek Crossings project with 106 units in East Oakland for low-income families. This phase was leased up in 2008 with 16 PBV units.
Seven Directions	28	28	Leased/Issued	No	An affordable housing project of 36 units in East Oakland for low-income families. The project was leased up in 2008 with 18 PBV units.
Orchards on Foothil	64	64	Leased/Issued	No	An affordable housing project of 65 units in Lower San Antonio district of Oakland for low-income seniors. The project was leased up in 2008 with 64 PBV units.
Fox Court Apt.	33	33	Leased/Issued	No	An affordable housing project of 80 units in downtown Oakland for low-income /homless with HIV/AIDS families. The project was leased up in 2009 with 20 PBV units.
Jack London Gatewa	60	60	Leased/Issued	No	An affordable housing project of 60 units in West Oakland for low-income seniors. The project was leased up in 2009 with 60 PBV units.
14th St at Central Station	20	20	Leased/Issued	No	An affordable housing project of 99 units in West Oakland for low-income families. The project was leased up in 2007 with 20 PBV units.
Tassafaronga Village Phase I	80	80	Leased/Issued	No	The first phase of Tassafaronga Village project with 137 units in East Oakland for low-income families. The project was leased up in 2010 with 80 PBV units.
Alteheim Senior Housing Phase II	40	40	Leased/Issued	No	The second and final phase of Altenheim Senior Housing project with 81 units for low-income seniors. This phase was leased up in 2010 with 40 PBV units.
Fairmount Apartments	16	16	Leased/Issued	No	An affordable housing project of 31 units in Grand Lake area of Oakland for low-income families and persons with disability. The project was leased up in 2010 with 16 PBV units.
Tassafaronga Village Phase II	19	19	Leased/Issued	No	The second and final phase of Tassafaronga project with 20 units for low-income/homless with HIV/AIDS families. The project was leased up in 2010 with 19 PBV units.
Harp Plaza	19	19	Leased/Issued	No	An affordable housing project of 19 units in Eastmont district of Oakland for low-income families. The project was leased up in 2010.

Effie's House	10	10	Leased/Issued	No	An affordable housing project of 21 units in Lower San Antonio district of Oakland for low-income families. The project was leased up in 2010.
Drachma Housing	25	25	Leased/Issued	No	A scattered-site affordable housing project of 14 units in West Oakland for low-income families. The project was leased up in 2010.
Foothill Family Partners	11	11	Leased/Issued	No	An affordable housing project of 65 units in Bancroft district of Oakland for low-income families. The project was leased up in 2011.
St. Joseph's Senior Apts	83	83	Leased/Issued	No	An affordable housing project of 84 units in Fruitvale district of Oakland for low-income seniors. The project was leased up in 2011 with 83 PBV units.
OHA Scattered Sites (OAHPI)	1,539	1,539	Committed	No	It is a scattered site public housing disposition project involving 1,539 units for low-income families. The project was assited with PBV subsidies since 2010.
Lion Creek Crossings IV	10	10	Leased/Issued	No	The 4th phase of Lion Creek Crossings project of 72 units in East Oakland for low-income families. The project was leased up in 2012 with 10 PBV units.
Savoy Phase 1	55	55	Leased/Issued	No	The first phase of the Savoy project of 101 units in downtown Oakland for individuals with special needs. The project was leased up in 2012.
Hugh Taylor House	35	35	Leased/Issued	No	An affordable housing project of 43 units in East Oakland for low-income families. The project was leased up in 2012.
Madison Park Apartments	96	96	Leased/Issued	No	An affordable housing project of 98 units near downtown Oakland for low-income seniors. The project was leased up in 2012.
Merritt Crossing Apts (6th and Oak)	50	50	Leased/Issued	No	An affordable housing project of 70 units near Chinatown Oakland for low-income seniors. The project was leased up in 2012 with 50 PBV units.
720 E 11th Street Apts (aka Clinton Commons)	16	16	Leased/Issued	No	An affordable housing project of 55 units in Eastlake district of Oakland for low-income/homeless with HIV/AIDS families. The project was leased up in 2012 with 16 PBV units.
Harrison Street Senior Housing	11	11	Leased/Issued	No	An affordable housing project of 73 units near downtown Oakland for low-income seniors. The project was leased up in 2012 with 11 PBV units.
Kenneth Henry Court	13	13	Leased/Issued	No	An affordable housing project of 51 units in the Bancroft discrict of Oakland for low-income families. The project was leased up in 2013.
California Hotel Phases 1 and 2	88	88	Leased/Issued	No	The first and second phase of California Hotel project of 137 units for families of low-income/special needs/homeless/HIV/AIDS. The phase was leased up in 2013 with 88 PBV units.
James Lee Court	12	12	Leased/Issued	No	An affordable housing project of 26 units for low-income families. The project was leased up in 2013.
Savoy Phase 2	46	46	Leased/Issued	No	The 2nd phase of the Savoy project of 101 units at downtown Oakland for special needs/homless/HIV/AIDS individuals. This phase was leased up in 2013.
Slim Jenkins Court	11	11	Leased/Issued	No	An affordable housing project of 32 units in West Oakland for low-income families. The project was leased up in 2013 with 11 PBV units.
Oak Point Limited (OPLP)	15	15	Leased/Issued	No	A scattered-site affordable housing project of 31 units in West Oakland for low-income families. The project was leased up in 2013 with 15 PBV units.
Drasnin Manor	25	25	Leased/Issued	No	An affordable housing project of 26 units in East Oakland for low-income families. The project was leased up in 2013 with 25 PBV units.
St. Joseph's Family Apts	15	15	Leased/Issued	No	An affordable housing project of 62 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2013 with 15 PBV units.
MacArthur Apts	14	14	Leased/Issued	No	An affordable housing project of 32 units in Lower Hills district of Oakland for low-income families. The project was leased up in 2013 with 14 PBV units.

California Hotel Phase 3	47	47	Leased/Issued	No	The third and final phase of California Hotel project of 137 units for low-income/special needs/homeless/HIV/AIDS families. This phase was leased up in 2013 with 47 PBV units.
Lion Creek Crossings V	127	127	Leased/Issued	No	The fifth phase of Lion Creek Crossings project of 128 units in East Oakland for low-income seniors. The project was leased up in 2014 with 127 PBV units.
Cathedral Gardens	43	43	Leased/Issued	No	An affordable housing project of 100 units in Uptown district of Oakland for low-income families. The project was leased up in 2014 with 43 PBV units.
Lakeside Senior Apartments	91	91	Leased/Issued	No	An affordable housing project of 92 units on the banks of Lake Merritt in Oakland for low-income seniors. The project was leased up in 2015 with 91 PBV units.
Marcus Garvey Commons	10	10	Leased/Issued	No	An affordable housing project of 22 units in West Oakland for low-income families. The project was leased up in 2015 with 10 PBV units.
1701 Martin Luther King Jr. Way	25	25	Leased/Issued	No	An affordable housing project of 26 units near downtown Oakland for low-income/special needs/homless/HIV/AIDS families. The project was leased up in 2015 with 25 PBV units.
MURAL aka MacArthur Transit Village	22	22	Leased/Issued	No	An affordable housing project of 90 units in West Oakland for low-income families. The project was leased up in 2016 with 22 PBV units.
AveVista aka 460 Grand	34	34	Leased/Issued	No	An affordable housing project of 68 units in Lake Merrit area of Oakland for low-income families. The project was leased up in 2016 with 34 PBV units.
11th and Jackson (Prosperity Place)	35	35	Leased/Issued	No	An affordable housing project of 71 units in Chinatown Oakland for low-income families. The project was leased up in 2017 with 35 PBV units.
Civic Center TOD	20	20	Leased/Issued	No	An affordable housing project of 40 units in downtown Oakland for low-income/special needs/homeless families. An AHAP for 10 PBV was executed in 2016.
Redwood Hill Townhomes	27	27	Leased/Issued	No	An affordable housing project of 28 units in Laurel district of Oakland for low-income/special needs families. An AHAP for 11 PBV was executed in 2017.
3706 San Pablo Avenue	20	20	Leased/Issued	No	An affordable housing project of 87 units on the cities' border of Oakland and Emeryville for low-income families. An AHAP for 20 PBV was executed in 2017.
Embark Apartments	61	61	Leased/Issued	No	An affordable housing project of 40 units in North Oakland for low-income/veteran/VASH families. An AHAP for 61 PBV was executed in 2017.
Northgate Apartments	14	14	Leased/Issued	No	The project, located at 2301 Northgate Avenue, serves low income families. It is a 5-story 41-unit building completed in 2003. Local schools, public transit, grocery stores, parks are all within half a mile of the property. Resident services are not available on-site but residents have access to RCD's resident services programs. The 14 PBV subsidies will be attached to 8 two-bedrooms and 6 three-bedrooms.
Westlake Christian Terrace West (WCTW)	121	121	Leased/Issued	No	Westlake Christian Terrance West is one of the 15 Oakland properties that provides permanent affordable housing to elderly seniors. Originally built in 1978 using HUD Section 236 insured financing, the property is located in downtown Oakland at 275 28th Street along the Broadway – Valdez corridor. With a total of 198 one-bedroom units and two manager units, the project
Empyrean	32	32	Leased/Issued	No	The Empyrean is a 99 unit severly distressed Single-room Occupancy hotel in downtown Oakland which will be converted into 66 affordable studio and 1-bedroom apartments. Leased in Jan. 2019.
Camino 23	26	26	Leased/Issued	No	An affordable housing project of 32 units in East Oakland for low-income/special need families. An AHAP was executed in 2018 for 26 PBVs.
Oak Groves - North and South	152	152	Leased/Issued	No	Two residential buildings in downtown Oakland with 152 units of senior housing, 77 units in Oak Grove South and 75 units in Oak Grove North. Both were built in the early 1980s.

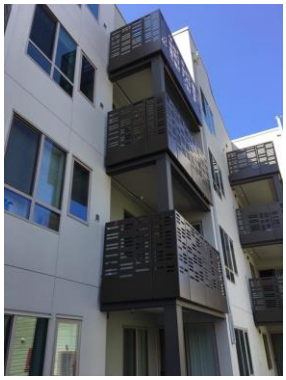
Rosa Park	11	11	Leased/Issued	No	An affordable housing project of 12 units in Uptown district of Oakland for low-income/homeless families. The project was leased up in 2017 with 5 PBV units.
Adeline St. Lofts	20	20	Leased/Issued	No	An affordable housing project of 79 units in West Oakland for low-income families. The project was leased up in 2018 with 8 PBV units.
Stanley Ave. Lofts	13	13	Leased/Issued	No	An affordable housing project of 24 units in East Oakland for low-income families. The project was leased up in 2018 with 13 PBV units.
Swan Market	10	10	Leased/Issued	No	An affordable housing project of 18 units at downtown Oakland for low-income/special need families. The project was leased up in 2017 with 4 PBV units.
Oak Park Apartments	10	10	Leased/Issued	No	An affordable housing project of 35 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 3 PBV units.
Hisman Hin-Nu Apartments	10	10	Leased/Issued	No	An affordable housing project of 92 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 7 PBV units.
San Pablo Hotel	31	31	Leased/Issued	No	An affordable housing project of 143 units near downtown Oakland for low-income seniors. The project was leased up in 2018 with 27 PBV units.
Ambassador Apts	10	10	Leased/Issued	No	An affordable housing project of 69 units at 3610 Peralta Avenue in Oakland for low-income families. The project was leased up in 2017 with 10 PBV units.
Acts Cyrene (94th and International	14	14	Leased/Issued	No	An affordable housing project of 59 units in East Oakland for low-income families. The project was leased up in 2017 with 14 PBV units.
Hamilton Apartments	92	92	Leased/Issued	No	The Hamilton Apartments is located at 510 21st Street in Oakland. The Project was awarded 92 Section 8 Project-Based Vouchers for 92 studios units serving low-income adults.
International Blvd. Apartments	18	18	Leased/Issued	No	The project, located at 6600 International Blvd. and 1406 Seminary Avenue, serves individuals and families with disabilities. It is an affordable30-unit housing development that is within close proximity to public transit. The 18 PBV subsidies will be attached to 6 one-bedrooms, 9 two-bedrooms, and 3 three-bedrooms. Resident services are not available on-site but residents have access to RCD's resident services programs.
Fruitvale Transit Village - Phase IIA	66	66	Leased/Issued	No	An affordable housing project of 94 units in Fruitvale district of Oakland for low-income/VASH families. An AHAP for 66 PBV was executed in 2017.
Courtyards at Acorn	30	27	Leased/Issued	No	An affodrable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020
The Town Center	50	50	Leased/Issued	No	An affodrable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020
Bishop Roy C. Nicholas	17	17	Leased/Issued	No	This project is part of the RFQ16-008. The project provides safe and affordable housing to very low and extremely low-income senior housholds. The project is centrally located within close proximity to retail services, hospital faciliteis, public transportation, and parks.
3268 San Pablo	50	50	Leased/Issued	No	New construction of a 5-story apartment building with 50 ~~units affordable to low-income seniors (aged 62+). The~~ project is at 100% supportive housing development. The project will demolish an existing building and parking to that occupy the site.

Paseo Estero (formerly known as Brooklyn Basin 1)	50	50	Leased/Issued	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.
Vista Estero (formerly known as Brooklyn Basin 2)	82	82	Leased/Issued	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.
Nova Apartments	56	56	Leased/Issued	No	New construction of 56 affordable units. The project is 100% supportive housing development for extremely low-income at 20% AMI or below and chronically homeless individuals. The project owner will partner with Lifelong Medical Care to provide on-site supportive services.
Aurora Apartments	43	43	Leased/Issued	No	New construction of 43 affordable units which will replace a vacat 1,000 sqf industrial building. The project include permanent supportive housing for individuals currently experiencing homelessness.
Coliseum Place	37	37	Committed	No	An affordable housing project with 37 PBV which will be attached to 9 units for households who homeless or at for homelessness, 6 units for HOPWA eligible households, and 22 units for low income families.
Eastside Arts and Housing	10	10	Leased/Issued	No	An affodrable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland
	4465	4462	Planned vs. Actual Total Existing Project-Based Vouchers		

Other Changes to the Housing Stock that Occurred During the Fiscal Year

Oak Grove North- New Courtyard

In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South - a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North were completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building.



Oak Grove North

Harrison Towers was approved for disposition and during FY 2021 predevelopment activities continued. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022.

OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers pending further analysis.

During FY 2021, OHA supported the development of affordable housing stock by nonprofit developers in Oakland. Construction and lease-up was completed for Projects 1 and 2 at Brooklyn Basin adding 211 affordable units, 132 of which are assisted with PBV subsidy. Empyrean Towers finished lease up during FY 2021 by leasing an additional 9 PBV units and 7 low-income tax credit only subsidized units. OHA acquired the land and provided a predevelopment loan for 500 Lake Park Avenue, a planned redevelopment into a 53 unit affordable housing building.

Table 3: Actual Other Changes to MTW Housing Stock in the Plan Year
Examples of the types of other changes can inlcude (but are not limited to): Units held off-line due to relocation or substantial rehabilitation, local non-traditional units to be acquired/developed, etcetera.

Actual Other Changes to MTW Housing Stock in the Plan Year
In FY 2021, OHA continued the substantial rehabilitation of Oak Grove North and Oak Grove South - a 151-unit senior housing development comprised of two buildings. There are 76 units in Oak Grove North including a manager's unit and 75 units in Oak Grove South including a manager's unit. The project was converted to a tax credit partnership with 149 project-based vouchers through a HUD approved disposition. The units in Oak Grove North and South had a status of "Demo/Dispo" during the disposition and renovation/rehabilitation process. At the end of FY 2021, interior rehabilitation at Oak Grove North were completed and residents had moved back in while exterior work was continuing. At Oak Grove South, interior rehabilitation was in progress and residents were still relocated away from the building. Harrison Towers was approved for disposition and during FY 2021 predevelopment activities continued. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance critical repairs and seismic upgrades to the building. The revised projected closing date is 4th quarter 2022. OHA plans on converting some mixed-finance properties with public housing units to Rental Assistance Demonstration (RAD) Project Based vouchers. The RAD program was signed into law in 2011 and further amended in 2014, and is administered under guidance from PIH Notice 2019-23 and all further revisions. OHA intends to use the RAD program to provide a more stable financing platform than public housing in order to facilitate any future re-financings of the included redeveloped mixed income properties and also to streamline property management and asset management processes for these projects. During FY 2021, OHA held an initial RAD tenant meeting for Lion Creek Crossing Phases 1-4, which include a total of 157 public housing units that may be converted to project-based vouchers pending further analysis. During FY 2021, OHA supported the development of affordable housing stock by nonprofit developers in Oakland. Construction and lease-up was completed for Projects 1 and 2 at Brooklyn Basin adding 211 affordable units, 132 of which are assisted with PBV subsidy. Empyrean Towers finished lease up during FY 2021 by leasing an additional 9 PBV units and 7 low-income tax credit only subsidized units. OHA acquired the land and provided a predevelopment loan for 500 Lake Park Avenue, a planned redevelopment into a 53 unit affordable housing building.

General Description of Actual Capital Expenditures during the Plan Year

OHA included the Capital Fund Program (CFP) funds in its MTW Block Grant. In FY 2021, OHA expended $10.8 million of MTW funds on capital expenditures. These expenditures included improvements at public housing sites and administration buildings, funding for the development of new affordable housing, and purchases of software and computer network equipment.

Adel Court, Lockwood Gardens and Peralta Village are public housing sites that received capital expenditure funds use for major repairs to the roof and common areas at Adel Court and rehabilitation and modernization projects completed at Lockwood Gardens and Peralta Village.

OHA expended MTW funds for land acquisition at 500 Lake Park, a project in partnership with EAH, planned to include 53 units for low-income families, of which 14 units will receive VASH PBV subsidies, and 3,000 square feet of ground floor commercial space.

OHA closed construction financing and formally removed the Oak Grove North and South units from the public housing program in December 2019. At the construction closing, OHA was reimbursed for all of the predevelopment expenses it contributed to assist with the planning and preparations expended while the units were receiving public housing subsidy. As of July 1, 2021, the rehabilitation of Oak Grove North was 99% complete and Oak Grove South was 62% complete with final completion projected for December 2021.

Oak Grove North

The tax credit compliance period for Lion Creek Crossings Phase I expired on April 27, 2021. OHA purchased the 99% limited partners' interest from MMA Coliseum Gardens LLC (an entity of Boston Financial) for the amount of $1,000,000 plus title and recording fees.

MTW funds were also used for administrative capital improvement projects including the purchase of computer hardware and software. Laptop computers were purchased to continue an agency-wide upgrade to Windows version 10 and funds were expended on improved network infrastructure and remote security monitoring.

Table 4: General Description of All Actual Capital Expenditures During the Plan Year

Narrative general description of all capital expenditures of MTW funds during the Plan Year.

General Description of All Actual Capital Expenditures During the Plan Year
OHA included the Capital Fund Program (CFP) funds in its MTW Block Grant. In FY 2021, OHA expended $10.8 million of MTW funds on capital expenditures. These expenditures included improvements at public housing sites and administration buildings, funding for the development of new affordable housing, and purchases of software and computer network equipment. Adel Court, Lockwood Gardens and Peralta Village are public housing sites that received capital expenditure funds use for major repairs to the roof and common areas at Adel Court and rehabilitation and modernization projects completed at Lockwood Gardens and Peralta Village. OHA expended MTW funds for land acquisition at 500 Lake Park, a project in partnership with EAH, planned to include 53 units for low-income families, of which 14 units will receive VASH PBV subsidies, and 3,000 square feet of ground floor commercial space. OHA closed construction financing and formally removed the Oak Grove North and South units from the public housing program in December 2019. At the construction closing OHA was reimbursed for all of the predevelopment expenses it contributed to assist with the planning and preparations expended while the units were receiving public housing subsidy. As of July 1, 2021, the rehabilitation of Oak Grove North was 99% complete and Oak Grove South was 62% complete with final completion projected for December 2021. The tax credit compliance period for Lion Creek Crossings Phase I expired on April 27, 2021. OHA purchased the 99% limited partners' interest from MMA Coliseum Gardens LLC (an entity of Boston Financial) for the amount of $1,000,000 plus title and recording fees. MTW funds were also used for administrative capital improvement projects including the purchase of computer hardware and software. Laptop computers were purchased to continue an agency-wide upgrade to Windows version 10 and funds were expended on improved network infrastructure and remote security monitoring.

B. Leasing Information

Actual Number of Households Served

Brooklyn Basin – Aerial View

The FY started with the rental market starting to decrease in cost with the advent of the COVID-19 pandemic and the market continued to decline in both San Francisco and Oakland with an overall decrease of 13% from March 2020 as renters lost jobs and opted out of these expensive locales. This increase in inventory continued to cool prices but as restrictions were lifted and businesses returning to normal, most of the county has seen prices rebound. The Bay Area has proven to be an exception as prices have remained below pre-pandemic levels. With the new delta variant causing uncertainty and the re-visiting of restrictions toward the end of the fiscal year, the rental market is fraught with uncertainties. Eviction moratoria to prevent evictions due to COVID-19-related financial hardships were extended and OHA has pursued Emergency Rental Assistance for both its losses and tenant assistance in the HCV program. While OHA saw a modest increase in HCV utilization, primarily due to leasing up of new PBV units, OHA implemented multiple strategies using local non-traditional programs and PBV strategies discussed in Section II.A. to bolster utilization during the program year.

OHA achieved an increase over the previous year by serving approximately 97 percent of the number of families possible through all MTW programs, which while an improvement is still slightly short of the planned 98%. The projected number of households served was 13,815 and OHA exceeded this goal by serving 13,895 families. Reasons for the increase are higher number of families served in the public housing and HCV programs exceeding projections by 7% and 2% respectively. The completion of Brooklyn Basin projects 1 and 2 described in activity contributed an additional 132 new units with PBV subsidies to increase families served through the HCV program. The actual leasing outcomes and the number of families served by each program detailed below demonstrate OHA's focus on employing traditional tools as well as its commitment to developing new strategies to ensure maximizing the families served.

Public Housing

Both OHA-managed public housing sites as well as those managed by third-party property management companies maintained excellent leasing levels. Across the 14 sites, OHA maintained a 98 percent occupancy rate. Of the total number of units available, the public housing program served an average of 1,373 families in them each month. This was higher than the amount projected in the Plan because of delays implementing projects to remove units due to continued RAD evaluations (157 units in Lion Creek Crossing) and delays in the Harrison Tower disposition discussed in Section II.

Local, Non-traditional

OHA continued partnerships with developers and successfully completed construction on Projects 1 and 2 at Brooklyn Basin adding 211 affordable units, 132 of which are assisted with PBV subsidies and 79 assisted through non-traditional subsidies. The 79 units that are assisted with LIHTC eventually will add 79 new families served due to funding affordable housing development activities through activity #08-01 and during FY 2021 an annual average of 12 additional families were served through LIHTC subsidies at Brooklyn Basin. This number is lower than the projected 277 because Empyrean Towers was included in the projected figure and leased earlier than anticipated. We erroneously included the 132 PBV units in this projection and these families are accounted for in the MTW Housing Choice Vouchers families served as they used traditional PBV subsidies. Because construction was completed after the start of the year, the entire allocation of 211 new units were not leased by the end of the FY, but almost all leases were signed.

Participation in OHA local, non-traditional programs (both tenant-based and property-based) remained consistent for long-term existing programs. The number of participants in the Local Housing Assistance Program (LHAP), a tenant-based program which allowed tenants to remain housed that would not meet PBV eligibility standards after disposition due to income restrictions, decreased to 13 families as one participant family elected to move with a tenant-based voucher. Additionally, units were removed from the public housing program due to disposition and there were delays completing renovations and re-leasing these units using voucher subsidies. OHA served an annual average of 69 families through the LHAP-Oak Grove North (OGN) program through the end of the FY.

The Sponsor-based Housing Assistance Program (SBHAP) maintained relatively steady participation with low turnover rates, but non-profit service providers reported struggles to find new landlords willing to participate in the program due to the volume of qualified, unsubsidized applicants in the market. The average monthly number of families served was 91. Staff turnover and retention proved to be a challenge with partners and while Abode and First Place for Youth exceeded last year's referrals; one partner struggled and was not successful in referring until nearly the last quarter, which impacted the numbers served.

Through the BBSRO program, OHA executed contracts with qualified owners, property managers, and developers in Oakland and provided operating subsidies for in-place service-enriched, single-room occupancy (SRO) units, shared housing and transitional housing units set aside for veterans, foster youth, or other special needs populations. The tenant-based component of BBSRO, served an average of 152 families and the difference in planned versus actual for tenant-based was due primarily to fewer families served in BBSRO than anticipated as the program continued to work through administrative challenges.

The BB-Shared and Transitional program serves similar, high need populations as BBSRO but allows participants to share and transition out of the program. Due to various challenges related to staff turnover, partner challenges related to COVID-19 and administrative issues, the program served 14 families in FY 2021, which was less than projected.

During the FY, OHA increased the number families enrolled through BB-THP+ and served an average of 25 families monthly, an increase of 12% over FY 2020 and over the target benchmark of 20 families. The program suffered from recurring HQS fails and delays in inspections due to the COVID-19 pandemic and landlords being unwilling to make repairs to

remain in the program, but instead preferring to rent to unassisted tenants. Staff turnover in partners also affected the number of referrals.

OHA projected to serve approximately 20 families per month in FY 2021 through the Building Bridges-CalWORKs program and successfully grew the program and served an average of 24 families monthly, an increase of 12% over FY 2020. Challenges to achieving the projected goals were long eligibility screening times and the requirement that participants must stay employed to remain in the program, as some were affected by COVID-19 related layoffs.

The site-based family unification/re-entry program PACT successfully served 100% of the 13 families projected at the beginning of the year.

Building Bridges Key to Home was launched during FY 2021 and successfully served an average of 5 families monthly.

Overall, projected families served for tenant-based local non-traditional programs was 201 and OHA exceeded this projection and served approximately 227 families.

Housing Choice Voucher

During the reporting year, OHA worked diligently to increase voucher utilization using traditional strategies and MTW related strategies. OHA absorbed all port-in vouchers, and extended search times for voucher holders struggling to find units in the Housing Choice Voucher program and OHA used the portability restriction activity to limit ports to adjacent communities. OHA also leased or executed contracts for an additional 213 project-based vouchers from its pipeline (132 of these were newly completed units through Brooklyn Basin). Resources were dedicated to coaching participants on being good prospective tenants and how to prepare competitive applications. These methods resulted in OHA exceeding its target of 11,200 households by serving an actual of 11,441 households in the MTW Housing Choice Vouchers program.

OHA continued extensive marketing and rollout of existing owner incentives to retain and recruit new owners and boost utilization. As most of the components of the incentives were active for the entire FY, OHA saw increased results with an average of 129 new landlords recruited (a 24% increase in the prior year), 24 new contracts signed via pre-inspections (an 89% decrease due to shifted priorities to regular inspections during the COVID-19 pandemic) and 127 owners receiving the benefit of vacancy loss payments (a 2% decrease). Owner recognition, education and other services were put on hold with the continued impact of the pandemic, although OHA remained in close contact with its owners during the year. The incentives are discussed in Section IV, Activity #17-01. With the award and acceptance of new Emergency Housing Vouchers through the American Recovery Plan, OHA worked to design new incentives and created a plan to pilot those incentives with these vouchers for future rollout to the larger HCV program based on their success.

Project-based Voucher

In FY 2021, OHA planned to lease or contract approximately 672 Project-Based Vouchers (PBVs) through a variety of strategies. This includes 307 units (157 planned for completion during the FY) through RAD conversion, 132 through new construction at Brooklyn Basin and

285 12th Street and the remaining 275 through continued lease up of previously conditionally awarded units, which included completing the environmental clearances, Housing Quality Standards (HQS) inspections and in-place tenant eligibility determination for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY 2017.

During the FY, OHA leased and or contracted 213 of the planned 672 units. The leased and contracted units consisted of new construction as well as previously conditionally awarded units, which completed environmental clearances, HQS inspections and in-place tenant eligibility determinations for sites previously awarded through two Requests for Qualifications (RFQ) issued in FY2017.

Delays in the lease-up and conversion of existing units at Kenneth Henry Court (15 units) and Sylvester Rutledge Manor (64 units) were attributed to HQS compliance and eligibility screening slow-downs. OHA expects to complete these lease-ups in FY22. Fruitvale Transit Village IIB (75 units) and 285 12th Street (25 units) were delayed due to the COVID-19 pandemic, unavailability of tax credit funding, and delays in securing construction finance loans.

Furthermore, 95th and International (27 units), the second phase of Acts Cyrene Apartments, which was not planned for FY2021, entered into an Agreement to enter into a Housing Assistance Payment contract during the FY.

Lastly, OHA did not complete any of the planned RAD conversions. All RAD conversions are on hold pending further analysis. Below are the site-specific reasons for the delay:

- Chestnut Court – Needs recapitalization in conjunction with RAD conversion.
- Foothill Apartments – Needs recapitalization in conjunction with RAD conversion.
- Lion Creek Crossings – Evaluation of RAD feasibility and phasing is ongoing.
- Mandela Gateway – RAD conversion on hold due to possible restructuring of the limited partnership.
- Linden Court – Needs recapitalization in conjunction with RAD conversion.

In FY 2021, OHA had 4,462 PBV assisted units under contract as of the beginning of the FY and placed under contract an additional 213 PBVs during the FY, bringing the total under contract to 4,462. OHA's overall allocation of PBVs, which includes conditional awards, the pending disposition of Harrison Senior and units to be converted using RAD is 5,385, which is approximately 40 percent of the voucher portfolio. A list of all PBV sites is included in Appendix A.

Households Receiving Local, Non-Traditional Services Only (No housing subsidy)

The Family and Community Partnerships Department (FCP) and the OHA Police Department provided community building events and supportive services and events to further our Education and Employment Initiatives helping families achieve self-sufficiency and life goals. Both East and West Oakland administrative offices typically provide Wi-Fi connected computer labs open to the public and residents to use for job searches, training and educational pursuits, but these were closed for the entire FY due to the COVID-19 pandemic. Most events open to all OHA residents from multiple program types were cancelled due to the COVID-19 pandemic. OHA's typical community food pantries to promote healthy food choices for all and summer lunch programs were curtailed due to the COVID-19 pandemic and replaced with "grab and go" style lunches and food delivery programs for seniors at the large, OHA-managed public housing sites. The World Central Kitchen Lunch Distribution program served approximately 421 non OHA-households. FCP held multiple employment related events for community members seeking employment and these events were attended by 476 non-OHA households. Overall, OHA assisted 897 non-residents with supportive services during the FY.

Table 5: Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

Number of Households Served Through:	Number of Unit Months Occupied/Leased*		Number of Households Served**	
	Planned ^^	Actual	Planned ^^	Actual
MTW Public Housing Units Leased	15,252	16,476	1,271	1,373
MTW Housing Choice Vouchers Utilized	134,400	137,292	11,200	11,441
Local, Non-Traditional: Tenant-Based	2,412	2,724	201	227
Local, Non-Traditional: Property-Based	13,716	10,248	1,143	854
Local, Non-Traditional: Homeownership	0	0	0	0
Planned/Actual Totals	165,780	166,740	13,815	13,895

*** "Planned Number of Unit Months Occupied/Leased is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).**
**** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).**
^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

The differences in planned versus actual families served is primarily due exceeding utilization targets in the public housing and housing choice voucher programs

Local, Non-Traditional Category	MTW Activity Name/Number	Number of Unit Months Occupied/Leased*		Number of Households to be Served*	
		Planned^^	Actual	Planned^^	Actual
Property-Based	Fund Affordable Housing Development Activities (08-01) - new tax credit units in service as of FY 2020	3,324	144	277	12
Property-Based	Fund Affordable Housing Development Activities (08-01) - Existing Tax credit units in service at beginning of FY 2021	8,088	7,956	674	663
Tenant-Based	Local Housing Assistance Program (10-06)	2,412	2,724	201	227
Property-Based	PBV Transitional Housing Programs (11-05)	684	324	57	27
Property-Based	SRO/Studio Apartment Preservation Program (11-03)	1,620	1,824	135	152
Planned/Actual Totals		16,128	12,972	1,344	1,081

*** The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.**
^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Households Receiving Local, Non-Traditional Services Only	Average Number of Households Per Month	Total Number of Households in the Plan Year
Non-residents	75	897

Discussion of any Actual Issues/Solutions Related to Leasing

MTW Public Housing

With vacancy rates hovering at 2% or less, public housing did not experience leasing challenges that required solutions. OHA remains committed to rightsizing families to appropriate sized units to continue to maximize efficient use of the housing stock and will use the Standardized

Transfer Policy to facilitate moving families to appropriately sized units to maintain low vacancy rates. Some units were held offline and purposely remained vacant as OHA finished renovations on Oak Grove North and South.

MTW Housing Choice Voucher

As discussed in Actual Number of Households Served, the HCV program, OHA's largest program, experienced an increase in utilization as a result of multiple strategies and a softening rental market. OHA offered expanded rental assistance coaching and application preparation assistance using its Housing Navigator program to assist applicants present more competitive applications.

Other strategies to increase utilization in the HCV program included:

- offering sign on bonuses to recruit new owner participants, (129 new owners added)
- vacancy loss funds to offset delays in re-leasing existing HCV units, (127 owners participated) with an average of 92 days for a unit to be vacant
- prequalifying inspections to expedite the lease up process, (56 inspections performed and 24 contracts executed)
- owner appreciation efforts which normally occur in May were cancelled due to the pandemic, but OHA is exploring ways to recognize owners differently in this new environment
- planning and system modifications to implement the Capital Improvement Loan program continued

OHA proactively continued leasing PBVs in pipeline from previous awards and RFQs and placed 213 new units under contract. A full description of OHA's activities to commit and lease PBVs is available in Section II A – Housing Stock Information and Appendix B.

Local, Non-Traditional

To better leverage existing funds and services through systems alignment with City and County agencies, and to continue to address Oakland's unsheltered population need, OHA expanded local service-enriched special needs housing by adding the BB-Key To Home program, to help assist homeless families with children transitioning out of supportive housing programs in partnership with the City of Oakland and local expert providers. OHA implemented a number of local programs under the Building Bridges initiative, Sponsor Based Housing Assistance and PACT programs with wrap around services that serve Oakland families with special leasing challenges. Populations served included those living in homeless encampments suffering from mental health issues, individuals exiting the criminal justice system, emancipated foster youth and families working within the CalWorks program. While OHA partnered with experts to provide support and services to these households, typical leasing challenges still burdened this "hard to house" client base, and OHA with its partners continue to work diligently to support the families to the point of sustained housing stability. Additionally, OHA saw partners experience challenges with staff turnover and COVID-19 related leasing delays with procedural changes and issues with units passing HQS inspections.

Table 6: Discussion of Any Actual Issues/Solutions Related to Leasing	
Discussion of any actual issues and solutions utilized in the MTW housing program listed.	
Housing Program	**Description of Actual Leasing Issues and Solutions**
MTW Public Housing	**With vacancy rates hovering at 2% or less, public housing did not experience leasing challenges that required solutions. OHA remains committed to rightsizing families to appropriate sized units to continue to maximize efficient use of the housing stock and will use the Standardized Transfer Policy to facilitate moving families to appropriately sized units to maintain low vacancy rates. Some units were held offline and purposely remained vacant as OHA finished renovations on Oak Grove North and South.**
MTW Housing Choice Voucher	**As discussed in Actual Number of Households Served, the HCV program, OHA's largest program, experienced an increase in utilization as a result of multiple strategies and a softening rental market. OHA offered expanded rental assistance coaching and application preparation assistance using its Housing Navigator program to assist applicants present more competitive applications.** **Other strategies to increase utilization in the HCV program included:** **• offering sign on bonuses to recruit new owner participants, (129 new owners added)** **• vacancy loss funds to offset delays in re-leasing existing HCV units, (127 owners participated) with an average of 92 days for a unit to be vacant** **• prequalifying inspections to expedite the lease up process, (56 inspections performed and 24 contracts executed)** **• owner appreciation efforts which normally occur in May were cancelled due to the pandemic, but OHA is exploring ways to recognize owners differently in this new environment** **• planning and system modifications to implement the Capital Improvement Loan program continued** **OHA proactively continued leasing PBVs in pipeline from previous awards and RFQs and placed 213 new units under contract. A full description of OHA's activities to commit and lease PBVs is available in Section II A – Housing Stock Information and Appendix B.**
Local, Non-Traditional	**To better leverage existing funds and services through systems alignment with City and County agencies, and to continue to address Oakland's unsheltered population need, OHA expanded local service-enriched special needs housing by adding the BB-Key To Home program, to help assist homeless families with children transitioning out of supportive housing programs in partnership with the City of Oakland and local expert providers. OHA implemented a number of local programs under the Building Bridges initiative, Sponsor Based Housing Assistance and PACT programs with wrap around services that serve Oakland families with special leasing challenges. Populations served included those living in homeless encampments suffering from mental health issues, individuals exiting the criminal justice system, emancipated foster youth and families working within the CalWorks program. While OHA partnered with experts to provide support and services to these households, typical leasing challenges still burdened this "hard to house" client base, and OHA with its partners continue to work diligently to support the families to the point of sustained housing stability. Additionally, OHA saw partners experience challenges with staff turnover and COVID-19 related leasing delays with procedural changes and issues with units passing HQS inspections.**

B. Waiting List Information

Table 7: Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The "Description" column should detail the structure of the waiting list and the population served.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open, or Closed	Was the Waiting List Opened During the Plan Year
Housing Choice Voucher: Tenant-Based	Community Wide	2,217	Closed	No
Housing Choice Voucher: Project-Based - OHA Managed	Site-Based	367	Closed	No
Housing Choice Voucher: Project-Based - Third Party Managed	Site-Based (Third Party Managed)	45,344	Yes	Yes
Public Housing- OHA Managed	Site-Based (OHA Managed)	350	Closed	No
Public Housing - Third Party Managed	Site-Based (Third Party Managed)	1,739	Yes	Yes
Local Non-Traditional - PACT	Direct Referral - from Program partners - The Alameda County Sherriff's Office (ACSO) provides MOMS and DADS applicants to OHA. Following ACSO program standards, ACSO staff select and refer to OHA those ACSO MOMS and DADS candidates who qualify for minimally supervised transitional housing after completion of a 6-8 week multi-faceted program while in custody including an Individual Case Management Plan (ICM). ACSO referred "applicants" are then screened by OHA Eligibility according to HUD program requirements. ACSO MOMS and DADS applicants who meet HUD program requirements are offered a unit at the OHA PACT Housing program site. Those selected for the OHA Housing Component remain in the ACSO Transitional Case Management Program for 18 months, during which they must comply with the PBV Housing Lease, PBV Program and ACSO Program requirements as well as their ICM.	3	Open	Yes
Local Non-Traditional - SBHAP	Direct Referral -Direct Referral - The City of Oakland manages subcontractors who specialize in managing the program to serve three vulnerable populations: individuals living in street homeless encampments, adults being discharded from San Quentin State Prison, and youth with recent contact with the criminal justice system. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.	N/A	No	No
Local Non-Traditional - Building Bridges - SRO	Direct Referral - OHA contracts with various service providers to provide service enriched housing to special needs populations, emancipated foster youth and veterans through it Building Bridges - SRO local non-traditional program. The applicants are submitted by direct referral and OHA performs eligibility screening.	N/A	No	No

Please describe any duplication of applicants across waiting lists:

Applicants have the opportunity to apply to multiple rental assistance programs and often appear on multiple wait lists.

Actual Changes to Waiting List in the Plan Year

Table 8: Actual Changes to the Waiting List in the Plan Year

Please describe any actual changes to the organizational structure or policies of the waiting lists(s), including any opening or closing of a waiting list, during the Plan Year.

Waiting List Name	Description of Actual Changes to Waiting List
Housing Choice Voucher: Tenant-Based	None
Housing Choice Voucher: Project-Based - OHA Managed	None
Housing Choice Voucher: Project-Based- Third Party Managed	Lion Creek Crossings phase 1 were open for all bedroom sizes.Marcus Garvy Commons open for 1, 2, 3, 4 bedroom sizes. Prosperity Place open for 1,2,3 bedroom sizes. Effie's House was opened for 1 bedrooms. CA Hotel was open for studios, 1, and 2 bedrooms. Seven Directions was open for 2 and 3 bedrooms. Rosa Park is open on an ongoing basis for studios, 1, and 2 bedroom sizes. Tassafaronga phase 2 has an ongoing open waitlist for 4 bedroom size units.
Public Housing - OHA Managed	None
Public Housing- Third Party Managed	Yes - Waitlists were open for all bedroom sized for Lion Creek Crossing phases 1-4.
Local Non-Traditional	Open for graduates of ASCO MOMs and DADs programs

C. Information on Statutory Objectives and Requirements

75% of Families Assisted Are Very Low-Income

Approximately, 95 percent of the families in OHA's traditional programs were very low-income, which exceeds the statutory requirement by 20 percent. About 84 percent of the families' served in local, non-traditional programs incomes fall below the very low-income threshold, which amounts to approximately $68,500 annually for a family of four. Table 9 shows the breakdown of new families admitted into local, non-traditional programs and the corresponding Area Median Income (AMI) range.

Table 9: 75% of Families Assisted are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA's Plan Year reported in the "Local, Non-Traditional: Tenant-based"; "Local, Non-Traditional: Property Based"; and "Local, Non-Traditional: Homeownership" categories. Do not include households reported in the "Local, Non-Traditional Services Only" category.

Income Level	Number of Local, Non-Traditional Households Admitted in the Plan Year
80%-50% Area Median Income	36
49%-30% Area Median Income	60
Below 30% Area Median Income	138
Total Local, Non-Traditional Households Admitted	234

Maintain Comparable Mix

As reported since FY 2010, the majority of the households on the public housing and HCV waitlists are one-person households. This demographic differs greatly from the percentage of

one-person families that were served in the traditional programs prior to MTW. As a result, OHA witnessed a significant increase in the number of one-person households served in traditional programs and saw a corresponding decrease in three-, four-, five, and six-person households served. OHA has managed its MTW programs to meet the needs of the households on the waitlists and the shifting demographics of the local area. Additionally, the HCV program does not use family size as a selection criterion when selecting applicants from the waitlist, nor should it. Given that almost 90% of OHA households are served through the HCV program, the substantial shifts in the composition of family sizes, while remarkable, reflect non-MTW characteristics which are outside of the control of OHA.

Table 10: Maintain Comparable Mix

HUD will verify compliance with the statutory requirement that MTW Phas continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

Baseline Mix of Family Sizes Served (upon entry to MTW)					
Family Size	Occupied Public Housing Units	Utilized HCVs	Non-MTW Adjustments*	Baseline Mix Number	Baseline Mix Percentage
1 Person	705	3,158	0	3,863	30%
2 Person	745	2,853	0	3,598	28%
3 Person	596	1,877	0	2,473	19%
4 Person	344	1,318	0	1,662	13%
5 Person	169	588	0	757	6%
6+ Person	76	324	0	400	3%
Total	2,635	10,118	0	12,753	100%

* Non-MTW Adjustments" are defined as factos that are outside the control of the MTW PHA. An ecxample of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments", a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any "Non-MTW Adjustments" give below:

N/A

Mix of Family Sizes Served (in Plan Year)					
Family Size	Baseline Mix Number	Baseline Mix Percentage**	Number of Households Served in Plan	Percentage of Households Served in Plan	Percentage Change from Baseline Year to
1 Person	3,863	30%	5,816	42%	12%
2 Person	3,598	28%	3,652	27%	-2%
3 Person	2,473	19%	1,809	13%	-6%
4 Person	1,662	13%	1,405	10%	-3%
5 Person	757	6%	622	5%	-1%
6+ Person	400	3%	390	3%	0%
Total	12,753	100%	13,694	100%	0%

** The "Baseline Mix Percentage" figures given in the "Mix of Family Size Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.

^ The "Total" in the "Number of Households Served in Plan Year" column should match the "Actual Total" box in the "Actual Number of Households Served in the Plan Year" table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the "Total" number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

As reported since FY 2010, the majority of the households on the public housing and HCV waitlists are one-person households. This demographic differs greatly from the percentage of one-person families that were served in the traditional programs prior to MTW. As a result, OHA witnessed significant increase to the one-person households served in traditional programs and saw a corresponding decrease in three-, four-, five, and six-person households served. OHA has managed its MTW programs to meet the needs of the households on the waitlists and the shifting demographics of the local area. Additionally, the HCV program does not use family size as a selection criterion when selecting applicants from the waitlist. Given that almost 90% of OHA households are served through the HCV program, the substantial shifts in the composition of family sizes, while remarkable, reflect non-MTW characteristics which are outside of the control of OHA.

Number of Households Transitioned to Self-Sufficiency by Fiscal Year End

OHA implemented three activities that assisted households in achieving self-sufficiency goals. A total of 32 households met the requirements for self-sufficiency as defined for each respective activity. OHA continued to explore the definition of self-sufficiency for activities that were not yet implemented or on hold, in order to establish clarity and consistency around the self-sufficiency goals for participant families.

Table 11: Number of Households Transitioned to Self-Sufficiency in the Plan Year

Number of Households, across MTW activities, that were transitioned to the MTW PHA's local definition of self sufficiency during the Plan Year.

MTW Activity Name/Number	Number of Households Transitioned to Self Sufficiency*	MTW PHA Local Definition of Self Sufficiency
PBV Transitional Housing Programs / 11-05	1	Number of PACT participants that move from the site with the notice of graduation
Alternative Recertification Schedules / 14-01	Due to business system limitations, OHA is unable to measure this metric at this time	Number of families that remain on a triennial or biennial recertification schedule throughout the fiscal year.
Program Extension for Households Receiving $0 HAP / 10-02	2	Successful Exit during and after the 24 months
PBV Transitional Housing Programs / 11-05 - Building Bridges SRO, Shared and Transitional	29	Number of Households who maintain housing for at least 6 months
Households duplicated across activities/definitions	N/A	
	32	Total Households Transitioned to Self Sufficiency

* Figures should match the outcome reported where metrix SS#8 is used in Section IV of this annual MTW Report.

Section III. Proposed MTW Activities: HUD approval requested

All proposed activities that are granted approval by HUD are reported on in Section IV as "Approved Activities."

Section IV. Approved MTW Activities: HUD approval previously granted

The activities discussed in this section have been approved by HUD in previous fiscal years.

Table 11 provides a list of all approved MTW activities including the year the activity was implemented and the primary statutory objective(s) the activity is intended to accomplish. Each activity has been assigned a number based on the fiscal year in which the activity was identified and approved (e.g. 15-01 indicates that the activity was identified and approved in the FY 2015).

Table 12
Approved MTW Activities: HUD Approval Previously Granted

Activity # and Fiscal Year Approved	Fiscal Year Implemented	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
17-01	2017	Owner Incentives Program	Program to provide support and benefits to existing owners and incentives for owners to join the HCV program	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, Section D.1.d, D.5, B.1, D.1.a, B.1, and Single Fund Flexibility. Attachment D, Section D and Use of Funds
17-02	2017	Automatic Rent Increase	Offer owners an automatic rent increase on the HAP contract anniversary date	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, D.2.b&c
15-02	2016	Modified Utility Allowance Policy	Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.11, D.2.a
15-01	2016	Local Area Portability Reform	Revises portability policies in the Housing Choice Voucher program to limit port-outs to local area jurisdictions except for special circumstances.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.g

14-01	2016	Alternative Recertification Schedules	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c
13-01	2016	Rent Reform Pilot Program	Creates a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households • Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households • Eliminate all deductions and earned income disallowance • Recent increases in income excluded in recertification • Absolute minimum rent of $25	-Reduce costs and achieve greater cost effectiveness -Provide incentives for families with children to become economically self-sufficient	Attachment C, Section C.4, C.11 Section D.1.c Section D.2.a
12-01	2012	Eliminate Caps and Time Limits on PBV Allocations	Eliminates the cap on the total number of units the Authority can project-base the number of units that can be project-based in a development and the Time Limit to add additional PBV units to an existing HAP contract.	Increase housing choices	Attachment C, Section D.1.e, Section B.3, Section D.7.
11-01	2011	PBV Occupancy Standards	Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program)	Increase housing choices	Attachment C, Section D.7
11-02	NYI	Standardized Transfer Policy	Creates standard transfer policies in the public housing, Section 8, and project-based assistance programs to increase housing choices for residents.	Increase housing choices	Attachment D, Use of Funds
11-03	NYI	SRO/ Studio Apartment Project-based Preservation Program	Develops a PBV sub-program tailored to the needs of developments with SRO and studio units providing service-enriched housing. OHA will commit long-term PBV subsidies to developments where there is a need to preserve the housing resource.	Increase housing choices	Attachment C, Section D.7
11-05	2011	PBV Transitional Housing Programs	Modifies PBV program rules to permit transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program,	Increase housing choices	Attachment C, Section B.1, B.4, D.1.a,b,C.D.4 Attachment D, Section B.2

			which provides transitional service enriched housing to mothers returning from prison to reunite with their children.		
10-01	2010	Specialized Housing Programs	Increases allocation of resources to the PACT program to improve outcomes and enhance program coordination. PACT program is operated in partnership with the Alameda County Sheriff's Department.	Provide incentives for families with children to become economically self-sufficient	Attachment D, Use of Funds
10-02	2010	Program Extension for Households Receiving $0 HAP	Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section D.1.b, D.3.a
10-03	2010	Combined PBV HAP Contract for Multiple Non-contiguous Sites	Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.a, D.7
10-04	2010	Alternative Initial Rent Determination for PBV Units	Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.2, D.7
10-05	2010	Acceptance of Lower HAP in PBV Units	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place.	Increase housing choices	Attachment C, Section D.7
10-06	2010	Local Housing Assistance Program	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service-enriched housing to special needs populations.	Increase housing choices	Attachment D, Use of Funds (SBHAP program), Attachment C, D.1.f, D.1.a and D.3.a (LHAP Programs), C.D.4
10-07	2010	Disposition Relocation and Counseling Services	Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.	-Provide incentives for families with children to become more economically self-sufficient -Increase housing choices	Attachment D, Use of Funds

10-08	2011	Redesign FSS Program	Redesigns the FSS Program to incorporate best practices in the industry and encourage partnerships with community based programs and initiatives.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section E
10-09	2010	Altered Minimum Stay Requirement in PBV Units	Altered minimum stay requirement for existing tenants in units with PBV assistance.	Increase housing choices	Attachment C, Section D.7
09-01	2011	Alternative HQS System	Uses a risk-based strategy to allocate HQS inspection resources in order to improve compliance at problem properties and allocate fewer resources to properties with a history of compliance.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.5 Attachment D, Section D
09-02	2010	Short-Term Subsidy Program	Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in-place.	Reduce costs and achieve greater cost effectiveness	Attachment D, Use of Funds
08-01	2008	Fund Affordable Housing Development Activities	Utilizes single-fund budget flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.	Increase housing choices	Attachment D, Use of Funds
07-01 (moved to 14-01)	2010	Triennial Income Recertification	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years. Eligible households receive automatic adjustments to rent in interim years based on published cost of living adjustments (COLA) to the subsidy program (i.e. SS, SSI, etc.)	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c
06-01	2006	Site Based Wait Lists	Establishes site based wait lists in all public housing sites, HOPE IV sites, and developments with PBV allocations.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.1
06-02	2006	Allocation of PBV Units: Without Competitive Process	Allows for the allocation of PBV subsidy to developments owned directly or indirectly, through an affiliated partner, by OHA without using a competitive process.	-Reduce costs and achieve greater cost effectiveness -Increase housing choices	Attachment C, Section D.7.a
06-03	2006	Allocation of PBV Units: Using Existing Competitive Process	Allows for the allocation of PBV subsidy to qualifying developments using the City of Oakland NOFA/RFP or other existing competitive process.	-Reduce costs and achieve greater cost effectiveness -Increase housing choices	Attachment C, Section D.7.b

A. Implemented Activities

OHA is currently implementing the following activities:

Table 13 Implemented Activities					
Activity # and Fiscal Year Approved	**Fiscal Year Implemented**	**MTW Activity Name**	**Description**	**Statutory Objective(s)**	**Authorization(s)**
17-01	2017	Owner Incentives Program	Program to provide support and benefits to existing owners and incentives for owners to join the HCV program	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, Section D.1.d, D.5, B.1, D.1.a, B.1, and Single Fund Flexibility. Attachment D, Section D and Use of Funds
15-02	2016	Modified Utility Allowance Policy	Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.11, D.2.a
15-01	2016	Local Area Portability Reform	Revises portability policies in the Housing Choice Voucher program to limit port-outs to local area jurisdictions except for special circumstances.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.g
14-01	2016	Alternative Recertification Schedules	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c
12-01	2012	Eliminate Caps and Time Limits on PBV Allocations	Eliminates the cap on the total number of units the Authority can project-base the number of units that can be project-based in a development and the time limit to add additional PBV units to existing HAP contracts.	Increase housing choices	Attachment C, Section D.1.e, Section B.3, Section D.7
11-01	2011	PBV Occupancy Standards	Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program)	Increase housing choices	Attachment C, Section D.7

11-02	NYI	Standardized Transfer Policy	Creates standard transfer policies in the public housing, Section 8, and project-based assistance programs to increase housing choices for residents.	Increase housing choices	Attachment D, Use of Funds
11-03	2017	SRO/ Studio Apartment Preservation Program	Develops a sub-program tailored to the needs of developments with SRO and studio units. OHA will commit long-term subsidies to developments where there is a need to preserve the housing resource.	Increase housing choices	Attachment C, Section D.7
11-05	2011	PBV Transitional Housing Programs	Modifies PBV program rules to permit transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program, which provides transitional service enriched housing to mothers returning from prison to reunite with their children.	Increase housing choices	Attachment C, Section B.1, B.4, D.1.a,b, C.D.4 Attachment D, Section B.2
10-01	2010	Specialized Housing Programs	Increases allocation of resources to the PACT program to improve outcomes and enhance program coordination. PACT program is operated in partnership with the Alameda County Sheriff's Department.	Provide incentives for families with children to become economically self-sufficient	Attachment D, Use of Funds
10-02	2010	Program Extension for Households Receiving $0 HAP	Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section D.1.b, D.3.a
10-03	2010	Combined PBV HAP Contract for Multiple Non-contiguous Sites	Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.a, D.7
10-04	2010	Alternative Initial Rent Determination for PBV Units	Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.2, D.7
10-05	2010	Acceptance of Lower HAP in PBV Units	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place.	Increase housing choices	Attachment C, Section D.7
10-06	2010	Local Housing Assistance Program	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service-enriched housing to special needs populations.	Increase housing choices	Attachment C, Section D.1.f, D.1.a and D.3.a and C.D.4 (LHAP Programs), Attachment D, Use of Funds (SBHAP Program)

10-09	2010	Altered Minimum Stay Requirement in PBV Units	Altered minimum stay requirement for existing tenants in units that have PBV assistance.	Increase housing choices	Attachment C, Section D.7
08-01	2008	Fund Affordable Housing Development Activities	Utilize single-fund budget flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.	Increase housing choices	Attachment D, Use of Funds
06-01	2006	Site Based Wait Lists	Establishes site based wait lists in all public housing sites, HOPE IV sites, and developments with PBV allocations.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.1
06-02	2006	Allocation of PBV Units: Without Competitive Process	Allows for the allocation of PBV subsidy to developments owned directly or indirectly, through an affiliated partner, by OHA without using a competitive process.	-Reduce costs and achieve greater cost effectiveness -Increase housing choices	Attachment C, Section D.7.a
06-03	2006	Allocation of PBV Units: Using Existing Competitive Process	Allows for the allocation of PBV subsidy to qualifying developments using the City of Oakland NOFA/RFP or other existing competitive process.	Reduce costs and achieve greater cost effectiveness -Increase housing choices	Attachment C, Section D.7.b

MTW Activity #17-01: Owner Incentives Program

Year Approved: 2017

Year Implemented: 2017

Year Amended: N/A

Description/Impact/Update: The Housing Choice Voucher program was impacted by a dramatically escalating rental market and very limited inventory, which led to much longer search times and multiple voucher extensions being granted for families searching for housing. In 2015, OHA saw many owners choose to leave the program or remove units by not releasing, resulting in the loss of approximately 824 units of affordable housing. In response to these market conditions, OHA proposed the Owner Incentives Program activity to support existing and recruit new owners to the program to offset the exodus.

This activity offers a range of services that both support and retain existing HCV owners by providing enhanced services to existing owners, especially those that are high performers. OHA is also looking to recruit new owners by offering incentives to sign on. Program components are as follows:

- Vacancy loss payments of up to two months-- HAP will be 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. The average vacancy duration is about 92 days. This is a 33% increase in days vacant from last year, which we attribute to the modification last year of extending the eligibility period from 60 to 180 days, which allowed more owners to benefit from this incentive. Based on average HAP amounts, total average annual costs for OHA to implement vacancy loss payments will range from $427,264 for vacancy periods of up to 180 days, which is a 21% increase from FY 2020. This component served a decrease of 127 owners down from 129 in FY 2020, which is a decrease of 2%.

- Pre-qualifying unit inspections will be offered to all HCV program owners to expedite the lease up process and minimize delays or losses due to inspections. Inspections will not be linked to a participant and allow owners up to 60 days to find a tenant once an inspection has been passed. No additional costs are anticipated. In FY 2021, OHA performed 56 expedited unit inspections, which was a decrease of 88% from FY 2020. These resulted in 24 contract activations, which was a decrease of 89% from FY 2020. During FY 2021, OHA suspended expedited inspections since August 2020 due to the COVID-19 pandemic. Resources were shifted to conduct regular move-in inspections and as a result, there was a significant decrease in the number of expedited inspections performed.

- Owner recognition program -- Recognize long-term owners (5 years or more) with 5 or more units on the program that maintain at least one unit on a biennial inspection schedule. Owners will receive awards and special designations to highlight their status as long-term providers of quality units. No additional costs are anticipated. MTW flexibility is not required to implement this component and it is included for consistency of grouping like programs. In FY 2021, OHA had to cancel its owner recognition program due to Coronavirus.

- New Landlord Incentive Payment – Provides new owner participants a one-time payment of $500 upon execution of a new HAP contract, and meet other defined eligibly criteria. OHA had 129 new landlords sign up for the program in FY 2021, which is an increase of 24% from FY 2020. OHA paid out $64,500 in sign on bonuses in FY 2021.

- Capital Improvement Payment –Offer landlords that have failed a second inspection and are entering abatement a payment of up to $2,500 to address capital improvement issues related to the reason for the HQS inspection failure. Landlords will apply for the payment and furnish documentation on the estimated repair costs for the improvement. Payments will be repaid to OHA via reduced HAP payments made to the owner over a 6-month period. Projected costs are estimated using the maximum payment of $2,500 per landlord and are based on the number of landlords that had failed second inspections in FY 2015 and the projected cost is approximately $385,000. OHA intends to recoup these costs by paying a lower HAP to the landlord over a 6-month period and anticipates some loss due to landlords that may exit the program and not repay the loan. OHA will rely on the program compliance team in leased housing to pursue any outstanding loan payments.

Actual Non-Significant Changes: Planning for the Capital Improvement Payment component continued in FY 2021 and OHA expects to roll this out in FY 2022 as is or may modify it to eliminate the re-payment element after piloting this change with emergency housing vouchers.

Actual Changes to Metrics/Data Collection: There had no changes to metrics or data collection.

Actual Significant Changes: OHA has no significant changes to report.

Challenges in Achieving Benchmarks and Possible Strategies: There were no challenges or new strategies to report.

Standard OHA Metrics				
Number of New Landlords Recruited by Payment Incentive				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new landlords where sign on payment was an incentive to enroll in HCV program	Average number of new landlords where sign on payment was an incentive to enroll in HCV program = 0	Average number of new landlords where sign on payment was an incentive to enroll in HCV program = 13 (17% increase)	Actual number of new landlords where sign on payment was an incentive to enroll in HCV program = 129	Yes. OHA greatly exceeded the benchmark.
Standard HUD Metrics				
CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease). Pre-qualifying inspections	Cost of task prior to implementation of the activity = (staff salary)* .25 hours * number of files = ($46.14 * .25) * 1,222 = $14,096	Cost of task after implementation of the activity =(staff salary)* .10 hours * number of files = ($46.14 * .10) * 800 = $3,691	Actual cost of task in dollars after implementation of activity = $46.14* .10 hours * 56 = $258	Yes.
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease) Pre-qualifying inspections	Total amount of staff time dedicated to the task prior to implementation of the activity = .25 hours * 1,222 households = 305 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = .10 hours * 800 households = 80 hours	Actual amount of total staff time dedicated to the task after implementation of the activity = .10 hours * 56 = 5.6 hours	Yes. It was exceeded.
CE #3: Decrease in Error Rate of Task Execution				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease) Pre-qualifying inspections	Average error rate of task prior to implementation of the activity as a percentage = 20% (decrease)	Expected error rate of task after implementation of the activity as a percentage = 15% (decrease)	Actual error rate of task after implementation of the activity as a percentage (decrease) = 15%	Yes.

MTW Activity #15-01: Local Area Portability Reform

Year Approved: 2015

Year Implemented: 2015

Year Amended: N/A

Description/Impact/Update: A local area portability policy that will limit elective moves to jurisdictions within the nine Bay Area counties identified by the Association of Bay Area Governments: Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County. While the objective of the Housing Choice Voucher program is to provide increased housing options for families, OHA has found that when many households exercise the option to move with their vouchers to neighboring housing authorities, especially those without MTW programs or with higher payment standards, it creates an administrative burden. This activity is designed to allow OHA to mitigate the number and areas of concentration of port out requests, and their negative impact on program administration and self-sufficiency goals. In FY2016, it was implemented in five counties. The policy will be expanded in the future to include additional jurisdictions as needed.

A hardship policy allows families to move their tenant based vouchers locally under limited circumstances such as the following exceptions:

- Reasonable accommodation for persons with a disability
- Verifiable employment opportunity more than 35 miles from the City of Oakland limits and at least 20 hours per week minimum wage applicable in the state
- Situations covered underneath the Violence Against Women Act (VAWA)
- Participants porting out for education for the head of household and or spouse only will need to show proof of full-time enrollment at a college or university

- Verifiable threat to the physical safety of the family
- OHA port-outs where the receiving Public Housing Authority (PHA) absorbs the voucher
- Port-outs for vouchers that OHA is administering (unabsorbed) due to those vouchers porting in from another PHA
- Declared natural disaster or state of emergency

Any exceptions to this policy will be reviewed by the Executive Director, or his designee, on a case-by-case basis.

OHA allowed current port-out households to remain in their current jurisdiction. However, upon implementation, this policy also will apply to any port-out households that request to port to another jurisdiction. During FY 2021, OHA received a total of 504 requests for portability compared to the baseline of 1,100 total requests which is a drop of 48% in port requests overall and the number of requests has increased slightly over last year. Of the 504 requests received, 273 (54% of the total) were for the five restricted counties compared to 924 (87% of total) requests to these counties seen in FY2015. In FY 2021 many of the neighboring counties that were restricted did not absorb ports. Thirty-two (32) requests to port were denied to a restricted county because the neighboring housing authority did not absorb them.

OHA is seeing a reduction in port outs due to this activity as neighboring counties have stopped absorbing ports. Historically OHA had over 1,200 housing choice vouchers ported to neighboring jurisdictions that have not been absorbed by the receiving jurisdiction. Currently OHA has 78 vouchers ported to neighboring jurisdictions, which have not been absorbed.

Due to the restrictions imposed, the Oakland Housing Authority denied thirty-two (32) requests to port to these jurisdictions. Many of these participants applied for an exception to the portability restriction. While there are efficiencies in lowering the amount of ports being administered, there are significant time expenditures in processing exception requests.

Actual Non-Significant Changes: OHA initiated the activity for the first year of implementation for only five counties and does not currently plan to expand the activity to the other four restricted counties.

Actual Changes to Metrics/Data Collection: There were no changes to the metrics or data collection included in the Standard HUD Metrics table below.

Actual Significant Changes: OHA had no significant changes planned for this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA had no new challenges or strategies in this fiscal year.

Standard HUD Metrics
CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease). Local Port-out Requests	Cost of task prior to implementation of the activity = $46.94 (Staff Salary) * 1.5 hours * 700 port-out requests = $49,287	Expected cost of task after implementation of the activity = $46.94 * 1.5 hours * 350 = $24,643 (50% reduction)	Actual cost of task after implementation = $8,590 (based on 32 rejected requests)	Yes. A cost reduction was achieved.
Administering Local Port-outs	Cost of task prior to implementation of the activity = $46.94 (Staff Salary) * 1 hours * 1,100 port-out requests = $51,634	Expected cost of task after implementation of the activity = $46.94 (Staff Salary) * 400 port-out requests = $18,776 (36% reduction)	Actual cost of task after implementation = $3,661 (78 annual average of ports administered)	Yes. The benchmark was exceeded.
Total cost of task in dollars.	Total cost of task prior to implementation of the activity = $49,287 + $51,634 = $100,921	Total expected cost of task after implementation of the activity = $24,644 + $18,776 = $43,410 (57% reduction)	Actual cost of task after implementation = $8,590+$3,661= $12,251 (88 % reduction)	Yes. The benchmark was exceeded.
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease). Local Port-Out Requests	Total amount of staff time dedicated to the task prior to implementation of the activity = 1.5 hours * 700 requests =1,050 staff hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 1.5 hours * 350 requests = 525 hours (50% reduction)	Actual staff time dedicated to the task after implementation of the activity = 1.5 hours * 504 requests = 756 hours	No.
Administering Local Port-outs	Total amount of staff time dedicated to the task prior to implementation of the activity = 1 hour * 1,100 =1,100 staff hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 1 hour * 825 requests = 825 hours (25% reduction)	Actual staff time dedicated to the task after implementation of the activity = 1 hour * 78 requests = 78 hours (93% reduction)	Yes. The benchmark was exceeded.

Total time to complete the task in staff hours	Total amount of staff time dedicated to the task prior to implementation of the activity = 1,050 + 1,100 = 2,150 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 525 + 825 = 1,350 hours (37% reduction)	Actual amount of total staff time dedicated to the task after implementation of the activity =756 + 78 = 834 hours (61% reduction)	Yes. The benchmark was exceeded.

MTW Activity #15-02: Modified Utility Allowance Policy

Year Approved: 2015

Year Implemented: 2015

Year Amended: N/A

Description/Impact/Update: A modification to past policies which streamlines utility allowances to be consistent with the household's minimum subsidy or occupancy standard and eliminates the utility allowance payment. OHA saw a decrease of 100% in the cost of utility allowances paid as Utility Reimbursement Payments (URP). There were no URP payments for public housing families and only one payment for an HCV family during the past year, which is being corrected. This is a 100% reduction since inception as all families have had URP payments eliminated. The reduction of utility allowances, which took effect at recertification or interim visits, was staged in. We have started to see the savings decrease over time as the cost of utilities continues to be adjusted upwards and baseline costs have stayed static. OHA implemented allowances to pay based on subsidy size for HCV residents only and have not yet implemented changes for public housing.

Actual Non-Significant Changes: There were no non-significant changes to report.

Actual Changes to Metrics/Data Collection: There were no changes or modifications to the metrics or data collection.

Actual Significant Changes: OHA did not make any significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not experience any challenges or the need to develop new strategies for this activity.

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total average annual cost of task in dollars (decrease). Utility Allowance	Cost of task prior to implementation of the activity (in dollars) = $11,188,104 per year	Expected cost of task after implementation of the activity = $10,228,812 (9% reduction)	Actual cost of task after implementation of the activity = $9,459,024	Yes.
Total cost of task in dollars (decrease). Utility Reimbursement Payment	Cost of task prior to implementation of the activity = Utility Reimbursement Payment = $220,968 per year	Expected cost of task after implementation of the activity (in dollars) = $110,484 (50% reduction)	Actual cost of task after implementation of the activity (in dollars) $0 (100% reduction)	Yes. A reduction of 100% was achieved.
Total cost of task in dollars (decrease). Staff	Cost of task prior to implementation of the activity = (Staff salary) * .05 hours * number of files = ($46.14 *.05) * 2,904 = $6,699	Cost of task after to implementation of the activity = Zero (0)	Cost of task after implementation of the activity = ($46.14*.05)*0= $0 (100% reduction).	Yes. A reduction of 100% was achieved
Total cost of task in dollars.	**Total cost of task prior to implementation of the activity = $11,188,104 + $220,968 + $6,699 = $11,415,771**	**Total expected cost of task after implementation of the activity = $10,228,812 + $110,484 = $10,449,780 (8.5% reduction)**	**Actual cost of task after implementation of the activity = $9459,024,+ $0 = $9,459,024**	**Yes. A reduction was achieved.**
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours Utility Reimbursement	Total amount of staff time dedicated to the task prior to implementation of the activity = .05 hours * 2,909	Expected amount of total staff time dedicated to the task after implementation of the activity =	Actual amount of staff time dedicated to the task after implementation of the activity = 0.05 hours * 0	Yes. The Benchmark was achieved.

Payment	checks = 145 hours	0 hours * 2,909 checks = 0 hours	checks = 0 hours	
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	Average error rate in completing a task as a percentage prior to implementation = 5%	Expected error rate in completing a task as a percentage prior to implementation = 1%	Actual error rate in completing a task as a percentage prior to implementation = <.0001%	Yes.
CE #5: Increase in Agency Rental Revenue				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Rental revenue/total tenant payment in dollars (increase). Housing Choice Voucher (HCV)	Rental revenue prior to implementation of the activity (in dollars) = $4,343,040	Expected rental revenue after implementation of the activity (in dollars) = $4,343,040 (0% increase)	Actual rental revenue after implementation of the activity (in dollars) = $9,004,999	Yes.
Rental revenue/total tenant payment in dollars (increase). Public Housing	Rental revenue prior to implementation of the activity (in dollars) = $2,215,116	Expected rental revenue after implementation of the activity (in dollars) = $2,222,460 (Less than 1% increase)	Public Housing sites have not implemented the activity	
Total rental revenue/total tenant payment in dollars (increase). Public Housing and HCV	**Total rental revenue prior to implementation of the activity (in dollars) $6,558,156**	**Total expected rental revenue after implementation of the activity (in dollars) = $7,414,308 (12% increase)**	**Not implemented**	
Total rental revenue/total tenant payment in	**Total rental revenue prior to implementation of the activity (in**	**Total expected rental revenue after implementation**	**Actual rental revenue after implementation of the activity**	**Yes.**

dollars (increase).	**dollars) $4,343,040**	**of the activity (in dollars) = $6,565,500 (<1% increase)**	**(in dollars) = $9,004,999**	

MTW Activity #14-01: Alternative Recertification Schedules

Year Approved: 2014

Year Implemented: 2014

Year Amended: 2017, 2020

Description/Impact/Update: Regulations require that a household's income is recertified for program eligibility and rent calculations once a year. In FY 2007, MTW activity #07-01 was approved allowing for a triennial recertification schedule for elderly and/or disabled households on a fixed income in the Public Housing and HCV programs. In the interim years, at the discretion of the Executive Director, an automatic adjustment may be applied to the households' housing payment equal to the cost of living adjustment (COLA) made to the households' related income subsidy program. This activity has been implemented in the HCV program and at two senior-designated properties in the Public Housing program. This schedule has been effective at reducing staff time and costs, as well as, being less intrusive and time consuming for residents. Activity #14-01 incorporates changes made by Activity #07-01 and changes the recertification schedule for wage earning households to once every two years. All households that report no income, no income from wages, or temporary income remain on an annual recertification schedule to report increases in income. OHA and participant families will experience time savings related to the forgone re-certifications. Participant families on the biennial or triennial schedule may also see income savings as a result of OHA not recalculating rent portions during the interim. OHA will use this activity for RAD voucher holders.

Actual Non-Significant Changes: There are no non-significant changes to report.

Actual Changes to Metrics/Data Collection: There were no changes to the metrics or data collection methods this year.

Actual Significant Changes: No significant changes for this year.

Challenges in Achieving Benchmarks and Possible Strategies: OHA initiated the activity for the first year of implementation. OHA experienced challenges with implementation due to the new business system that was implemented in 2015 and met with the vendor to specify custom modifications to accommodate this activity. Due to system limitations that would cause staff to do manual overrides for recertification dates for all biennial and triennial families, OHA elected to continue with the select group of triennial families for which the activity had been implemented under #07-01.

Changes or Modifications to the Data Collection Methodology: There were no changes to the data collection methodology included in the Standard HUD Metrics table below.

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease). Triennial HCV Reexam Calculation	Cost of task prior to implementation of the activity (in dollars) = $111,940	Expected cost of task after implementation of the activity = $57,985 (48% reduction)	Actual cost of task in dollars after implementation of the activity = $60,719	No. The benchmark was not achieved.
Total cost of task in dollars (decrease). Triennial Public Housing Reexam Calculation	Cost of task prior to implementation of the activity = $42,000	Expected cost of task after implementation of the activity (in dollars) = $21,000 (50% reduction)	Actual cost of task in dollars after implementation of the activity = $3,710	Yes. The benchmark was exceeded.
Total cost of task in dollars (decrease). Biennial HCV Reexam Calculation	Cost of task prior to implementation of the activity (in dollars) = $146,300	Expected cost of task after implementation of the activity = $73,150 (50% reduction)	Actual Cost of task in dollars after implementation of the activity = $198,847	No.
Total cost of task in dollars (decrease). Biennial Public Housing Reexam Calculation	Cost of task prior to implementation of the activity (in dollars) = $29,250	Expected cost of task after implementation of the activity = $14,625 (50% reduction)	Not Implemented	
Total cost of task in dollars (decrease).	**Cost of task prior to implementation of the activity (in dollars) = $329,490**	**Expected cost of task after implementation of the activity (in dollars) = $166,760 (51% reduction)**	**Actual cost after implementation of the activity (in dollars) = $60,719+$3,710+$ 198,847= $263,276**	**No**

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Total time to complete the task in staff hours (decrease). Triennial HCV *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 2,678 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 1,475 hours (37% reduction)	Actual amount of staff time to complete after implementation of the activity in hours = 1,066	Yes. The benchmark was exceeded.
Total time to complete the task in staff hours (decrease). Triennial Public Housing *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 1,680 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 840 hours (50% reduction)	Actual amount of staff time to complete the task after implementation of the activity in hours = 71	Yes. The benchmark was exceeded.
Total time to complete the task in staff hours (decrease). Biennial HCV *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 3,500 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 1,750 hours (50% reduction)	Actual amount of staff time to complete the task after implementation of the activity in hours = 3,491	No. The benchmark was not achieved.
Total time to complete the task in staff hours (decrease). Biennial Public Housing *Reexam* Calculation	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 1,170 hours	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 585 hours (50% reduction)	Not Implemented	
Total time to complete the task in staff hours (decrease). Public housing and HCV	**Total amount of staff time dedicated to the task prior to implementation of the**	**Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 4,650**	**Actual amount of staff time to complete the task after implementation of the activity (in hours) = 1,066+71+3,491=4**	**Yes.**

	activity (in hours) = 9,028 hours	**hours (52% reduction)**	**,628**	
CE #5: Increase in Agency Rental Revenue				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase). Housing Choice Voucher and Public Housing	Rental revenue prior to implementation of activity = $3,863,650	Expected rental revenue after implementation of the activity (in dollars) = $5,096,518 (25% increase)	Actual rental revenue after implementation of the activity (in dollars) = $9,004,999	Yes.
SS #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars) = Public Housing: $10,926 HCV: $14,444	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = Public Housing: $12,020 (10% increase) HCV: $15,888 (10% increase)	Actual average earned income of households affected by this policy after to implementation of the activity (in dollars) = Public Housing: $17,263 (37% increase) HCV: $19,938 (28% increase)	Yes
SS #3: Increase in Positive Outcomes in Employment Status				
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Report the following information separately for each category:	Triennial families do not earn income – all sources are fixed. The components of this metric are not currently measured			
(1) Employed Full-Time				

(2) Employed Part-Time	in OHA's business system.		
(3) Enrolled in an Educational Program			
(4) Enrolled in Job Training Program			
(5) Unemployed			
(6) Other-Drug Rehab Counseling			
Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Unknown		

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF prior to implementation of this activity = 100 households	Number of households receiving TANF after implementation of this activity = 1, 500 households (10% decrease)	Actual Number of households receiving TANF after implementation of this activity = 1, 318 households	No.

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0)	Number of households transitioned to self-sufficiency after implementation of this activity = 10% of eligible households	OHA is currently unable to measure this metric. OHA will explore procedures to track this info or modify the definition.	

MTW Activity #12-01: Eliminate Caps on PBV Allocations

Year Approved: 2012

Year Implemented: 2012

Year Amended: N/A

Description/Impact/Update: Eliminate caps on project-based voucher (PBV) allocations. Under the existing regulations, Public Housing Authorities (PHA) are limited to project-basing up to 20 percent (20%) of the amount of budget authority allocated to the PHA by HUD in the PHA voucher program. In addition, PHAs are limited to project-basing up to 25 percent (25%) of units in a single development. Previously, OHA has received approval in the FY 2010 MTW Plan to remove the cap on the number of PBVs allocated to a single development. This activity was expanded on the previously approved activity to eliminate caps on PBV allocations in all areas.

The Housing Opportunity Through Modernization Act (HOTMA) has increased the per project cap by allowing PBV allocations of up to the greater of 25% or 25 units in a project. Under HOTMA, OHA would be restricted to award PBV allocations of up to 20% of its ACC authorized units and the greater of 25% or 25 units per project. Since inception, OHA contributed to the creation and preservation of 4,877 PBV assisted units. If the projects were limited to a 25% cap, only 1,351 units would have been eligible for assistance. Through this activity, OHA has been able to assist 4,051 additional units. Table 14 provides a breakdown of the PBVs awarded by development above the 25% cap through FY 2021.

Under the 20% cap, OHA's current baseline would only allow 2,621 vouchers to be project based. Currently, OHA has 4,675 PBVs under contract, so this activity has allowed an additional 2,054 vouchers above the 20% cap.

Actual Non-Significant Changes: There were no non-significant changes to this activity.

Table 14 Number of PBV Units Awarded Above the 25% Cap				
Site Name	**Total Units**	**25% of the Total Units**	**Total PBV Units Awarded**	**PBV Units Awarded Above the 25% Cap**
Senior Housing				
Jack London Gateway - Phase II	61	15	60	45
Orchards on Foothill	65	16	64	48
Altenheim Senior Housing Phase II	81	20	40	20
St. Joseph's Senior Apartments	84	21	83	77
Merritt Crossing (aka 6th & Oak Apts.)	70	17	50	33
Lakeside Senior Apartments	92	23	91	68
Lion Creek Crossings Phase V	128	32	127	95
Camino 23	32	8	26	18
Bishop Roy C. Nicholas	17	4	17	13
Sylvester Rutledge Manor	64	16	64	48
Oak Street Apts	39	9	25	16
Friendship Senior Housing	50	13	34	22
Senior Housing Total	***630***	***144***	***515***	***386***
Special Needs Housing				
Jefferson Oaks	102	25	101	76
California Hotel	137	34	135	101
1701 Martin Luther King Jr. Way	25	6	25	19
Redwood Hill Townhomes FY15	28	7	11	4
Redwood Hill Townhomes FY16			16	16
Fruitvale Transit Village - Phase IIA	92	23	66	43
Embark Apartments	62	15	61	46
Rosa Park	11	2	11	9
Eastside Arts & Housing	15	3	10	7
Empyrean	66	16	32	16
Nova Apartments	56	14	56	42
95th and International	55	14	27	13
9th Avenue	15	4	7	3
Special Needs Housing Total	***664***	***163***	***558***	***395***
Family Affordable Housing				
Mandela Gateway	168			
Drachma Housing (On-going)	14	3	14	11
Oak Point Limited	31	7	15	8
James Lee Court	26	6	12	6
Drasnin Manor	26	6	25	19
MacArthur Apartments	32	8	14	6
11th and Jackson	71	17	35	18
Cathedral Gardens	100	25	43	18
460 Grand	68	17	34	17
Madison Park Apartments	98	24	96	72
Hugh Taylor House	43	10	35	25

Coliseum Place*	59	14	37	23
Courtyards at Acorn	87	21	30	9
Oak Park Apts	35	8	10	2
Swan Market	18	4	10	6
Hamilton Apts-(Mod Rehab Conv.)	92	23	92	69
Drachma Housing	19	4	11	7
International Blvd Apts	30	7	18	11
Northgate Apts	41	10	14	4
Stanley Avenue Lofts	24	6	13	7
Adeline Street Lofts	38	9	20	11
Westlake Christian Terrace West	200	50	121	71
Seven Directions (add to 18 in-place)	36	9	10	19
Fox Court Apts (add to 20 in-place)	80	20	13	13
Madsion Apts (add to 19 in-place)	78	19	31	31
Kenneth Henry Ct (add to 13 in-place)	51	12	15	16
Aurora Apartments	44	11	43	32
Ancora Place	77	19	31	12
West Grand and Brush	59	15	28	13
34th and San Pablo	60	15	25	10
7th and Campbell	79	20	20	0
3801 MLK	32	8	16	8
285 12th Street	65	16	25	9
Family Affordable Housing Total	***1748***	***427***	***956***	***583***
OHA Former Public Housing				
OHA Scattered Sties (On going)	1,539	388	1,539	1,166
Tassafaronga Village Phase I	137	34	80	46
Tassafaronga Village Phase II	20	5	19	14
Former Public Housing Total	***1,696***	***427***	***1,653***	***1,226***
Total Units	**4,738**	**1016**	**3,682**	**2,590**

*Family and Special Needs

Actual Changes to Metrics/Data Collection: No changes to the metrics or data collection.

Actual Significant Changes: OHA does not have any significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA does not have any challenges to report with this activity.

Standard HUD Metrics				
HC #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity = Zero(0)	Expected households losing assistance/moving after implementation of the activity = Zero (0)	Number of households losing assistance/moving after implementation of the activity = Zero (0)	No.

Standard OHA Metrics

Additional Units of Housing Made Available

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of PBV units awarded above the greater of 25 units or 25% of the total units in a project = Zero (0) units Number of PBV units awarded above 20% of total units in voucher program = Zero (0) units	Expected number of PBV units awarded above the greater of 25 units or 25% of the total units in a project = 69 units Expected number of PBV units awarded above 20% of total units in voucher program =100 units	Actual number of PBV units awarded above the greater of 25 units or 25% of the total units in a project = 9 units Actual number of PBV units awarded above 20% of total units in voucher program = 0 units	No

Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If	Housing units preserved prior to implementation of the activity = Zero (0) units	Expected housing units preserved after implementation of the activity =100 units	Actual housing units preserved prior to implementation of the activity =0 units	No.

units reach a specific type of household, give that type in this box.				
Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 50 households	Actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 0 households	No. Benchmark was not achieved.
Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0) households	Expected number of households receiving these services after implementation of the activity = twenty five (25) households	Actual number of households receiving these services after implementation of the activity = 0 households	No.

MTW Activity #11-01: PBV Occupancy Standards

Year Approved: 2011

Year Implemented: 2011

Year Amended: N/A

Description/Impact/Update: Modify the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program). Based on family composition, under this activity a family may qualify for a larger bedroom size than they would have under the previous policy. The activity applies to new participants in the PBV program and to in-place families whose household composition changes would require them to relocate.

During the FY 2021, no new leases were executed under the Modified PBV occupancy standards. These families would not have qualified for the PBV assisted unit under the Housing Choice Voucher occupancy standard. The outcomes of this activity largely depend on participant families requesting changes to household composition, and as a result, the activity was not utilized as much as expected. OHA plans to use this activity for RAD voucher holders.

Actual Non-Significant Changes: OHA had no non-significant changes to report this year.

Actual Changes to Metrics/Data Collection: Changes to the metrics and data collection methodology are included in the table below.

Actual Significant Changes: OHA made no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have any challenges to report with this activity.

Standard HUD Metrics				
HC #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Number of Households losing assistance or forced to move prior to implementation of the activity = Three (3) households	Expected households losing assistance/moving after implementation of the activity = Zero (0) households	Number of households losing assistance/moving after implementation of the activity = 0 households (in-place families)	Yes. There were no composition changes that would require a family to relocate to a smaller unit.
HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = Zero (0) households	Number of households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 0 households (new lease ups)	Yes. (0) New families were able to lease units under the modified occupancy standard and increasing their housing choice.

Standard OHA Metrics *Additional Units of Housing Made Available*				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of households who would not qualify for an available unit based on household composition = Zero (0) households	Expected housing units of this type after implementation of the activity = 5 households	Number of households who qualified for a unit that would not have without this activity = 0 households.	No.

Units of Housing Preserved				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0) units Verify	Expected housing units preserved after implementation of the activity = 2 units	Actual housing units preserved after implementation of the activity = 0 units	No.

Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0) households	Expected number of households receiving these services after implementation of the activity = 5 households	Actual number of households receiving these services after implementation of activity = 0 households are in sites	No.

			with on-site services providers.	

MTW Activity #11-02: Standardize Transfer Policy

Year Approved: 2011

Year Implemented: 2011

Year Amended: N/A

Description/Impact/Update: Adopt a policy to allow residents to transfer between Section 8 and Section 9 programs within the OHA portfolio. Amend the current transfer policies to standardize the procedures across programs. Policy may include provisions such as the length of tenancy required to request a transfer voucher, impacts to the HCV wait list, and a cap on the number of transfer vouchers issued annually. Families may be required to complete a two-year tenancy in order to be eligible to request a transfer voucher from either the public housing or PBV program. In order to limit the impact on the HCV waitlist, the issuance of vouchers may be subject to a one-for-one policy whereby at least one or more new vouchers are issued to families selected from the HCV tenant-based waiting list for every Public Housing or PBV transfer voucher issued. In order to control demand, OHA is considering limiting the number of transfer vouchers available to no more than 10 percent (10%) of the total units in the Public Housing and PBV programs combined per year and the amount of transfer requests granted is subject to the Executive Director's discretion. OHA will also use this activity to allow moves from local, non-traditional programs (LNT) to the traditional section 8 and 9 authorized programs once a family has graduated from the LNT program and sufficiently demonstrated housing stability.

OHA used the activity in FY 2021 to move fourteen households between public housing and a HCV or PBV due to confidential client emergency transfer or transfer due to a reasonable accommodation.

Actual Non-Significant Changes: This activity was active during the fiscal year and remains ongoing. OHA had no non-significant changes to this activity.

Actual Non-Significant Changes: OHA had no non-significant changes for this activity.

Actual Changes to Metrics/Data Collection: No changes to metrics were included in the table below.

Actual Significant Changes; OHA had no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA experienced challenges monitoring real-time vacancy information for all units across the portfolio in order to complete inter-portfolio transfer needs. OHA and its property management partners use different business systems, which made access to real time unit availability challenging.

Standard HUD Metrics

HC #3: Decrease in Wait List Time				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on waitlist in months (decrease)	Average applicant time on waitlist prior to implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations)	Expected applicant time on waitlist after implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations)	Actual applicant time on waitlist after implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations but will OHA is exploring options for tracking in FY 2022 to allow tracking.)	

HC #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household give that type. Public Housing, PBV and HCV.	Households losing assistance prior to implementation of activity. 25 households	Expected households losing assistance after implementation of activity. 5 households	Actual households losing assistance after implementation of activity. 0 Households.	Yes.

HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation	Expected households able to move to a better unit and/or neighborhood of	Actual households able to move to a better unit and/or neighborhood	No.

(increase).	of the activity = Zero (0) households	opportunity after implementation of the activity = number of inter-program transfers that occur as result (emergencies, RAs) = 15 Shelter Plus Care = 0	of opportunity after implementation of the activity = number of inter-program transfers that occur as result (emergencies, RAs, VAWA) = 14 SBHAP = 0	
HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving services aimed to increase housing choice prior to implementation of the activity = Zero (0) households	Expected households receiving services aimed to increase housing choice after implementation of the activity = 15 households	Actual households receiving services aimed to increase housing choice after implementation of the activity = 14 households	No.
CE #5: Increase in Agency Revenue				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Rental revenue in dollars (increase).	Rental revenue in dollars prior to implementation of the activity = $35,201,999	Expected Rental revenue in dollars after implementation of the activity = $1,500,000	Actual Rental revenue in dollars after implementation of the activity = $13,475,207.	Yes.

MTW Activity #11-03: SRO/Studio Apartment Project-based Preservation Program

Year Approved: 2011

Year Implemented: 2018

Year Amended: N/A

Description/Impact/Update: Develop a PBV sub-program to award long-term housing assistance to Single Room Occupancy (SRO) and studio apartment developments. Based on local market

conditions, OHA will extend assistance to programs that provide service enriched housing and those programs that solely provide the housing component given the high need for housing in Oakland.

Due to high market rate rents and very low inventory of affordable housing, hard to house populations are being adversely affected, as developers opt to convert SRO housing to other uses. In FY 2021, OHA continued subsiding households with Board approved partners to provide housing assistance with qualified owners, property managers, and developers of service enriched rental housing through the Building Bridges - SRO local program. All providers had existing service enriched single occupancy housing units, which were targeted to serve special needs populations. OHA exceed the benchmark of 135 households served by 17 families in FY 2021 and added St. Mary's Center (Friendly Manor) which has capacity for 22 households.

Services provided by EBALDC at the San Pablo Hotel are summarized below.

Type of Service	Description of Service
Resident Services	Individual support with maintaining public benefits, accessing low cost utilities, addressing issues affecting the residents ability to live independently, referrals to In-Home supportive Services, Center for Elder Independence and to a higher level of care when needed.
Housing Stability Support	Resident services providing individual support to retain housing through one on one counseling, connections with resources and communication regarding Property Management concerns. Support with budgeting and referral to payee services. Support for residents failing room inspections, holding lease violations of having nonpayment of rent. Bi-weekly coordination meetings between Resident Services and Property Management in support of resident housing stability.
Career Readiness and Education	For residents able to work, and based on individual interest and needs, basic support on finding employment and referrals to employment services. Computer lab offered to residents to apply for work or to develop resume.
Housing	Referrals and assistance applying for other housing opportunities, where requested by the resident.
Licensed Social Worker Services	To be implemented in the near future, Licensed Social Worker services will offer counseling, short term Therapy and crisis management for residents using a harm reduction and strength-based framework. Programming will be offered such as therapeutic support groups directly or through community volunteers.

Actual Non-Significant Changes: This activity was active during the fiscal year and remains ongoing. No non-significant changes occurred during the FY.

Actual Changes to Metrics/Data Collection: Changes to the metrics are included in the table below. There were no changes to the data collection methodology to report.

Actual Significant Changes: OHA had no significant changes to report for this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have challenges to report with this activity.

HC #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity = Zero(0)	Expected households losing assistance/moving after implementation of the activity = Zero	Number of households who were prevented from losing assistance/moving after implementation of the activity = Total = zero	Yes.

HC#1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of units of this type prior to implementation of the activity = Zero (0) units	Expected housing units of this type after implementation of the activity = (135) units	Number of housing units of this type after implementation of the activity = 152	Yes.

HC#2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0) units	Expected housing units preserved after implementation of the activity = (135) units	Number of housing units preserved after implementation of the activity= 152 units	Yes.
HC#5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = (135) households	Number of households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 152 households	Yes.
HC#7:Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0) households	Expected number of households receiving these services after implementation of the activity = (135) households	Number of households receiving these services after implementation of the activity = 152 households	Yes.

MTW Activity #11-05: PBV Transitional Housing Program

Year Approved: 2011

Year Implemented: 2011

Year Amended: N/A

Description/Impact/Update: Develop sub-programs modeled after the Project-Based Voucher program to allow for transitional housing opportunities at developments serving low-income special needs households who otherwise might not qualify for or be successful in the Public Housing and/or Section 8 programs.

Parents And Children Together (PACT)

This activity used established partnerships with the Alameda County Sherriff's Office (ACSO), to facilitate the development of local, non-traditional housing programs like the Maximizing Opportunities for Mothers to Succeed (MOMS) initiative. This program offered service-enriched transitional housing support to formerly incarcerated mothers seeking to reunite with their children and deter recidivism. The Dads Acquiring and Developing Skills (DADS) program serves fathers exiting minimum security incarceration seeking to reunite with their children and families. Under the model used during the FY, the ACSO referred MOMS and DADS program participants to OHA for housing. OHA implemented the Parents and Children Together (PACT) program to provide transitional service enriched housing to both populations. In addition to the housing subsidy, the PACT program offered customized adult, family and youth case management, group counseling services, family activities and educational and employment development assistance to all participants as a condition for participation in the program.

Potential PACT participants applied and were screened while in custody at the Santa Rita jail and once accepted they completed a needs assessment and intake processing. Participants completed an 8-week gender specific educational component while in custody and created an Individual Action Plan (IAP) tailored to meet the needs of each participant. Once housed at the PACT site, case managers worked with participants to complete their IAP using various supportive services for the participants and their children.

Along with the primary program partners Alameda County Sheriff's Office (ACSO) and the Alameda County Behavioral Health Care Services (ACBHS) Department, OHA continued to determine the strategic direction and led the multi-partner board to address program improvements. Additions to the program structure included a sober living agreement; an alumni participation agreement, stronger coordination of multi-agency intervention for lease non-compliance and additional on-site program activities to enhance parent/child engagement and workforce development for older youth and adults. During FY 2021, ASCO continued to use the supportive service provider Family Services Bureau (YFSC) to provide services to program participants in addition to the Family and Community Partnerships department within OHA.

Families assisted under this activity represent some of the local, non-traditional households served by OHA. Overall on average, ten families participated in the program per month with nine new admissions during the FY. Of the thirteen families, one (1) graduated into stable housing and one was terminated for not complying with program guidelines.

Through the PACT program resources, participants worked to become employed and increase their incomes through steady employment. The average earned income for all participant households was $11,598. While several participants exceeded the average income benchmark, due to low incomes of other participants the average monthly income benchmarks were not achieved. OHA relied on its community partners to provide skill building and job development workshops that helped increase the employability of the PACT participants, and the team referred participants to the Workforce Development initiative within the OHA Family and Community Partnerships Department. Some of the key partnerships and events throughout the FY were:

DADS
Dads Acquiring and Developing Skills

- Partnership with *Five Keys Charter Schools and Programs* facilitated Parenting Workshops for PACT families.
- Mother's Day celebration sponsored by OHAPD and *Sol Sister Inc*., which is a nonprofit organization, dedicated to providing holistic health services in order to enrich, empower, and evolve women of all backgrounds.
- PACT housing held a weekly recovery group facilitated by ASCO
- Partnership with *A Safe Place* held a Healthy Relationships workshop weekly.
- OHA hosted a holiday party in partnership with ACSO where 9 families received gifts, dinner, and took pictures with Santa Clause
- OHA provided financial assistance to assist in purchasing a Thanksgiving meal

This activity was active during the fiscal year and remains ongoing.

Actual Non-Significant Changes: OHA made no non-significant changes to report with this activity.

Actual Changes to Metrics/Data Collection: No changes were made to the metrics. There were no changes to the data collection methodology to report.

Actual Significant Changes: OHA had no significant changes to report with this activity.

Challenges in Achieving Benchmarks and Possible Strategies: Performance metrics on participant savings were not measurable at the time of this report due to OHA's and partner agencies limited capacity to track this metric. OHA is working with the services provider to track metrics for this activity.

Standard HUD Metrics PACT Program
HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 8 households (PACT)	Households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 13 households (2 new admissions)	Yes. The PACT benchmark was exceeded.
HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity = 8 households	Number of households receiving these services after implementation of the activity = 13 PACT households	Yes – the benchmark was exceeded.
Standard OHA Metrics Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of households who would not qualify for an available unit based on household composition = Zero (0) households	Expected housing units of this type after implementation of the activity = 8 households	Average number of households made available after implementation of this activity = 13 PACT households	Yes – the benchmark was exceeded.

Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy in dollars prior to implementation of this activity = Zero (0)	Average earned income of households affected by this policy in dollars after implementation of this activity = $12,740 (1040 hours at $12.25 minimum wage) - PACT	Average earned income of households affected by this policy in dollars =$11,598(PACT)	No. PACT did not achieve the benchmark.
Increase in Household Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average amount of savings/escrow of households prior to this policy = Zero (0) in dollars.	Average amount of savings/escrow of households after implementation of this policy = $500 in dollars	Amount of savings/escrow of households after implementation of this policy = $0 dollars	No. This benchmark is not currently measurable, but OHA is exploring redesigning the FSS Program to allow PACT and other local program participants.
Increase in Positive Outcomes in Employment Status				
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Report the following information separately for each category:				
(1) Employed Full- Time	Number of participants	Number of participants	Number of participants	Yes. Benchmark

	employed at start of program = Zero (0)	employed at during program = Zero (0)	employed at during program = 3	achieved.
(2) Employed Part-Time	Number of participants employed at start of program = Zero (0)	Number of participants employed during program = Two (2)	Number of participants employed during program = 4	Yes. 200% of the benchmark was achieved.
(3) Enrolled in an Educational Program	Number of participants in Educational program at start of program = Zero (0)	Number of participants in Educational program during program = Three (3)	Number of participants in Educational program during program = 4	Yes. Benchmark was exceeded.
(4) Enrolled in Job Training Program	Number of participants in Job Training program at start of program = Zero (0)	Number of participants in Job Training program during program = one (1)	Number of participants in Job Training program during program = 2	Yes.
(5) Unemployed	Number of participants unemployed at start of program = Eight (8)	Number of participants unemployed during program = six (6)	Number of participants unemployed during program =9	No.
(6) Other – Drug Rehab Counseling	Number of participants in drug rehab =0	Number of participants in drug rehab =0	Number of participants in drug rehab =12 participants	Yes. Benchmark was exceeded.
Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.				

Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF assistance = eight (8)	Number of households receiving TANF assistance = eight (8)	Number of households receiving TANF assistance during program = eleven (11)	No.

Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of Households receiving services prior to implementation of the activity = Zero (0)	Expected number of Households receiving services after implementation of the activity = 10 households	Number of households receiving these services after implementation of the activity = 13 households	Yes.
Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	OHA's current business system and partner does not have the capacity to accurately measure this metric. The partner agencies were not obligated to track this information during the fiscal year. OHA will explore a customization to track this information with the business system vendor.			
Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self- sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0)	Expected number of households transitioned to self-sufficiency after implementation of this activity = 3 households	Number of households transitioned to self-sufficiency after implementation of this activity =1 Households	No.

Building Bridges – Shared and Transitional Housing

In FY 2018, OHA implemented the Building Bridges (BB) initiative, which is comprised of several local programs. The BB-Shared and BB-Transitional local programs are designed to develop a model of targeting housing resources, alongside supportive services funding, toward a household to dramatically improve outcomes for the household through County, City and housing authority systems alignment. In FY 2020, existing partners continued to provide BB-Transitional housing to several hard to house populations. No new partners were added, but existing partners more than doubled the number of families served as compared to FY 2019.

Operation Dignity (SRO-Transitional)

House of Dignity (585 8th St. in Oakland) provided shelter and transitional housing to male veterans who are homeless. They offered 30 beds of transitional housing and 15 of shelter, as well as 9 rooms dedicated to permanent housing (including HUD-VASH). This program offered up to two years of transitional housing combined with supportive services to help veterans exit to permanent housing and connect to community services that support their housing stability and began serving families through Building Bridges in November 2017.

City of Oakland - Families in Transition (FIT) - Transitional

The Families In Transition (FIT) Program is a 9 unit scattered site project for homeless families that is designed to assist them with transitioning to permanent housing. All families were referred to FIT through a Coordinated Entry process via the Family Front Door. Families enrolled in the project received various support services such as financial literacy, life skills and career development, designed to help them achieve self-sufficiency and get permanent housing quickly. Families received access to case management, employment support services, and to mental health and housing search assistance. Specific goals of the program included the following:

1. 80% of families exiting the program transition to permanent housing
2. 95% of all program participants exit to a known destination
3. 80% of the program participants have length of stays of less than or equal to nine months.
4. 50% of all participants who report they had no income upon program entry exit with an income.
5. 75% of clients who are in the program at the end of the contract period or who have exited during the contract period have maintained or increased their income during the program year.
6. 100% of all families in the program for at least 60 days have obtained or maintained non-cash mainstream benefits

FIT started serving families through Building Bridges in March 2018.

Peter Babcock House (Shared Housing)

Peter Babcock House assisted individuals by providing supportive, long-term housing and ongoing non-clinical case management, transportation, resource referral, and conflict resolution for individuals living at the home. Staff met weekly with each resident to assess any needs, check on progress toward goals, and provides resources to address any issues. Peter Babcock House received funds from HUDs Continuum of Care (CoC) grant and as a part of the CoC grant Satellite Affordable Housing (SAHA) began leasing vacancies through the Alameda County Coordinated Entry System (CES). Peter Babcock House began serving families in Building Bridges in April 2018.

St. Mary Presentation House (Shared Housing)
St. Mary's offered homeless seniors the experience and support of structured congregate housing to prepare for independent living and provided on-site support designed to help seniors maintain their physical and mental health and sobriety. Ninety-five percent of the seniors are over age 55 and are either at risk of or were homelessness. Program objectives were:

1. Provide quality, consistent case management services that include weekly meetings between Case Manager and participant to address ongoing needs, provide necessary support and check in on goals.
2. Develop life skills and regular habits such as grocery shopping, paying rent, establishing savings, cleaning, and tending to hygiene needs to set foundation of self-care practices and responsibility for independent living.
3. Practice building communication skills through weekly community meetings to discuss house needs, conflicts and appreciations.
4. Create access to housing resources by attending a housing clinic to access applications and apply to affordable, independent living opportunities.

St. Mary's began serving Building Bridges families in May 2018.

City of Oakland – Matilda Cleveland (Transitional Housing)
The Matilda Cleveland (MC) Program is a 14-unit project for homeless families designed to assist families with transitioning to permanent housing. All families were referred to MC through a Coordinated Entry process via the Family Front Door. Families enrolled in the project received various support services designed to help them achieve self-sufficiency and locate permanent housing quickly. Families received access to case management, employment support services and access to mental health and housing search assistance. During FY 2020 specific goals of the project were:

- 80% of the MC THP families exit to permanent housing
- 50% of the MC THP families have length of stays of less than or equal to six months
- 95% of the MC THP families exit to known destinations
- Of clients who are eligible for but not yet enrolled in mainstream benefits, 90% have started the enrollment process within 30 days of program entry
- 80% of clients of clients who are in the program at the end of the contract period or who have exited during the contract period have obtained or maintained non-cash mainstream benefits.

- 75% of clients who are in the program at the end of the contract period or who have exited during the contract period have maintained or increased their income during the program year

MC joined the Building Bridges program in March 2018.

St. Mary Closer to Home (Shared Housing)
St. Mary Closer to Home offered homeless seniors the experience and support of structures congregate housing to prepare for independent housing and living. The program provided on-site support designed to help senior maintain their physical, mental health, and sobriety. 95% of the seniors were over 55 years old and received less than $11,000 per year through SSI.

Actual Non-Significant Changes: There were no non-significant changes during the FY.

Actual Changes to Metrics/Data Collection: There were no changes to the data collection methodology to report.

Actual Significant Changes: OHA had no significant changes during the FY for this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA continued to work develop new methods for measuring some of the metrics with partner agencies.

Standard HUD Metrics Building Bridges Program HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 126 households	Households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 14 households	No.
HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity = 126 households	Number of households receiving these services after implementation of the activity = 14 households	No.
Standard OHA Metrics Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Number of households who would not qualify for an available unit based on household composition = Zero (0) households	Expected housing units of this type after implementation of the activity = 126 households	Average number of households made available after implementation of this activity = 14 households	No.
Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy in dollars prior to implementation of this activity = $0	Average earned income of households affected by this policy in dollars after implementation of this activity = $12,392	Average earned income of households affected by this policy in dollars $7,666 (overall) and $12,425 (average of those with income)	Not overall, but there is a slight increase for those that earn income.
Increase in Household Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average amount of savings/escrow of households prior to this policy = Zero (0) in dollars.	Average amount of savings/escrow of households after implementation of this policy = $0 in dollars	Amount of savings/escrow of households after implementation of this policy = $0 dollars	No. This benchmark is not currently measurable, but OHA is exploring with the partners a way to track this information.
Increase in Positive Outcomes in Employment Status				
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Report the following information separately for each category:			OHA was unable to track this information in FY 2021 but plans to implement in future FYs.	
(1) Employed Full- Time	Number of participants employed at start of program = Zero (0)	Number of participants employed during program = 5	Number of participants employed at during program =	
(2) Employed Part- Time	Number of participants employed at start of program = Zero (0)	Number of participants employed during program = Two (2)	Number of participants employed during program =	
(3) Enrolled in an Educational Program	Number of participants in Educational program at start of program = Zero (0)	Number of participants in Educational program during program = One (1)	Number of participants in Educational program during program =	
(4) Enrolled in Job Training Program	Number of participants in Job Training program at start of program = Zero (0)	Number of participants in Job Training program during program = one (1)	Number of participants in Job Training program during program =	
(5) Unemployed	Number of participants unemployed at start of program =	Number of participants unemployed during program	Number of participants unemployed during program =	

	28	= 27		
(6) Other – Drug Rehab Counseling	Number of participants in drug rehab =0	Number of participants in drug rehab =1	Number of participants in drug rehab =	
Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.				
Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF assistance = zero (0)	Number of households receiving TANF assistance = zero (0)	Number of households receiving TANF assistance during program = OHA was unable to track this for FY 2021, but is working on implementing for future FYs	
Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of Households receiving services prior to implementation of the activity = Zero (0)	Expected number of Households receiving services after implementation of the activity = 14 households	Number of households receiving these services after implementation of the activity = 32 households	Yes. The benchmark was exceeded.
Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars before implementation = Zero	Expected average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars after implementation = $908	Actual average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars = $0 (none of the households transitioned to a traditional subsidy - $897 is the subsidy amount paid through the local non-traditional program)	No.
Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self- sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0)	Expected number of households transitioned to self-sufficiency after implementation of this activity = 3 households	Number of households transitioned to self-sufficiency after implementation of this activity = 29 Households	Yes. The benchmark was greatly exceeded.

MTW Activity #10-01: Specialized Housing Programs

Year Approved: 2010

Year Implemented: 2010

Year Amended: N/A

Description/Impact/Update: In partnership with the ACSO, OHA operated the PACT program, which accepted referrals from the MOMS and DADS programs operated by ACSO. This activity increased the allocation of resources to the PACT program to improve outcomes and enhance program coordination among partners.

OHA created the PACT program and implemented this activity in conjunction with Activity #11-05. The partnerships established with the ASCO, the Alameda County Behavioral Health Care Services (ACBHS) Department, and family supportive services subcontractors leveraged funds to provide services to participants of the PACT program. These funds were critical to the success and expansion of the existing PACT program.

In FY 2021, OHA collaborated with community partners that dedicated staff to provide on-site case management and training and operational support funding from the Inmate Welfare Fund. OHA exceeded the expected benchmark by $302,933 by leveraging $552,933 from local non-profits and public agencies in salaries and operating costs.

Actual Non-Significant Changes: OHA had no non-significant changes to this activity.

Actual Changes to Metrics/Data Collection: There were no changes to metrics for this activity. There were no changes to the data collection methodology to report.

Actual Significant Changes: OHA had no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have challenges to report with this activity.

Standard HUD Metrics				
CE #4: Increase in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars) = Zero (0)	Amount leveraged after implementation of the activity (in dollars) = $250,000	Actual amount leveraged after implementation of the activity = $552,933	Yes. Benchmark exceeded by $302,933.

MTW Activity #10-02: Program Extension for Households Receiving Zero HAP

Year Approved: 2010

Year Implemented: 2010

Year Amended: N/A

Description/Impact/Update: Modify the HCV program rules to allow participants receiving a Housing Assistance Payment (HAP) of zero ($0) to remain in the program for up to 24 months before being terminated from the program. The baselines for this activity were set at zero given that existing program regulations require OHA terminate after six months all families that reached the zero HAP status. While OHA planned to reduce the safety net extension from 24 months to 12, due to COVID-19 and shifting priorities, OHA elected to postpone this change. Over the course of the FY, an average of 62 families were in a "zero HAP" status, using the safety net of the additional 18 months on the program to maintain their income stability. Two (2) families achieved self-sufficiency as defined by this activity, by exiting the HCV program after being at zero HAP for 24 months. The outcomes demonstrate that while households were able to benefit from the protections provided under this activity, the majority of families returned to subsidy and did not exit the program to "self-sufficiency" as it is defined. With the extremely competitive and expensive rental market in the Bay Area, families decreased income or modified family composition when faced with exiting the program. This outcome demonstrates the need for this activity, especially in times of increasing rents and a rental market with low inventory. OHA plans to use this activity for RAD voucher holders.

Actual Non-Significant Changes: OHA had no non-significant changes to this activity.

Actual Changes to Metrics/Data Collection: There were no changes to the metric/data collection methods.

Actual Significant Changes: OHA had no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA continued to research strategies that encourage families to utilize the extension provided by the activity and achieve economic self-sufficiency by graduating and exiting from the voucher program. Given the very expensive housing market in Oakland, participants were afraid to leave the safety net of the option of continuing subsidy behind. Referrals to OHA's FCP Department were encouraged to continue and enhance employment opportunities. Many of these families had established income and employment streams and did not take advantage of FCP's services.

Standard HUD Metrics				
SS #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars). $47,711 for 109 households	Expected average earned income of households affected by this policy after implementation of the activity (in dollars) = $47,711 (0% increase)	Actual average income of $90,645	Yes. It was exceeded by 90%.
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF assistance prior to implementation of this activity = 11 households	Number of households receiving TANF assistance after implementation of this activity = 5 (45% decrease)	Number of Households receiving TANF = 4 households	Yes.
SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average amount of Section 8 and/or 9 subsidy per household prior to implementation of this policy in dollars = $995	Average amount of Section 8 and/or 9 subsidy per household after implementation of this policy in dollars = $0 (100% decrease)	Average amount of Section 8 and/or 9 subsidy per household after implementation of this policy in dollars = $0	Yes.
SS #7: Increase in Agency Rental Revenue				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average PHA rental revenue/HAP in dollars (increase) for the year	Rental revenue prior to implementation of the activity (in dollars) = $4,343,040	Expected rental revenue after implementation of the activity (in dollars) = $0	Actual rental revenue after implementation of the activity (in dollars) = $9,004,999	Yes.
SS #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the	Number of households transitioned to self sufficiency (self-termination from the program) = Zero (0) families	Number of households transitioned to self sufficiency = 18 families	Actual number of households transitioned to self-sufficiency = 2	No. The benchmark was not achieved.

PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.				
Standard OHA Metrics				
Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of households receiving services aimed to increase self-sufficiency (self-termination from the program) = Zero (0) families	Number of households receiving services aimed to increase self-sufficiency = 0 families	Actual number of households transitioned to self-sufficiency = 0	Yes.

MTW Activity #10-03: Combined PBV HAP Contract for Non-Contiguous Scattered Sites

Year Approved: 2010

Year Implemented: 2010

Year Amended: N/A

Description/Impact/Update: Modify PBV program rules to allow HAP contracts to be executed for non-contiguous buildings. The anticipated impacts are to reduce agency administrative costs associated with staff time and preparing, executing, and managing the HAP contracts. In FY 2021 OHA did not use this activity.

Actual Non-Significant Changes: There were no non-significant changes to the activity.

Actual Changes to Metrics/Data Collection: There were no changes to the metrics or data collection methods.

Actual Significant Changes: OHA had no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA had no challenges to report at this time.

Standard HUD Metrics				
CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = $70 (staff salary/hour) * 80 hours = $5,600	Expected cost of task after implementation of the activity = $70 * 10 hours = $700	Task was not used in FY 2021.	N/A
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 10 hours/contract * 8 contracts = 80 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 10 hours/contract * 1 contracts = 10 Hours	Task was not used in FY 2021.	N/A

MTW Activity #10-04: Alternative Initial Rent Determination for PBV Units

Year Approved: 2010

Year Implemented: 2010

Year Amended: N/A

Description/Impact/Update: Modify the PBV program requirement to use a state certified appraiser to determine the initial contract rent for each PBV project. Under this activity, initial contract rents are determined using a comparability analysis or market study certified by an independent agency approved to determine rent reasonableness for OHA-owned units. In addition, the definition of PBV "project" is expanded to include non-contiguous scattered sites grouped into Asset Management Properties (AMPs). Initial PBV contract rents are determined for each bedroom size within an AMP. The rent established for a two-bedroom unit is applicable to all two-bedroom units within an AMP and so on for all bedroom sizes.

Actual Non-significant Changes: This activity was not used during FY 2021.

Actual Changes to Metrics/Data Collection: OHA did not use this activity in FY 2021 for the disposition of public housing units as anticipated.

Actual Significant Changes: There were no significant changes to report.

Challenges in Achieving Benchmarks and possible strategies: There were no new challenges or strategies during the FY to report.

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = $1,400 x 50 projects = $70,000	Expected cost of task after implementation of the activity = $2,200 * 6 AMP areas = $13,200	Actual cost of task after implementation of the activity = zero	Activity was not used in FY 2021.
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 4 hours/contract * 50 contracts = 200 hours	Expected amount of total staff time dedicated to the task after implementation of the activity = 10 hours/contract * 6 contracts = 60 Hours	Actual amount of total staff time dedicated to the task after implementation of the activity = zero	Activity was not used in FY 2021.
HC #2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0)	Expected housing units preserved after implementation of the activity = 500 units preserved	Actual housing units preserved after implementation of the activity = zero	Activity was not used in FY 2021.
HC #4: Displacement Prevention				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number) = 60 units	Expected households losing assistance/moving after implementation of the activity (number) = Zero (0)	Actual households losing assistance/moving after implementation of the activity (number) = Zero (0)	Activity was not used in FY 2021.

MTW Activity #10-05: Acceptance of Lower HAP in PBV Units

Year Approved: 2010

Year Implemented: 2010

Year Amended: N/A

Description/Impact/Update: As a result of disposition, some households may meet the definition of "over-housed" based on differences in the occupancy policies in the public housing and HCV programs. In these situations, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family as opposed to the actual number of bedrooms in the unit. OHA and PBV owners also use this activity to house families in units when there are no families on the waitlist that qualify for the size units that are available. This activity will apply to RAD voucher holders to ensure access to housing for families impacted by disposition and to preserve affordable units for families whose subsidy standards are less than the PBV unit sizes.

This activity was initiated in FY 2010 as a result of the conversion of public housing scattered site units to the PBV program. Families in former public housing scattered sites were allowed to remain in place with TPV assistance, which did not require enforcement of the minimum number of family members per bedroom size, as was the case with PBV units. This activity continues to be used for the former Public Housing sites, and for PBV sites to reduce vacancies when a smaller unit is unavailable and there are no appropriately sized families on the waitlist. In FY 2021, no new families were assisted under this activity.

Actual Non-Significant Changes: There were no non-significant changes to report for this activity.

Actual Changes to Metrics/Data Collection: There were no changes to the data collection methodology to report.

Actual Significant Changes: There were no significant changes to report for this activity.

Challenges in Achieving Benchmarks and Possible Strategies: There were no challenges or strategies to report.

HC #2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0)	Expected housing units preserved after implementation of the activity = 60 units preserved	This activity was not used in FY 2021.	N/A
SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars). = $645	Expected average subsidy per household affected by this policy after implementation of the activity = zero (in dollars).	This activity was not used in FY 2021.	N/A
HC #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number) = 0 units	Expected households losing assistance/moving after implementation of the activity (number) = Zero (0)	This activity was not used in FY 2021.	N/A

MTW Activity #10-06: Local Housing Assistance Program

Year Approved: 2010

Year Implemented: 2010

Year Amended: N/A

Description/Impact/Update:

LHAP
The Local Housing Assistance Program (LHAP) activity through initiatives like the Sponsor Based Housing Assistance Program (SBHAP) provides support to households that might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP provides subsidies to eligible households and to partnering agencies operating service-enriched housing for low-income households with special needs. LHAP programs serve families in partnership with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative. LHAP programs leverage the expertise and experience of the non-profit, community-based service providers to provide rental housing assistance through the form of rental subsidies, utility assistance, security deposits, etc. to individuals who come from homeless encampments or are exiting the criminal justice system, or are emancipated foster youth.

Originally, 44 households were on this program. During FY 2021, only 13 households remained of the original LHAP families and no families elected to take their voucher and move.

OHA was awarded 141 TPVs for Oak Groves North and South, two senior sites that were approved for disposition previously. However, while there was no loss of housing, OHA did not immediately enroll disposition families into the PBV program. This lapse in subsidy meant that OHA continued to house an average of 69 unsubsidized, low-income families while completing the eligibility screening and HQS inspection process to enter in to a HAP agreement during the FY. These families also were assisted through the local housing assistance program.

SBHAP
OHA required that SBHAP program participants to pay no more than 30% of their income towards rent, participants must meet the same income limits as the HCV program, and they must pass federal immigration eligibility requirements. All housing units subsidized must were required to meet the HQS. Participant families were assisted by providers contracted by the City of Oakland and received supportive services along with the housing assistance offered under the activity. OHA's contract with the City leveraged resources, expertise, and community connections to deliver housing related services to, on average, 87-100 hard-to-house households on an annual basis in Oakland. OHA implemented a Step Down program to allow program participants that have been stably housed for more than a year to transition to an HCV. Over the course of the FY, an average of 91 households were served per month. Overall, no households transitioned from SBHAP to a HCV. In June 2020, the Board of Commissioners increased the funding to $3,081,093 for FY 2021 to serve an additional 40 homeless families with children. This represents a 35% increase in funding for this program but the City and partners had difficulty executing on this additional funding to serve an increase number of families. Staff retention and enrollment were challenges that were exacerbated by the COVID-19 pandemic.

FPFY supported the young adults in the SBHAP program with a variety of supportive services that focused on education and employment. The goal of the My First Place program was to help

youth access the community resources available to them. Education and Employment Specialists (EES) worked closely with the youth to help them get employment in their chosen field and to gain hands on experience.

In addition to the EES, each young adult received coaching from a trauma-trained, strength-based Youth Advocate (YA) that they worked with weekly. YAs assisted the young adult participants to make sure that they are practicing self-care and being mindful of their emotions and reactions to strong emotions in their daily lives. YAs worked closely to determine if youth participants needed additional mental health support or community resources and helped connect them to the resources to best allow them to feel supported and balanced, so they can focus on their education and employment goals.

BB-CalWORKs

The Building Bridges – CalWORKs is designed to provide a stable shallow housing subsidy for 1-2 years for ACSSA clients who are actively engaged in a plan to achieve self-sufficiency. Specifically, the program serves employable, formerly homeless CalWORKs clients with the goal of stabilizing housing and improving outcomes for families and children. OHA and ACSSA have a referral process, billing procedures and forms and reporting requirements. ACSSA provides wrap around case management services to address employment barriers and assist with access to other needed community resources. Upon successful program completion, program participants may be referred to eligibility screening for a HCV. During FY 2021, this program served an average of 24 families per month.

BB-THP+

The Building Bridges – Transitional Housing Plus (THP+) program is a short term five-year program for up to 50 participants. The short term assistance payment phases down funding in year four and year five. Roommate living arrangements are allowed. The service provider is responsible for ensuring that participants and units meet program eligibility requirements and the service provider will provide program participants through direct referral to OHA. During FY 2021, OHA served approximately 25 families per month.

Families assisted under this activity represent several of the local, non-traditional households served by OHA through its MTW authority. On average, the SBHAP program served 91 families per month. The goal of SBHAP is to serve up to 140 families on average per month and the program experienced challenges with staff turnover for a key partner that resulted in no families served through them until the last few months of the FY.

Actual Non-Significant Changes: OHA implemented an additional local program similar to SBHAP called Building Bridges Key To Home (BB-KTH)

Building Bridges Key To Home Program (BB-KTH)

Description

OHA partnered with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to up to 23 families through a new local housing assistance pilot program. The program provided a coordinated exit for families with children out of Project Roomkey interim housing in to more long term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI to provide resident community services

and property management. The program has a tiered tenant rent structure based on Area Median Income (AMI). The AMI categories for program participant rents are as follows with all families being at least at 50% AMI or below:

AMI Range	Flat Rent Amount **
• 0% - 5%	$50
• 6%-10%	$100
• 11%-19%	$200
• 20%-39%	$300
• 40%-50%	$400

** Subject to change based on Utility Allowance review (will not exceed 30% of participant income)

Program participants pay a flat rent based on AMI income category and sign an annual lease. Participants are re-certified for AMI status bi-annually. Supportive services and case management are provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided funding availability. OHA projects the costs to provide rental assistance for 15 years to 23 households to be $9,279,000. If the program is extended another 5 years, the projected overall costs are $12,372,000. Initial funding will be provided by CARES Act and MTW funds and subsequent years will be funded through MTW single fund flexibility.

Initially, vacant units are occupied by eligible Project Roomkey households and subsequently by Oakland families with children under 18 using the County's coordinated assessment and entry system that prioritizes eligible tenants based on criteria other than "first-come-first-serve", including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services.

The range of services that the County offers include but are not limited to:

1. General services including outreach, goal planning, information and referral, Case management, living skills assistance, coordination of services, conflict resolution, housing retention skills development and eviction prevention;
2. Benefits/money management assistance including assistance applying for public benefit programs, referrals for payee services, credit counseling referrals, civil legal assistance linkages, and assistance with budgeting and establishing bank accounts;
3. Integrated, co-occurring treatment resources that include individualized assessment and treatment planning and coordinated care for physical health/medical, mental health, and substance use conditions;
4. Linkages and coordination with primary care and medical providers, health education, HIV/AIDS care and referrals;
5. Mental health services including individual assessment and counseling, group counseling, psychiatric care and referrals, referrals and advocacy;
6. Substance use/abuse services including individual assessment and counseling, group counseling, referrals to treatment programs and ongoing support;

7. Employment/vocational/educational training, on and off-site training, educational opportunities, financial assistance for work training at education, and work opportunities connected with the services program; and
8. Community building/social activities including peer support, outings and field trips, organizing/political activities, consumer/tenant involvement opportunities and support;
9. Adequate and convenient transportation to off-site services

Utilization of services is voluntary for participants of the pilot program.

During FY 2021, OHA served on average 5 families per month through BB-KTH as the program started housing families in January 2021.

Actual Changes to Metrics/Data Collection: Changes in metrics are included in the table below. There were no changes to the data collection methodology to report.

Actual Significant Changes: OHA made no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies:

SBHAP
During the FY, it was challenging to maintain and recruit new landlord participants. Partner agencies worked closely with OHA, clients and landlords to ensure that any leasing challenges were addressed in a timely manner. In FY 2021, OHA and its partners were not able to help SBHAP families through the step-down initiative, where participants that remained housed successfully for one year, were offered a voucher to use to move or remain in place if the landlord chose to enter the HCV program. Convincing existing landlords to enter the Housing Choice Voucher program was difficult for partners. Additionally, OHA found that tenants were hesitant to accept a voucher because it would require transition to new case management and any change to their stable environments was a cause for anxiety. As a result, the numbers of individuals that opted to use this opportunity were not as high as expected. Additionally, the partners experience higher than expected staff turnover, which caused a high learning curve, slowing the admission of new enrollees. The COVID-19 pandemic also affected enrollments and staff effectiveness in ramping up new enrollees.

BB-THP+
Challenge: The initial HQS fail rate was roughly 75% for units enrolled in the program, which caused enrollment delays. FPFY and Abode worked directly to remediate small repairs, but substantial problems required coordination with the property owner for resolution. In response to this issue, FPFY implemented, using guidelines and training provided by OHA, a pre-inspection protocol to ensure units were ready for HQS inspections and to remediate issues in order to avoid chronic unit fails. Additionally, the team assigned a housing specialist to help facilitate housing-related issues.

FPFY and Abode began unit searches and procurement 60-90 days prior to program enrollment to try and address the dearth of willing landlord participants challenge. Other challenges:

- HQS Inspections

- Delay between pre-inspection request by FPFY and the time it got to OHA
- 30 days to request HQS typically expired before OHA inspected, which caused the process to start)
- Halted inspections for occupied units was a challenge both before and during the pandemic

- Identification of available units for (Abode's Youth)

CalWORKs

Challenges in meeting the projected benchmarks that caused delays involved eligibility processing delays where documentation for verification of income and other household members was delayed and to address this issue, ACSSA is working to streamline the process. As with all the programs, finding landlords to accept program participants and OHA subsidies in a tight rental market is an issue. ACSSA worked to negotiate lower rents and increased landlord outreach to facilitate housing options for program participants. The eligibility process has proven slow with participants in obtaining eligibility requirements. Participants must stay employed to remain in the program and challenging job environments during the pandemic has jeopardized eligibility for some participants. OHA continued to see challenges for participants maintaining employment related to COVID-19 job losses.

Standard HUD Metrics				
HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase) **LHAP**	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 16	Actual housing units of this type after implementation of the activity = 13	No. These numbers are meant to decline as participants opt to move.
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase) **LHAP** - **OG**	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 0	Actual housing units of this type after implementation of the activity = 69	Yes. These numbers will decrease as participants convert to HAP contracts.
SBHAP	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 145	Actual housing units of this type after implementation of the activity = 91	No.
BB-THP+	Number of households	Expected	Actual	Yes

	who would not qualify for an available unit based on household composition = Zero (0)	housing units of this type after implementation of the activity = 20	housing units of this type after implementation of the activity = 25	
BB-CalWORKs	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 20	Actual housing units of this type after implementation of the activity = 24	Yes.
BB-KTH pilot	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 23	Actual housing units of this type after implementation of the activity = 5	No.
Total number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	**Total number of households who would not qualify for an available unit based on household composition = Zero (0)**	**Total expected housing units of this type after implementation of the activity = 201**	**Total housing units of this type after implementation of the activity = 227**	**Yes.**
HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **LHAP**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 16	Actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 13	No.

Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase) **LHAP** - **OG**	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 0	Actual housing units of this type after implementation of the activity = 69	Yes.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **SBHAP**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 145	Actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 91	No.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **BB-THP+**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 20	Actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 25	Yes
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). **BB-CalWORKs**	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 20	Actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 24	Yes.

BB-KTH pilot	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 23	Actual housing units of this type after implementation of the activity = 5	No.
Total number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	**Total households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)**	**Total expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 201**	**Total actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 227**	**Yes.**
HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase). **LHAP**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity = 16	Actual number of households receiving these services after implementation of the activity =13	No.
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase) **LHAP** - **OG**	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 0	Actual housing units of this type after implementation of the activity = 69	Yes. These numbers will decrease as participants convert to HAP contracts.
Number of households receiving services aimed to increase housing choice (increase). **SBHAP**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =145	Total actual number of households receiving these services after implementation of the	No

			activity = 91	
Number of households receiving services aimed to increase housing choice (increase). **BB-THP+**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =20	Total actual number of households receiving these services after implementation of the activity =25	Yes.
Number of households receiving services aimed to increase housing choice (increase). **BB-CalWORKs**	Households receiving this type of service prior to implementation of the activity = Zero (0)	Expected number of households receiving these services after implementation of the activity =20	Total actual number of households receiving these services after implementation of the activity = 24	Yes.
BB-KTH pilot	Number of households who would not qualify for an available unit based on household composition = Zero (0)	Expected housing units of this type after implementation of the activity = 23	Actual housing units of this type after implementation of the activity = 5	No.
Total number of households receiving services aimed to increase housing choice (increase).	**Total households receiving this type of service prior to implementation of the activity = Zero (0)**	**Total expected number of households receiving these services after implementation of the activity =201**	**Total actual number of households receiving these services after implementation of the activity = 227**	**Yes.**

MTW Activity #10-08: Redesign FSS Program

Plan Year Approved: 2010

Plan Year Implemented: 2021

Description/Impact/Update: OHA plans to redesign the Family Self Sufficiency (FSS) program building on best practices in the industry and, where applicable, working in tandem with other community-based programs and initiatives. OHA intends to exclude all earnings above $480 per year for the Head of Household (HOH) or spouse/co-head+ during the first two years of FSS participation if the HOH or spouse is attending school full time, analogous to the current

exclusion for students. This would only be effective for new enrollees. OHA plans to use this activity for RAD voucher holders.

OHA also intends to implement a new method for calculating escrow credit. Escrow credit calculations will be based on an earned income range for the household. OHA has created a schedule with ranges for earned income corresponding with the escrow credit a household will receive as an FSS participant. This will simplify the escrow calculation, which is currently a 22-step calculation process, which is complicated to explain to residents and to audit. See Table A below:

Table A: FSS Income/Escrow Table	
$10,000 - $14,999	$50
$15,000 - $19,999	$75
$20,000 - $24,999	$100
$25,000 - $29,999	$125
$30,000 - $34,999	$150
$35,000 - $39,999	$175
$40,000 - $44,999	$200
$45,000 - $49,999	$225
$50,000 - $54,999	$250
$55,000 - $59,999	$275
$60,000 - $64,999	$300
$65,000 - $69,999	$325
$70,000 - $74,999	$350
$75,000 - $79,999	$375
$80,000 - $84,999	$400
$85,000 - $89,999	$425
$90,000 - $94,999	$450
$95,000 - $99,999	$475
$100,000 -Above	$500

OHA also intends to allow other housing program participants such as those in MTW local programs to participate in the FSS program. Programs such as PACT (Activity 11-05) have supportive services to facilitate job training and workforce development skills and can benefit from FSS services and escrow accumulation. Residents that are managed by third party property managers in mixed finance sites will be allowed to apply for FSS participation. In FY 2021, but planning and groundwork for implementation will commence.

During FY 2021, OHA worked with our business software vendor on the modifications needed to implement the FSS redesign. OHA is currently beta testing the proposed modified escrow schedule and worked with our business software vendor on a custom programming to allow the HOH/Co-HOH/Spouse to be eligible for the full-time student exclusion during the first two years of participation in the FSS program.

OHA met with stakeholders to discuss the most effective method to allow public housing residents from third party managed properties to enroll in the FSS program. These properties use different business software that cannot administer the FSS program. OHA continued to plan and research the most effective method to implement the changes.

OHA started updating its FSS Action plan to accommodate the FSS redesign activities. Once all the necessary modifications to our business software have been made and successfully tested, a future date will be set whereby new FSS participants who enroll will abide by the policies outlined in the updated FSS Action Plan upon approval from the local field office.

OHA anticipates implementing the modified escrow schedule and HOH/Co-HOH/Spouse full-time student exclusion by Q4 2021. Additionally, OHA expects to implement all activities in the FSS redesign, including the ability to enroll non-eligible program participants and public housing residents managed by third-party sites in the program by Q2 2022.

Actual Non-Significant Changes: There were no non-significant changes.

Actual Changes to Metrics/Data Collection: Standard metrics for the activity are reflected in the table below. There are no planned changes to metrics or data collection.

Actual Significant Changes: There were no significant changes.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have challenges to report with this activity.

SS #1: Increase in Household Income		
Unit of Measurement	**Baseline**	**Benchmark**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars). $26,317 for 188 households	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = $27,632.85 (5% increase)
SS #2: Increase in Household Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Average escrow of households affected by this policy in dollars (increase).	Average escrow of households affected by this policy prior to implementation of the activity (in dollars). $5,089 for 184 households	Expected average escrow of households affected by this policy prior to implementation of the activity (in dollars) = $5,343.45 (5% increase)

SS#3: Increase in Positive Outcomes in Employment Status		
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.		
Unit of Measurement	**Baseline**	**Benchmark**
Report the following information separately for each category: (a) Employed Full- Time (b) Employed Part- Time (c) Enrolled in an Educational Program (d) Enrolled in Job Training Program (e) Unemployed (f) Other-Drug Rehab Counseling	a) 67 Participants b) 30 Participants c) 16 Participants d) 1 Participant e) 92 Participants f) 0 Participants	a) 77 Participants b) 40 Participants c) 21 Participants d) 3 Participants e) 80 Participants f) 0 Participants
Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Unknown	

SS#4: Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Number of households receiving TANF prior to implementation of this activity =21 households	Number of households receiving TANF after implementation of this activity=17 households

SS#5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Number of households receiving services aimed to increase self-sufficiency prior to implementation = 186 households	Number of households receiving services aimed to increase self-sufficiency after implementation = 206 households

SS #6: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Number of households transitioned to self-sufficiency prior to implementation of this activity = 15 households	Number of households transitioned to self-sufficiency after implementation of this activity = 19 households

MTW Activity #10-09: Altered Minimum Stay Requirement in PBV units

Year Approved: 2010

Year Implemented: 2010

Year Amended: 2019

Description/Impact/Update: Allows OHA to alter the 12-month minimum stay requirement for tenants in PBV units. Under the existing PBV regulations, households must complete a one-year tenancy in the unit before they can request a tenant-based voucher and move with continued assistance. If a voucher or comparable tenant-based assistance was not available, OHA gave the family priority to receive the next available opportunity for continued tenant-based rental assistance. This activity allowed OHA to extend or reduce the minimum stay requirement for residents and gave OHA the discretion to prioritize the family on the HCV waitlist. In FY 2021, OHA offered a 5:1 ratio of taking families from the HCV and the PBV transfer waitlist.

The Tenancy Addendum form was modified to include the minimum stay requirement and was distributed to tenants when they moved into a PBV unit. For FY 2021, OHA required PBV households to meet a stay requirement of 2 years before requesting a housing choice voucher.

This activity did not apply to families: (1) with an approved Reasonable Accommodation that required them to move from their PBV unit, (2) who experienced a change in family composition that affected the size of the unit, or (3) who presented a compelling reason to move out of the PBV unit to the Executive Director for consideration. Circumstances surrounding requests to move, such as VAWA requirements, employment opportunities in other public housing jurisdictions and availability of tenant-based vouchers were considered. In FY 2021, 35 families remained on a transfer request list.

Actual Non-Significant Changes: This activity was active during the fiscal year. OHA made no non-significant changes to this activity.

Actual Changes to Metrics/Data Collection: There were no changes to the data collection methodology to report.

Actual Significant Changes: OHA made no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have challenges to report with this activity.

Standard HUD Metrics				
HC #3: Decrease in Waitlist Time				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on waitlist in months (decrease)	Average applicant time on waitlist prior to implementation of the activity (in months) = zero	Expected applicant time on waitlist after implementation of the activity (in months) = 60	Actual applicant time on waitlist after implementation of the activity (in months) = 84	No.
HC #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box. (PBVs)	Number of households at or below 80% AMI that would lose assistance or need to move prior to implementation of the activity = Zero (0)	Expected number of households at or below 80% AMI that would have assistance preserved and not need to move after implementation of the activity = zero	Actual housing units Number of households at or below 80% AMI that would lose assistance or not need to move of this type after implementation of the activity = zero	Yes.
HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**

Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 10 households	Actual number of households able to move to a better unit after implementation of this activity = 0 units	No.

MTW Activity #08-01: Fund Affordable Housing Development Activities

Year Approved: 2008

Year Implemented: 2008

Year Amended: N/A

Description/Impact/Update: Utilize Single Fund Flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland. In FY 2021, OHA completed construction on the first two phases of Brooklyn Basin closed financing and started construction on Project 3, known as Foon Lok West. An additional 53 units were rehabilitated in OHA's existing project-based portfolio. The projected benchmarks included Empyrean which was completed at the end of FY 2020. The chart of units in Appendix D shows the list of units in these developments and the status for all units under construction or rehabilitation.

- Brooklyn Basin – A 65-acre site that will be completely transformed, with more than 3,000 residences, 32 acres of parks and open spaces, restored wetlands, a new marina and 200,000 square feet of retail and commercial space. OHA in partnership with the City of Oakland and MidPen Housing Corporation is developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. In FY 2021, Project 3, known as Foon Lok West, which includes 130 units for families and formerly homeless households (65 assisted with PBVs) closed all financing and started construction. Construction was completed on 211 units (132 assisted with PBVs) at Projects 1 and 2, known as Paseo Estero and Vista Estero. Lease up started in FY 2021 and although all leases were signed by the end of the FY, all families had not moved in. OHA was able to serve an average of 12 families per month through the local non-traditional tax credit only units that were completed.

Brooklyn Basin

- 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct affordable housing to include 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. OHA has committed to providing PBVs for 16 units. The project received NEPA clearance during FY 2021.
- 500 Lake Park Avenue – OHA is partnering with EAH Housing to construct a 53 unit affordable housing building with 2,900 square feet of retail space at 500 Lake Park Avenue in the Grand Lake district of Oakland. The project received NEPA clearance in FY 2021. Also during FY 2021, OHA acquired the land and provided a loan to EAH to continue funding predevelopment activities for the project.
- 6946 Foothill Blvd - OHA and its affiliate OHI conducted predevelopment planning to rehabilitate and preserve 65 units of affordable housing using low-income housing tax credits.
- 7526 MacArthur Blvd Repositioning – OHA conducted a feasibility study on developing affordable housing on an OHA-owned vacant parcel at 7526 MacArthur Boulevard in order to meet Oakland's need for additional permanent affordable housing.
- Lion Creek Crossing Phase I LP Buyout – OHA exercised its option to purchase the Limited Partner interest in Lion Creek Crossings Phase I.

Actual Non-Significant Changes: This activity was active during the fiscal year. OHA made no non-significant changes to this activity.

Actual Changes to Metrics/Data Collection: There were no changes to the Metrics/Data collection.

Actual Significant Changes: OHA made no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have challenges to report with this activity.

Standard HUD Metrics				
HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation of the activity = Zero (0)	Expected housing units of this type after implementation of the activity = 277 units under construction during the Fiscal Year.	Actual housing units of this type after implementation of the activity = 211 units were completed and an average of 12 were leased per month to families using non-traditional	No. The benchmark was not achieved. We erroneously included Empyrean towers, which was completed in FY 2020 and leasing

			subsidies during the Fiscal Year. 132 of the units had PBV subsidies and are accounted for in the HCV families served total.	was slower than expected for Brooklyn Basin.
HC #2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	Housing units preserved prior to implementation of the activity = Zero (0)	Expected housing units preserved after implementation of the activity = 100 OAHPI units and 52 units rehabilitated for Oak Groves North and South	Actual housing units of this type after implementation of the activity = 53 OAHPI units and 77 rehabs completed for Oak Groves North and South.	No. Less units were rehabilitated than expected for the OAHPI portfolio.
HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity =277 households	Actual number of households able to move to a better unit after implementation of this activity = 12 units	No.

MTW Activity #06-01: Site Based Wait Lists

Year Approved: 2006

Year Implemented: 2006

Year Amended: N/A

Description/Impact/Update: Establish site based wait lists at all public housing sites, HOPE VI sites, and developments with PBV allocations. Overall OHA saw mixed results with achieving a decrease in waitlist time due to site based waitlists. Many factors influenced time spent on waitlists including low unit month vacancy rates and turnover of units. Apartments at Oak Grove North and South were not leased to new residents during the rehabilitation, which affected waitlist times. The error rate was determined using random file sampling as a result of an internal audit of specific waitlists. OHA will use this activity for RAD voucher holders.

Actual Non-Significant Changes: This activity was active during the fiscal. OHA had no non-significant changes to this activity.

Changes to Metrics/Data Collection: OHA had no changes to the metrics. There were no changes to the data collection methodology to report.

Actual Significant Changes: OHA had no significant changes to this activity.

Narrative Explanation of Challenges/New Strategies: OHA had no challenges or new strategies to report.

OHA and Standard Metrics				
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	Number of errors in completing task prior to implementation = 10%	Expected average rate of errors in completing the task after implementation = 5%	Actual average rate of errors in completing the task = 3.9%	Yes.
HC #3: Decrease in Wait List Time				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on wait list in months (decrease). Campbell Village	Number of months applicants spent on centralized waitlist prior to implementation =60 months 60 months	Expected average number of months applicants spend on site based waitlist per site 65 months	Actual average number of months applicants spent on waitlist 225 months	No.

Lockwood Gardens	60 months	48 months	66 months	No
Peralta Villa	60 months	48 months	66 months	No
Harrison Towers	60 months	48 months	N/A – due to pending disposition	N/A
Adel Court	60 months	60 months	240 months	No
Oak Grove North	60 months	60 months	n/a months	Leasing is suspended pending disposition rehab.
Oak Grove South	60 months	60 months	n/a months	Leasing is suspended pending disposition rehab.
Palo Vista Gardens	60 months	24 months	79 months	No
Linden Court	60 months	55 months	n/a months	No
Mandela Gateway	60 months	55 months	249 months	No
Chestnut Court	60 months	24 months	135 months	No
Foothill Family Apts	60 months	75 months	n/a months	No
Lion Creek Crossing	60 months	24 months	55 months	No.

OHA Metric - Vacancy Rate per public housing site				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average vacancy rate per public housing site (unit month average as a percentage)	Vacancy rate per site prior to implementation = 2%	Expected vacancy rate per site = 2%	Actual Vacancy rate per site (percentage)	
Campbell Village	2%	2%	4.84%	No
Lockwood Gardens	2%	2%	2.71%	No

Peralta Villa	2%	2%	1.29%	Yes
Harrison Towers	2%	2%	N/A	No. Harrison leasing is suspended pending disposition and rehab.
Adel Court	2%	2%	1.67%	Yes
Oak Grove North	2%	2%	N/A sites designated for dispo	n/a
Oak Grove South	2%	2%	N/A sites designated for dispo	n/a
Palo Vista Gardens	2%	2%	1.77%	Yes
Linden Court	2%	2%	3.51%	No
Mandela Gateway	2%	2%	2.72%	No
Chestnut Court	2%	2%	3.52%	No
Foothill Family Apts	2%	2%	0.08%	Yes
Lion Creek Crossing	2%	2%	0.07%	Yes

MTW Activity #06-02: Allocation of PBV Units: Without Competitive Process

Year Approved: 2006

Year Implemented: 2006

Year Amended: N/A

Description/Impact/Update: Allocate PBV units to developments owned directly or indirectly by OHA without using a competitive process. In FY 2021, OHA did not use this activity.

Actual Non-Significant Changes: There were no non-significant changes to this activity.

Actual Changes to Metrics/Data Collection: No changes were made to the metrics or data collection methods.

Actual Significant Change: OHA had no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have challenges with this activity during the FY to report.

Standard HUD Metrics				
CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = $7,500 per RFP	Expected cost of task after implementation of the activity = $0	Activity was not used	N/A
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP	Expected amount of total staff time dedicated to the task after implementation of the activity = 35 hours per project award.	Activity was not used	N/A

MTW Activity #06-03: Allocation of PBV Units: Using Existing Competitive Process

Year Approved: 2006

Year Implemented: 2006

Year Amended: N/A

Description/Impact/Update: Allocate PBV units to qualifying developments using the City of Oakland Notice of Funding Availability (NOFA)/ RFP or other existing competitive process. This activity was created to reduce the administrative time and development costs associated with issuing a RFP and to increase housing choices by creating new or replacement affordable housing opportunities. In FY 2021, OHA did not use this activity.

Actual Non-Significant Changes: This activity was active during the fiscal. This activity is dependent upon the number of projects that go through the City of Oakland Notice of Funding Availability annual competitive process, which did not result in projects for OHA to fund during the FY.

Actual Changes to Metrics/Data Collection: No changes were made to the metrics or data collection methods.

Actual Significant Change: OHA had no significant changes to this activity.

Challenges in Achieving Benchmarks and Possible Strategies: OHA did not have challenges with this activity during the FY to report.

Standard HUD Metrics CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = $7,500 per RFP	Expected cost of task after implementation of the activity = $0	Zero projects were awarded PBV funding without an OHA administered RFP = Cost savings of $0	OHA did not use the activity.
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP	Expected amount of total staff time dedicated to the task after implementation of the activity = 35 hours per RFP	Zero projects were awarded PBV funding without an OHA administered RFP = Time savings of $0	OHA did not use the activity.

B. Not Yet Implemented Activities

Table 15 Approved MTW Activities Not Yet Implemented					
Activity #	**Fiscal Year Implemented**	**MTW Activity Name**	**Description**	**Statutory Objective(s)**	**Authorization(s)**
17-02	2017	Automatic Rent Increase	Offer owners an automatic rent increase on the HAP contract anniversary date	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, D.2.b&c
13-01	2016	Rent Reform Pilot Program	Creates a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households • Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households • Eliminate all deductions and earned income disallowance • Recent increases in income excluded in recertification • Absolute minimum rent of $25	-Reduce costs and achieve greater cost effectiveness -Provide incentives for families with children to become economically self-sufficient	Attachment C, Section C.4, C.11 Section D.1.c Section D.2.a

MTW Activity #17-02: Automatic Rent Increases for HCV

Year Approved: 2017

Description/Impact/Update: During the last several years, the Bay Area has rebounded from the recession with a robust economy, which has resulted in increased local population and a sharp decrease in available inventory in the rental market, causing rents to rise at rates that are leading the nation. As a result, the number of rent increases requested by owners in the HCV program has risen from 173 requests in January of 2015 to 565 requests at the end of 2015 and is currently averaging 333 requests per month. Compounding this challenge, OHA saw a loss of approximately 824 units from the program during 2015 due to owners opting to leave the program for various reasons.

To stem this tide of owners leaving the program for unassisted tenants, OHA will offer HCV owners an automatic rent increase that will be initiated by OHA. The amount of the increase will be determined by OHA for targeted small area rental markets identified by OHA. The automatic rent increase amount will be set using multiple data sources for small-targeted geographic areas within the larger jurisdiction as identified by OHA. For selected targeted small rental market areas, OHA will conduct a rent increase analysis using internal and external data sources. Internal data sources may include the number of requested and approved increases and the

amounts approved, and/or the average rent in the targeted small market area for new Section 8 contracts. The external data sources may include various available data sources including the Consumer Price Index, Zillow, Go Section 8, Rent.com etc. that provide information and data on rental housing market trends in the target area. If a small rental market area increase is warranted and approved by the Executive Director, or his designee, the offers will be made to all property owners in the targeted area who have not received a rent increase in the last twelve months. If the owner elects to accept the increase offered, they will not be eligible for another increase for at least twelve months.

Actions Taken Toward Implementation: OHA put significant efforts in FY 2019 towards developing a research partnership with UC Berkeley to explore various questions and aspects of landlord behavior, incentives, motivations and other useful metrics to determine future activities, incentives and amounts for increases. Due to challenges in executing the partnership, OHA was forced to put the research project on hold in FY 2020 and in FY 2021 explored other partnership opportunities but has not committed to any projects.

MTW Activity #13-01: Rent Reform Pilot Program

Year Approved: 2013

Description of MTW Activity: Create a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where:

- Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households
    - Working seniors and working disabled individuals will have the option to choose to be included in the "work-eligible" group where their rent would be calculated based on 27% of their gross income and they would be on a biennial recertification schedule
- Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households
- Eliminate all deductions (elderly/disabled deduction, dependent deduction, medical expenses, child care expenses) and earned income disallowance
- Increases in income within six months of recertification are excluded
- Absolute minimum rent of $25. Households will still be eligible for a utility allowance. However, no rent will be reduced below the minimum rent due to a utility allowance
- Flat rent – In the Public Housing program, households will still have the option to choose a flat rent or the rent reform income-based rent calculation during initial eligibility or at the time of recertification

During the test phase of the pilot program, OHA will, at its discretion, withdraw components that are not working and/or move forward with implementing the policy for additional participants or properties based on the outcomes, after providing an opportunity for the public to comment on proposed changes. More details about this program and its components can be found in the FY 2013 MTW Annual Plan.

Actions Taken Toward Implementation: OHA worked with the business system vendor to develop a specification for a modification to allow biennial and triennial re-certifications to be tracked and scheduled. OHA is currently waiting for the vendor to deliver the software modification so that it can be tested and implemented and the appropriate metrics for this activity can be tracked. These sites are being transitioned to a different property management group and company and planning for this activity cannot begin until the transition is complete. Due to the COVID-19 pandemic and out of the ordinary resource constraints, OHA was not able to explore starting this activity as planned.

C. Activities on Hold

Table 16 Approved MTW Activities on Hold					
Activity # and Fiscal Year Approved	**Fiscal Year Implemented**	**MTW Activity Name**	**Description**	**Statutory Objective(s)**	**Authorization(s)**
10-07	2010	Disposition Relocation and Counseling Services	Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.	-Provide incentives for families with children to become more economically self-sufficient -Increase housing choices	Attachment D, Use of Funds
09-01	2011	Alternative HQS System	Uses a risk-based strategy to allocate HQS inspection resources in order to improve compliance at problem properties and allocate fewer resources to properties with a history of compliance.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.5 Attachment D, Section D
09-02	2010	Short-Term Subsidy Program	Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in-place.	Reduce costs and achieve greater cost effectiveness	Attachment D, Use of Funds

MTW Activity #10-07: Disposition Relocation and Counseling Services

Year Approved: 2010

Year Implemented: 2010

Year Placed on Hold: 2012

Description of MTW Activity: Provide counseling and relocation assistance to residents impacted by an approved disposition of public housing units.

Actions Taken Toward Reactivation: OHA held this activity off-line as it was determined it was not needed for Oak Grove North and South dispositions. The activity will be evaluated for the disposition of Harrison Towers and may be removed from hold in FY 2022.

MTW Activity #09-01: Alternative HQS System

Year Approved: 2009

Year Implemented: 2010

Year Placed on Hold: 2017

Description of MTW Activity: Develop an alternative inspection methodology and frequency for HQS inspections based on a risk assessment system and findings from prior inspections. Properties that are HQS compliant and pass their first inspection are only inspected every two years. Properties that fail on the first and second inspection remain on the annual inspection schedule. After two inspections that pass, the property may be placed back on an annual or biennial inspection schedule. Results of the inspections are submitted electronically to HUD via the HUD 50058 form and stored electronically in OHA's database.

Actions Taken Toward Reactivation: This activity remains on hold until OHA decides to implement an alternative HQS inspection methodology. Currently, the regulatory inspection guidelines are working well for the needs of OHA and its owners.

MTW Activity #09-02: Short-Term Subsidy Program

Year Approved: 2010

Year Implemented: 2010

Year Placed on Hold: 2011

Description of MTW Activity: Provide temporary subsidy funding to buildings 1) that were developed with assistance from the City of Oakland, 2) where there is a risk of an imminent threat of displacement of low income households, and 3) where it can be reasonably expected that providing short-term subsidy assistance will provide the necessary time to preserve the affordable housing resource.

Actions Taken Toward Reactivation: This activity remains on hold until applicable projects become available that would require use of this MTW authorization and OHA determines that funding is available. OHA wishes to keep the activity active to ensure the availability of the resource for future needs, particularly in light of the current escalating rental market and displacement from naturally occurring affordable housing units that is occurring in the City.

Closed Out Activities

OHA does not have any closed out activities to report for FY 2021.

Section V. Sources and Uses of Funds

A. MTW Report: Sources and Uses of Funding for the Fiscal Year

1) Actual Sources of MTW Funding for the Fiscal Year

OHA submitted its unaudited financial information in the prescribed format in the Financial Assessment System by first week of August 2021.

2) Actual Uses of MTW Funds in the Plan Year

OHA shall submit unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.

3) Activities that Used Only the Single Fund Flexibility

The single fund flexibility afforded by MTW allowed OHA to plan and respond to the local needs of the community. OHA chose to allocate funding to several initiatives that supported OHA's strategic goals and priorities described in Section I: Introduction.

The OHA activities and initiatives described below used solely the single fund flexibility and no other MTW waiver or authorization.

Fund Deferred Maintenance and Capital Improvements

Decades of decreased capital funding and the following deferred maintenance resulted in needs at OHA sites that far exceeded the amount of capital funding that OHA received for the year. As a result, OHA used the single fund flexibility to provide supplemental funding and address capital improvement needs at its sites and renovated 83 units, of which 30 were public housing.

Fund Development

OHA used the single fund flexibility to invest in and develop new affordable housing in high-opportunity districts, increase resident safety and security through community policing and create positive outcomes in the areas of education, job readiness and health and wellness. These all extend the impact of MTW beyond just housing.

Construction completed on Phase 1 and 2 of Brooklyn Basin, which added 110 senior and 101 family units of affordable housing as part of a large redevelopment of a 65-acre plot of land previously owned by the Port of Oakland. OHA continued pre-development partnerships with EBALDC and EAH respectively to develop two new sites with affordable housing called 285 12th Street and Lake Park. Land was purchased for the Lake Park site using MTW funds during the FY.

COVID-19 Pandemic Response, Economic Development Initiatives, Resident Services

COVID-19 Pandemic Response

The Family and Community Partnerships Department (FCP) was created under single-fund flexibility and provides information and referral services and other family support services to households served by OHA.

Due to COVID-19 office closures, OHA staff changed its food programs to a delivery model in order to ensure that residents continued to receive food while sheltering in place. In partnership with the Alameda County Community Food Bank, Semi-Freddi's Bakery, and Life Eldercare, OHA operated community food pantries at Peralta Village and Lockwood Gardens and delivered almost 4,000 food bags to families. The bags contained fresh vegetables, fruit, meat, eggs, bread, boxed and canned goods. Through our partnership with Spectrum Community Services, OHA delivered over 19,200 nutritious lunch meals to seniors living in Peralta Villa, a large public housing sit. The Monday through Friday senior meal delivery program also provided resources and health education materials and served as a wellness check. Finally, OHA partnered with the World Central Kitchen to provide approximately 8,420 restaurant meals to residents in East, West, and North Oakland.

OHA created a relief closet to provide emergency supply bags for 1,246 OHA residents. The supply bags included items such as hand sanitizer, masks, toilet paper, paper towels, hand soap, dish soap, sponges, all-purpose cleaner, PPE, etc. During FY 2021, the OHA relief closet provided approximately 8,000 PPE items and approximately 16,000 household cleaning supply items to OHA residents. Bags were distributed at 196 OAHPI scattered sites throughout the city of Oakland, as well as Peralta Villa and Lockwood Gardens.

Despite the COVID-19 pandemic, OHA developed an alternative method to connect and engage with our senior community. Each month, 90 Peralta Villa seniors received a newsletter and an art and craft bag delivered safely to their homes by OHA staff. The program intent was to motivate Peralta Villa senior residents to stay active while sheltering place. A total of 720 kits were delivered, with activities ranging from painting, gardening and scrapbooking. The monthly newsletter provided health and wellness information, updates on FCP services and showcased their creative artwork with the rest of the senior community. This program was partially funded through a grant from the Oakland Berkeley Association of Realtors (OBAR).

Jobs Plus Updates

FCP was awarded the Jobs Plus Grant in December 2015 to implement job training and skill development for West Oakland public housing residents across five developments. Although the four-year grant was scheduled to end FY 2020, a six-month extension was granted through December 2020. The extension allowed FCP to continue delivering services as OHA integrated its economic development place-based efforts to target all OHA working-age adults with job-driven approaches to increase earnings and advance employment outcomes.

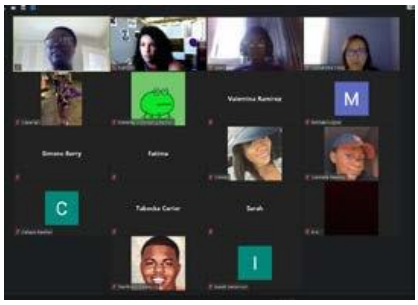
A total of 491 public housing residents in West Oakland completed a Jobs Plus assessment and of those 413 residents enrolled in the Jobs Plus Earned Income Disregard (JPEID), in which increases in earned wages did not increase the tenant's contribution toward the rent for up to 48 months. Over the grant period, 168 West Oakland public housing households benefited from a total of $1,571,097.14 in disregarded rent throughout the program. Another significant component was the employment and educational services offered to participants. Through the Jobs Plus, program, 102 participants obtained part-time jobs, and 87 participants got full-time jobs. In addition, many participants accomplished their educational goals; 11 received their high school diploma or GED, eight graduated from college, and 41 completed vocational training.

Family Self Sufficiency Program (FSS)

During FY 2021, 22 FSS participants graduated from the program and received a total of $307,790.98 in escrow, which is an indicator of the program's continued success despite the challenges faced with job retention during the COVID-19 pandemic.

Digital Literacy and Zoom on the Move

During FY 2021, the Tech Exchange Digital Literacy Learning Project (AB1299) provided adults and seniors at Lockwood Gardens with digital literacy training through a grant from the California Advanced Services Fund (CASF). Despite COVID-19, FCP and Tech Exchange successfully distributed 59 computers to participants during three distribution sessions, and adhered to safety and social distancing requirements. Instead of providing digital literacy training onsite, FCP pivoted providing digital literacy training online, via 'Zoom on the Move'. The weekly zoom sessions were facilitated by over 18 community-based organizations providing information and resources on health and wellness, nutrition, exercise, medical enrollments and renewals, financial literacy, and counseling services. Internal staff from OHAPD, Office of Property Operations and FCP presented information regarding community updates, virtual job fairs and employment opportunities, and homeownership. Over 812 residents participated in more than 175 hours of Zoom sessions, with some residents participating more than 25 times.



Financial Literacy Training

Homeownership

In FY 2021, the Bay Area continued to be a strong seller's market with increased home prices. The homeownership program received significant interest from OHA residents and FCP contacted 111 residents and invited them to submit documentation confirming they met the minimum program requirements. The majority of interested residents did not meet the program requirements. However, these residents were referred to other programs to receive assistance with employment, credit building and savings. For example, many residents were referred to the Family Self-Sufficiency (FSS) Program because the FSS program provides financial literacy, which includes credit and income building, as well as an escrow savings account that is often used to assist with the down payment and closing costs when purchasing a home.

Due to increasingly high home prices in the Bay Area during FY 2021, many buyers continued to be priced out of the market. However, five OHA residents were able to successfully purchase homes. Two residents purchased in Oakland with OHA subsidized assistance and three purchased in nearby cities without housing subsidy assistance. Three out of the five residents who purchased were also graduates of the Family Self-Sufficiency (FSS) program and used their FSS escrow earnings toward their purchase.

One OHA homeowner was also able to achieve self-sufficiency by selling her home in Oakland (subsidized by the homeownership program) and using the equity from her home sale to pay all cash on another home in a different city within California. She is no longer receiving subsidized housing assistance.

Education

In FY 2021, FCP continued to leverage partnerships to improve education outcomes for school-aged children through OHA's Education Initiative. Due to COVID-19, FCP provided resources and information to students and families via robo call outreach and wellness checks and distributed 394 Chromebooks to students, in partnership with OHAPD, to aid with distance learning. FCP also partnered with OUSD's Grab and Go lunch program to provide 344 kits, which included books, flash cards, arts and crafts and face masks. In preparation for the upcoming school year, FCP completed 4,549 robocalls and distributed 307 backpacks and 32 new students were enrolled in Promise Plus, a partnership with OUSD to address academic achievement barriers and other critical needs especially around increased student attendance.

Site Intervention

Through its site intervention team, FCP assisted 386 residents with housing search resources, supportive services, delinquent rent assistance, housekeeping counseling, and lease compliance issues, which included issues such as neighbor disputes, noise complaints, fighting, and unauthorized occupancy. Residents were counseled by FCP staff and received community resources to become compliant with their lease.

Providing a Consistent Level of Security to OHA Residents

It is of critical importance to OHA's management strategies to provide consistent and effective security to residents, through both physical design and law enforcement. Activities by the Oakland Housing Authority Police Department (OHAPD) were funded exclusively through the single-fund flexibility. OHAPD's commitment to community policing and crime prevention helped reduce crime and violence, which made properties and the community at large safer. By offering a variety of crime prevention programs and youth activities, OHAPD provided quicker response to requests from residents by offloading crime response from the overburdened Oakland Police Department. In FY 2021 approximately $341,000 in MTW funds were used for equipment purchases for the OHA Police Department.

During FY 2021, the OHAPD operated in the midst of the COVID-19 pandemic, which significantly affected the ability of the department to provide community crime reduction activities to the community at large. In addition, the City of Oakland experienced an increase in violent crime, which plagued the OHA communities with a significant rise in violent crime, specifically firearm related incidents. These crimes were not only at large public housing sites but also OHA scattered site properties.

As a result of the COVID-19 pandemic and increased violent crime, traditional OHAPD programs such as end of school block parties, hiking outings, and bicycle excursions designed to promote health and exercise and build trust and relationships with OHAPD did not occur in FY 2021. OHAPD was still able to conduct the 2021 Holiday Giveaway where 381 children received toys for the Holiday. Approximately $24,000 was raised by OHAPD to help sponsor this award winning holiday event. The department responded to the lack of in-person events and conducted more virtual experiences, such as community meetings, and Coffee with a Cop through online software methods. These community events enabled the police and residents to continue to interact and build trust, recognition and relationships throughout the FY. In partnership with the OHA Asset Management team, OHAPD spearheaded several COVID vaccination clinics from February 2021 through June 2021. This resulted in hundreds of community members and OHA staff receiving their first and second dose of the COVID vaccination.

OHAPD's Police Explorer Program continued to thrive throughout the year as members of the Explorer program established a personal protective equipment (PPE) inventory and store that provided emergency protective equipment for prevention and response to all members of OHA and residents throughout our community. OHA Explorers participated in vaccination clinics, food pantry distributions, and coordinated the decontamination of offices and vehicles when there was a reasonable suspicion of infections.

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Every year, OHAPD attends many community neighborhood crime prevention council meetings and OHA community meetings with the goal of collecting information provided by residents and other community members in order to resolve issues that affect the safety and security of OHA communities.

Goal and Achievements to Reduce Violent Crime

- Sworn officers and staff were provided significant time to conduct thorough preliminary and follow-up investigations

- Sworn officers and staff were provided the proper training and tools to conduct research and intelligence gathering to identify areas or situations with emerging crime trends and persons of interest
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Goal and Achievements to Integrate Organizational Strategic Goals into the Department's Operating Structure.

- OHAPD formalized a 21st Century Policing model by seeking input from community members and resident leaders
- Implemented a family/domestic violence program with the goal of timely provision of critical services to help victims and families in partnership with expert service providers
- Re-invented how OHAPD communicates and educates residents and the community at large through social distancing amidst the COVID-19 pandemic
- Increased training for department staff, specifically related to procedural justice, restorative justice, police legitimacy, and crisis intervention techniques using the most modern policing methods and best practices
- Examined areas of OHAPD response to incidents to determine if services are better handled by a non-sworn entity or other member of the Authority
- Created a community driven process for determining how officers respond and implement the provision of law enforcement services

Table 17 Actual Use of MTW Single Fund Flexibility
Narrative of actual activities that use only the MTW single fund flexibility
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- Sworn officers and staff were provided significant time to conduct thorough preliminary and follow-up investigations
- Sworn officers and staff were provided the proper training and tools to conduct research and intelligence gathering to identify areas or situations with emerging crime trends and persons of interest
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- Staff marketed the availability of resident and patrol checks to community members through the use of alert systems and social media as well as other outlets
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Goal and Achievements to Integrate Organizational Strategic Goals into the Department's Operating Structure.

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- Implemented a family/domestic violence program with the goal of timely provision of critical services to help victims and families in partnership with expert service providers
- Re-invented how OHAPD communicates and educates residents and the community at large through social distancing amidst the COVID-19 pandemic
- Increased training for department staff, specifically related to procedural justice, restorative justice, police legitimacy, and crisis intervention techniques using the most modern policing methods and best practices
- Examined areas of OHAPD response to incidents to determine if services are better handled by a non-sworn entity or other member of the Authority.
- Created a community driven process for determining how officers respond and implement the provision of law enforcement services.

B. MTW Report: Local Asset Management Plan

OHA did not implement a local asset management plan during FY 2021.

Table 18: Local Asset Management Plan

i. Did the MTW PHA allocate costs within statute in the Plan Year?	**Yes**
ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan	**No**
iii. Did the MTW PHA provide a LAMP in the appendix?	**No**

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

Section VI. Administrative

A. General description of any HUD reviews, audits, or physical inspection issues that require the agency to take action to address the issue

There are no items to report under this section.

B. Results of the Latest Agency-directed Evaluations of the Demonstration

There are no items to report under this section.

C. Certification of Compliance with MTW Statutory Requirements

The Oakland Housing Authority certifies the submission of the Fiscal Year 2021 MTW Annual Report and that the Oakland Housing Authority has met the three statutory requirements of:

1) Assuring that at least 75 percent of the families assisted by the Authority are very low-income families; and
2) Continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
3) Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

The FY 2021 MTW Annual Report is in compliance with all applicable MTW regulations and requirements.

Appendices

Appendix A. Project-Based Voucher Allocations

Appendix B. Overview of Other Housing

Appendix C. Affordable Housing Development Activities by Unit Type

Appendix D. MTW & Non-MTW Housing Stock

Appendix E. Glossary of Acronyms

APPENDIX A

Project-Based Voucher Allocations

Project-Based Voucher Allocation Projections as of June 30, 2021					
Development Name	**Date of Board Approval**	**# of PBV Units**	**Contract Date**	**Contract Expiration**	**Population Served**
HAP contracts					
Mandela Gateway	February 12, 2003	30	October 20, 2004	October 17, 2024	Low Income Families
Altenheim Senior Housing Phase I	July 13, 2005	23	January 1, 2007	December 31, 2032	Senior
Lion Creek Crossings II	November 9, 2005	18	July 3, 2007	July 20, 2037	Low Income Families
Madison Apartments	July 13, 2005	19	April 25, 2008	June 25, 2038	Low Income Families
Lion Creek Crossings III	June 14, 2006	16	June 25, 2008	June 25, 2038	Low Income Families
Seven Directions	July 13, 2005	18	September 12, 2008	September 12, 2038	Low Income Families
Orchards on Foothill	June 14, 2006	64	November 7, 2008	April 29, 2039	Senior
Fox Courts / Uptown Oakland	December 3, 2004	20	May 15, 2009	May 15, 2024	Low Income Families / Homeless with HIV/AIDS
Jack London Gateway - Phase II	February 26, 2007	60	June 5, 2009	June 4, 2024	Senior
14th St. Apartments at Central Station	January 22, 2007	20	November 25, 2009	November 24, 2024	Low Income Families
Tassafaronga Village Phase I	February 25, 2008	80	April 23, 2010	April 23, 2025	Low Income Families
Altenheim Senior Housing Phase II	April 28, 2008	40	April 5, 2010	April 4, 2025	Senior
Fairmount Apartments	October 24, 2008	16	March 8, 2010	March 7, 2025	Low Income Families / Persons with Disabilities
Tassafaronga Village Phase II	July 21, 2008	19	May 27, 2010	May 27, 2025	Low Income Families / Homeless with HIV/AIDS
*Harp Plaza (19)	May 24, 2010	19	August 1, 2010	July 31, 2025	Low Income Families
*Effie's House (10)	May 4, 2009	10	August 1, 2010	August 1, 2025	Low Income Families
Drachma Housing	May 4, 2009	14	November 29, 2010	November 30, 2025	Low Income Families /
Drachma Housing		11	March 1, 2019	March 1, 2039	Low Income Families
Foothill Family Partners	June 28, 2010	11	August 1, 2011	January 12, 2027	Low Income Families
St. Joseph's Senior Apts	May 29, 2007	83	August 22, 2011	August 22, 2026	Senior
OHA Scattered Sites (OAHPI)					
AMP 9	July 27, 2009	1539	May 1, 2010	April 30, 2025	Low income families/public housing disposition
AMP 10	July 27, 2009		April 1, 2010	March 31, 2025	
AMP 11	July 27, 2009		January 1, 2010	December 31, 2024	
AMP 12	July 27, 2009		May 1, 2010	April 30, 2025	
AMP 13	July 27, 2009		April 1, 2010	March 31, 2025	
AMP 14	July 27, 2009		January 1, 2010	December 31, 2024	
Lion Creek Crossings IV	April 28, 2008	10	January 13, 2012	January 12, 2027	Low Income Families
Savoy Phase 1	June 28, 2010	55	February 14, 2012	February 14, 2025	Special Needs
*Hugh Taylor house (35)	June 11, 2011	35	May 8, 2012	May 7, 2027	Low Income Families / Mod Rehab Conversion
*Madison Park (96)	June 11, 2011	96	June 7, 2012	June 6, 2032	Low Income Families / Mod Rehab Conversion
Merritt Crossing Apts (6th and Oak)	May 4, 2009	50	June 27, 2012	June 26, 2027	Senior
720 E 11th Street Apts (aka Clinton Commons)	April 28, 2008	16	October 2, 2012	October 2, 2027	Low Income Families / Homeless with HIV/AIDS
Harrison Street Senior Housing	April 23, 2007	11	November 15, 2012	November 15, 2027	Senior
Kenneth Henry Court	April 11, 2011	13	February 8, 2013	March 5, 2027	Low Income Families
California Hotel Phases 1 and 2	February 28, 2011	88	March 1, 2013	March 1, 2028	Special Needs / Homeless / HIV/AIDS
James Lee Court	October 25, 2010	12	March 21, 2013	March 20, 2028	Low Income Families
Savoy Phase 2	June 28, 2010	46	March 29, 2013	February 14, 2025	Special Needs / Homeless / HIV/AIDS
Slim Jenkins Court	May 4, 2009	11	May 8, 2013	May 8, 2028	Low Income Families
Oak Point Limited (OPLP)	October 25, 2010	15	May 30, 2013	May 30, 2028	Low Income Families
Drasnin Manor	October 25, 2010	25	June 27, 2013	June 26, 2028	Low Income Families
St. Joseph's Family Apts	October 25, 2010	15	December 3, 2013	December 1, 2026	Low Income Families
MacArthur Apts	October 25, 2010	14	October 13, 2013	October 13, 2028	Low Income Families
California Hotel Phase 3	February 28, 2012	47	November 22, 2013	March 1, 2028	Special Needs / Homeless / HIV/AIDS
Lion Creek Crossings V	October 17, 2011	127	August 11, 2014	January 12, 2027	Senior
Cathedral Gardens	May 23, 2011	43	October 27, 2014	October 28, 2029	Low Income Families
Lakeside Senior Apartments	January 23, 2012	91	January 26, 2015	January 26, 2030	Senior
Marcus Garvey Commons	April 11, 2011	10	March 17, 2015	March 16, 2030	Low Income Families
1701 Martin Luther King Jr. Way	May 20, 2013	25	December 7, 2015	December 17, 2030	Special Needs / Homeless / HIV/AIDS
MURAL aka MacArthur Transit Village	February 28, 2011	22	January 20, 2016	January 2, 2031	Low Income Families
AveVista aka 460 Grand	March 16, 2010	34	January 27, 2016	January 27, 2031	Low Income Families
11th and Jackson (Prosperity Place)	November 30, 2010	35	February 1, 2017	January 12, 2032	Low Income Families
Fox Court Apts. (13)	December 5, 2016	13	September 15, 2017	September 15, 2032	Low Income Families
Ambassador Apts.(10)	December 5, 2016	10	September 1, 2017	September 1, 2032	Low Income Families
Seven Directions (10 additional vouchers)	December 5, 2016	10	December 1, 2017	November 30, 2032	Low Income Families
Adeline Street Lofts	December 5, 2016	20	March 1, 2018	March 1, 2033	Low Income Families
Rosa Park	December 5, 2016	11	February 1, 2018	February 1, 2033	Low income and homeless individuals

Madsion Street Loft Apts (additional vouchers)	December 5, 2016	31	June 9, 2018	April 9, 2033	Low Income Families
Stanley Avenue Lofts	December 5, 2016	13	June 1, 2018	June 1, 2033	Low Income Families
Swan Market	December 5, 2016	10	December 1, 2017	December 1, 2032	Low Income Families
San Pablo Hotel	December 5, 2016	31	February 19, 2018	February 18, 2033	Low Income Seniors
Hisman Hin-Nu Apts	December 5, 2016	10	December 15, 2017	December 14, 2032	Low Income Families
Oak Park Apts	December 5, 2016	10	December 15, 2017	December 14, 2032	Low Income Families
94th and International (Acts Cyrene)	October 17, 2011	14	December 29, 2017	December 28, 2032	Low Income Families
Civic Center TOD	7/22/2014 and 2/26/18	20	December 29, 2017	July 1, 2038	Special Needs / Homeless
Hamilton Apts	December 5, 2016	92	March 15, 2019	March 14, 2039	Low income and homeless individuals (08)
Westlake Christian Terrace West	February 27, 2017	121	February 25, 2019	February 24, 2039	Low Income Seniors (08)
Redwood Hill Townhomes	6/1/2015 & 5/23/2016	27	May 28, 2019	May 28, 2039	Low Income Families/Special Needs
Oak Grove South	August 28, 2017	75	December 9, 2019	December 9, 2039	Senior Housing
International Blvd Apts	December 5, 2016	18	December 11, 2019	December 11, 2039	Low Income Families (08)
Camino 23	May 23, 2016	26	December 20, 2019	December 20, 2039	Low Income Families/Special Needs
Fruitvale Transit Village - Phase IIA a.k.a. Casa Arabella	May 23, 2016	66	December 20, 2019	December 20, 2039	Low Income Families/VASH (20)
The Town Center	December 5, 2016	50	January 10, 2020	January 9, 2040	Low Income Families (08)
3706 San Pablo Avenue	June 1, 2015	10	February 25, 2020	February 25, 2040	Low Income Families
Additional vouchers awarded	May 23, 2016	5			
Additional vouchers awarded	May 8, 2017	5			
Eastside Arts & Housing	February 27, 2017	10	January 29, 2020	December 29, 2040	Low Income Families (08)
Embark Apartments	May 23, 2016	61	February 24, 2020	February 24, 2040	Affordable Housing for Veterans / VASH (31)
Courtyards at Acorn	December 5, 2016	27	January 10, 2020	January 9, 2040	Low Income Families (08)
Bishop Roy C. Nicholas	December 5, 2016	17	March 12, 2020	March 12, 2040	Low Income Seniors (08)
Empyrean	October 24, 2016	32	June 15, 2020	June 15, 2040	Low Income Families
Northgate Apts	December 5, 2016	14	October 29, 2020	October 29, 2040	Low Income Families (08)
Oak Street Apts	December 5, 2016	25	December 16, 2020	December 15, 2040	Low Income Seniors
3268 San Pablo	June 25, 2018	50	February 18, 2021	February 18, 2041	Senior Housing
Paseo Estero 9% (Brooklyn Basin 1A)	February 1, 2018	3	February 25, 2021	February 24, 2041	Low income families
Paseo Estero 4% (Brooklyn Basin 1B)	February 1, 2018	47	February 25, 2021	February 24, 2041	Low income families
Vista Estero (Brooklyn Basin 2)	February 1, 2018	82	February 25, 2021	February 24, 2041	Low income seniors
Oak Grove North	August 28, 2017	77	March 8, 2021	March 7, 2041	Low income seniors
Nova Apartments	July 23, 2018	56	May 12, 2021	May 11, 2041	Permanent Supporting Housing
Units under HAP Contract		**4,275**			

RFQ 16-08	**Date of BoC approval**	**# PBV Units**	**HAP Contract Date**	**Population Served**
Kenneth Henry Court	February 27, 2017	15	pending	Low Income Families (08)
Sylvester Rutledge Manor	December 5, 2016	64	pending	Low Income Seniors (08)
Existing units that will convert to PBV		**79**		

AHAP Contracts	**Date of BoC approval**	**# PBV Units**	**AHAP Contract Date**	**Population Served**
Coliseum Place	May 23, 2016	37	November 11, 2019	Homeless, HOPWA and Low-income
Aurora Apartments	July 23, 2018	43	*1216/19*	special needs
Brooklyn Basin 3	February 26, 2018	65	*July 16, 2020*	Low Income Families/Special
Fruitvale Studios	June 25, 2018	12	August 20, 2020	formerly homeless and special needs
95th and International	April 29, 2019	27	*May 20, 2021*	formerly homeless/low income families
Units under AHAP Contract		**184**		

Conditional Awards	Date of BoC approval	# PBV Units	AHAP Contract Date	Population Served
Brooklyn Basin 4	February 26, 2018	61	*pending*	los income families/special needs
Fruitvale Transit Village Phase IIB	June 25, 2018	75	pending	families and seniors
3801 MLK Family Housing	July 23, 2018	16	*pending*	families and special needs
W Grand and Brush	July 23, 2018	28	*pending*	formerly homeless
34th and San Pablo	July 23, 2018	25	*pending*	Low income families
7th and Campbell	July 23, 2018	20	*pending*	formerly homeless
Additional vouchers awarded	February 1, 2019	19	*pending*	formerly homeless
Ancora Place	April 29, 2019	31	pending	low income families/special needs
Friendship Senior Housing	April 29, 2019	34	pending	special needs/seniors
285 12th St	July 22, 2019	16	*pending*	formerly homes/low income families
500 Lake Park Ave	February 3, 2020	14	*pending*	PBV VASH
Units with conditional award		**339**		
Disposition Pending and NOFA Invitations and Pending ORED projects				
OHA Senior Disposition Sites	October 16, 2017	101	TPV award June 2018	Public Housing Disposition
RAD Conversion (Chestnut/Linkden/LLC/Foothill and Mandela Gateway)	CY2019	307	special PBV	low income families
		408		
Total PBV Units Allocated		**5,285**		

APPENDIX B

Overview of Other Housing

Overview of Other Housing							
		Total Unit Count - All Tax Credit Units	Subsidy Layering - Public Housing	Subsidy Layering - Project Based Voucher	Tax Credit Only *	Other HUD Funding	Unsubsidized Units
HOPE VI Sites							
	Chestnut Court	72	45		11		1
	Linden Court	79	38		12		1
	Mandela Gateway	168	46	30	36		2
	Foothill Family Apartments	65	21	11	12		0
	Lion Creek Crossings - Phases 1 - 5	567	157	171	153		5
Other Mixed Developments							
	Tassafaronga Village - Phases 1 and 2	157		99	45		2
	Cathedral Gardens	100		43	55		1
	Keller	201			166	157	33
	Harrison Senior	73		11	61	62	1
	Lakeside Senior Apts.	92		91			1
	Prosperity Place	71		35	36	8	
	ACTS/CYRENE	59		14	44		1
	Brooklyn Basin (Paseo and Vista Estero)	211		132	79		
	Empyrean	66		32	33		1
	AveVista	68		34	30		1
	Total Units	**2049**	**307**	**703**	**773**	**219**	**50**

APPENDIX C

Affordable Housing Development Activities

Affordable Housing Development Activities by Unit Type						
	FY 2021 Outcomes Non-traditional Units	FY 2021 Outcomes Traditional Units	Total Units	Public Housing	Project-Based Vouchers	Tax Credit Only
PREDEVELOPMENT						
285 12th Street	40	25	65		25	40
15th and Harrison	62	11	73	0	11	62
Total in Predevelopment	*102*	*36*	*138*	*0*	*36*	*102*
UNDER CONSTRUCTION						
Brooklyn Basin	128	126	254	0	126	128
Total Under Construction	*128*	*126*	*254*	*0*	*126*	*128*
PLACED IN SERVICE						
Brooklyn Basin (Paseo and Vista Estero)	211	132	211	0	132	79
Total Placed in Service	*211*	*132*	*211*	*0*	*132*	*79*
REHABILITATION						
OAHPI	0	53	1,539	0	1,539	0
Oak Groves	0	0	152	152	0	0
Total Rehabilitation	*0*	*53*	*1,691*	*152*	*1,539*	*0*
COMBINED TOTAL	**441**	**347**	**2,294**	**0**	**1,833**	**309**

APPENDIX D

MTW and Non-MTW Housing Stock

FY 2021 MTW Housing Inventory MTW and Non-MTW housing stock		
		End of FY 2021
MTW PUBLIC HOUSING		
Large Family Sites		
	Campbell Village	154
	Lockwood Gardens	372
	Peralta Villa	390
		916
Designated Senior Sites		
	Harrison Towers	101
	Adel Court	30
	Palo Vista Gardens	100
		383
HOPE VI Sites		
	Linden Court	38
	Mandela Gateway	46
	Chestnut Court	45
	Foothill Family Apts.	21
	Lion Creek Crossings Phase 1	45
	Lion Creek Crossings Phase 2	54
	Lion Creek Crossings Phase 3	37
	Lion Creek Crossings Phase 4	21
		307
	TOTAL PUBLIC HOUSING	**1,454**
VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS		
MTW		
	General MTW Housing Choice Voucher (HCV)	13,107
	Included are Non-Elderly Disabled (NED)	85
	Included are Pre-2008 FUP allocation	48
Non -MTW		
	Veterans Affairs Supportive Housing (VASH)	526
	Mainstream	212
	Family Unification Program (FUP)	51
	Tenant Protection Vouchers	141
	TOTAL VOUCHERS	**14,170**
Other HUD Programs		
	Shelter plus Care (S+C)	331
	Moderate Rehabilitation (Mod Rehab)	143
	TOTAL OTHER HUD PROGRAMS	**474**
	TOTAL VOUCHERS AND OTHER HUD PROGRAMS	**14,644**
MTW LOCAL PROGRAMS		
	Parents and Children Together (PACT)	20
	Local Housing Assistance Program (LHAP)	13
	Sponsor-based Housing Assistance Program (SBHAP)	140
	Building Bridges SRO	189
	Building Bridges THP+	50
	Building Bridges CalWORKs	50
	TOTAL LOCAL PROGRAMS	**462**
TOTAL		**16,560**

APPENDIX E

Glossary of Acronyms

Glossary

AMI – Area Median Income. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. Housing programs are often limited to households that earn a percent of the Area Median Income.

AMP – Asset Management Project. A building or collection of buildings that are managed as a single project as part of HUD's requirement that PHAs adopt asset management practices.

ARRA – American Recovery and Reinvestment Act. Signed into law by President Obama to provide economic stimulus. The Act includes funding for PHAs to spend on capital improvements.

ASCO – Alameda County Sheriff's Office

BB – Building Bridges Initiative

BBSRO – Building Bridges Single Room Occupancy program

BBTHP+ - Building Bridges Transitional Housing Program Plus

BBCalWORKs – Building Bridges CalWORKs program

BBKTH - Building Bridges Key To Home program

COLA – Cost of Living Adjustment. The federal government adjusts assistance programs, such as Social Security, annually based on changes in the cost-of-living index. The adjustment is a percentage amount that is added to the prior year's amount.

FCP – OHA's Department of Family and Community Partnerships.

FPFY – First Place for Youth (vendor for BBTHP+)

FSS – Family Self-Sufficiency. A program operated by a PHA to promote self-sufficiency of families in the Section 8 and Public Housing programs.

FY – Fiscal Year. A 12-month period used for budgeting and used to distinguish a budget or fiscal year from a calendar year. OHA's fiscal year runs from July 1 through June 30.

FYE – Fiscal Year End. OHA's fiscal year end is June 30.

HAP – Housing Assistance Payment. The monthly payment by a PHA to a property owner to subsidize a family's rent payment.

HCV – Housing Choice Voucher. Sometimes referred to as a Section 8 voucher or tenant-based voucher, the voucher provides assistance to a family so that they can rent an apartment in the private rental market.

HOPE VI – Housing Opportunities for People Everywhere. A national HUD program designed to rebuild severely distressed public housing. The program was originally funded in 1993.

HQS – Housing Quality Standards. The minimum standard that a unit must meet in order to be eligible for funding under the Section 8 program.

HUD – United States Department of Housing and Urban Development. The Federal government agency responsible for funding and regulating local public housing authorities.

LHAP – Local Housing Assistance Programs. Under this MTW Activity, OHA has developed local housing programs that provide support to households that might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs.

Mod Rehab – Moderate Rehabilitation. The Section 8 Moderate Rehabilitation program provides project-based rental assistance for low-income families. Assistance is limited to properties previously rehabilitated pursuant to a HAP contract between an owner and a PHA.

MOMS – Maximizing Opportunities for Mothers to Succeed. A partnership between OHA and the Alameda County Sheriffs Department. The program provides 11 units of service enriched housing for women leaving the county jail system and reuniting with their children.

MTW – Moving to Work. A national demonstration program for high performing public housing authorities. OHA has named its MTW program “Making Transitions Work”.

NED – Non-Elderly Disabled vouchers. This is a voucher program that provides subsidies to families where the head of household or a family member is disabled but not a senior citizen.

NOFA – Notice of Funding Availability. As part of a grant process, NOFAs are issued to dictate the format and content of proposals received in response to funding availability.

OGN / S – Oak Groves North and Oak Groves South

OHA – Oakland Housing Authority.

PACT – Parents And Children Together. A partnership between OHA and the Alameda County Sheriff’s Office. The PACT site provides service enriched housing for women and men leaving the county jail system and reuniting with their children who are participating in the MOMs and DADs program.

PBV – Project Based Voucher. Ongoing housing subsidy payments that are tied to a specific unit.

RA – Reasonable Accommodation

REAC – Real Estate Assessment Center. A HUD department with the mission of providing and promoting the effective use of accurate, timely and reliable information assessing the condition

of HUD's portfolio; providing information to help ensure safe, decent and affordable housing; and restoring the public trust by identifying fraud, abuse and waste of HUD resources.

RFP – Request for Proposals. As part of a procurement or grant process, RFPs are issued to dictate the format and content of proposals received in response to funding availability.

RFQ – Request for Qualifications. As part of a procurement or grant process, RFQs are issued to dictate the format and content of proposals received in response to funding availability.

RHF – Replacement Housing Factor. These are Capital Fund Grants that are awarded to PHAs that have removed units from their inventory for the sole purpose of developing new public housing units.

SBHAP – Sponsor Based Housing Assistance Programs

SRO – Single Room Occupancy. A unit that only allows occupancy by one person. These units may contain a kitchen or bathroom, or both.

SSA – Alameda County Social Services Agency

TANF – Temporary Assistance to Needy Families. A Federal assistance program providing cash assistance to low-income families with children.

TPV – Tenant Protection Voucher. A voucher issued to families displaced due to an approved demolition/disposition request, natural disaster, or other circumstance as determined by HUD. The vouchers provide families with tenant-based rental assistance that they can use in the private rental market.

VASH – Veterans Affairs Supportive Housing. This HUD program combines tenant-based rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran's Affairs at their medical centers and community-based outreach clinics.

VAWA – Violence Against Women Act

Oakland Housing Authority

PRESENTATION OF THE FY 2021 MAKING TRANSITIONS WORK ANNUAL REPORT

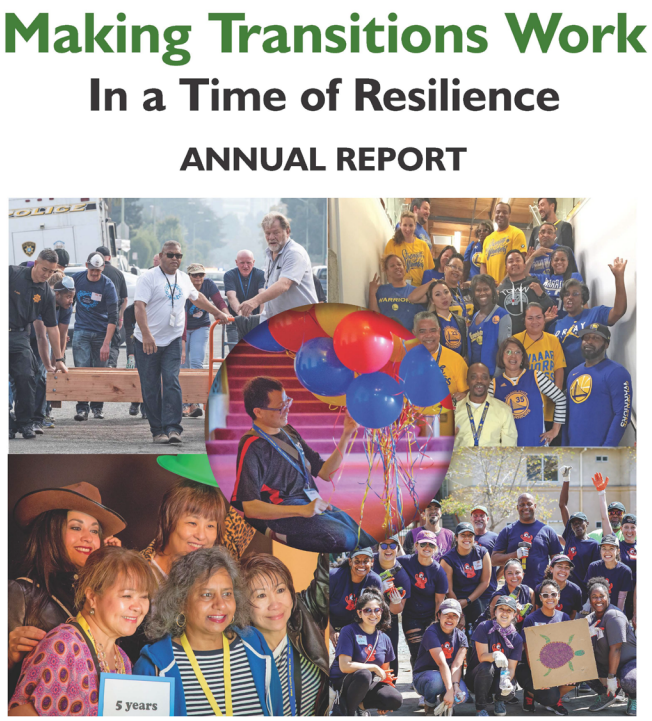
BOARD OF COMMISSIONERS MEETING

OCTOBER 25, 2021

PRESENTED BY: DOMINICA HENDERSON, DIRECTOR OF PLANNING, IMPLEMENTATION, AND COMPLIANCE

PRESENTATION GUIDE

- Glossary
- MTW Review
- Preliminary MTW Baseline
- FY 2021 Goals
- MTW Outcomes
- Non-MTW Outcomes
- COVID-19 Impacts: In a Time of Resilience
- Questions



GLOSSARY

- AHAP Agreement to Enter a Housing Assistance Payment contract
- BB Building Bridges
- Dispo Disposition of public housing units
- FSS Family Self Sufficiency
- HAP Housing Assistance Payment
- HCV Housing Choice Voucher
- LHAP Local Housing Assistance Program
- MTW Moving to Work
- PBV Project Based Voucher
- RAD Rental Assistance Demonstration
- SBHAP Sponsor Based Housing Assistance Program
- TPV Tenant Protection Voucher

Oakland Housing Authority

MTW REVIEW

FY 2021 MTW Annual Report - July 1, 2020 through June 30, 2021

Activities	Total
Implemented	21
Not Yet Implemented	2
On Hold	3
Total Activities	**26**

Oakland Housing Authority

PRELIMINARY MTW BASELINE

MTW Program	Unit Month Average
MTW Public Housing	1,373
MTW Voucher	11,441
Local, non-traditional	1,081
Total Numerator	**13,895 families served**
MTW Program	**Baseline**
MTW Public Housing	1,166
MTW Voucher	13,107
Total Denominator	**14,273 families**

Preliminary Baseline # of Families Served = 13,895/14,273 or 97%

Oakland Housing Authority

FY 2021 GOALS

1. Tightening administration and strategic mixing of different HCVs to ensure ability to meet existing and potential PBV pipeline commitments
2. Increased data analysis and reporting to identify and mitigate risk
3. Focused effort to lease all public housing and PBV sites to 98%
4. Inter-agency partnerships to develop multistage solutions to minimize homelessness
5. Complete unit rehabilitation and maintenance turns within the prescribed benchmarks
6. Creative use of capital assets for development and repositioning activities

Oakland Housing Authority

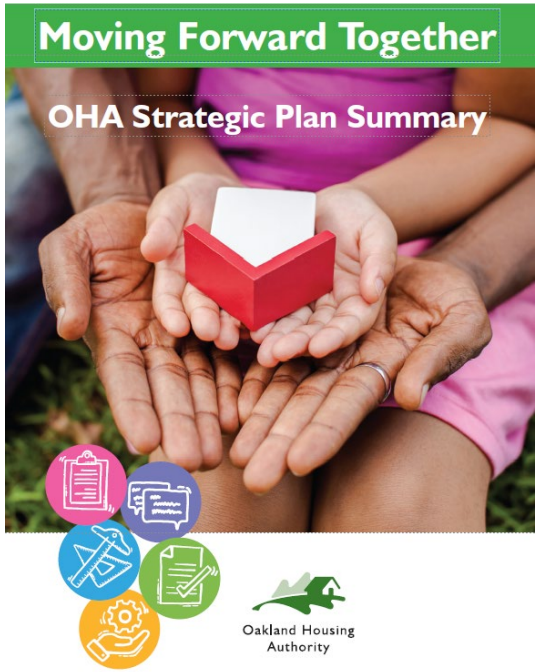
MTW OUTCOMES

GOAL #1

- Tightening administration and strategic mixing of different HCVs to ensure ability to meet existing and potential PBV pipeline commitments

OUTCOME

- Phase I of the OHA Strategic Plan



Oakland Housing Authority

MTW OUTCOMES

GOAL #4

- Inter-agency partnerships to develop multistage solutions to minimize homelessness

OUTCOMES

- Increased SBHAP by 40 to assist homeless families with children
- Launched Building Bridges Key to Home to assist 23 Project Room Key families

Oakland Housing Authority

MTW OUTCOMES

GOAL #6

- Creative use of capital assets for development and repositioning activities

OUTCOMES

- 151 unit rehabilitation completed at Oak Grove N & S
- Brooklyn Basin leased – 211 new affordable apartments

Oakland Housing Authority

NON-MTW OUTCOMES

- Awarded 130 additional VASH (526 total)
- Received award of 9 Mainstream (212 total)
- Received $50,000 MIT JPAL grant award (September 2020)
- Jobs Plus program grant close out (March 2021)
- 515 Emergency Housing Vouchers (June 2021)

Oakland Housing Authority

COVID-19 IMPACTS: IN A TIME OF RESILIENCE

Oakland Housing Authority

CREDITS

Prepared by: Julie Christiansen

With contributions from Teela Carpenter, Bridget Galka, Joetta Farrow, Ahmed Karimi, Carmella Farr, Clint Loftman, Teela Carpenter, Deni Adaniya, Fatimah Aure, Greer McVay, Anders Lee, Nicole Thompson and Jonathan Young

QUESTIONS

Oakland Housing Authority

ITEM: VII.D.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Staff Review of the Recycling and Composting Initiative

Date: October 25, 2021

Purpose: Staff will review the Oakland Housing Authority's operations department milestones and metrics for the Recycling and Composting Initiative.

Funding: No funding is required

Background:

The Authority's Resource Conservation team continues to outreach to residents and oversee the recycling/ trash and composting program in the OHA-owned and managed portfolio. They work in partnership with the property management team in the day-to-day operations with a focus on supporting housing stability to provide and maintain healthy communities at the Authority.

OHA will provide a review of the efforts, milestones and metrics for the Recycling and Composting Initiative

Attachments: Power Point Presentation

OHA Recycling and Composting Initiative Reporting

Oakland Authority Board of Commissioners Meeting

October 25, 2021

Resource Conservation Team

Resource Conservation Manager
Faustina Mututa

Resource Conservation Coordinators
Amparo Salmeron
La Gina Albert

Hotline 510-874-1666

Allrecycling@oakha.org

Why is Source Reduction Important?

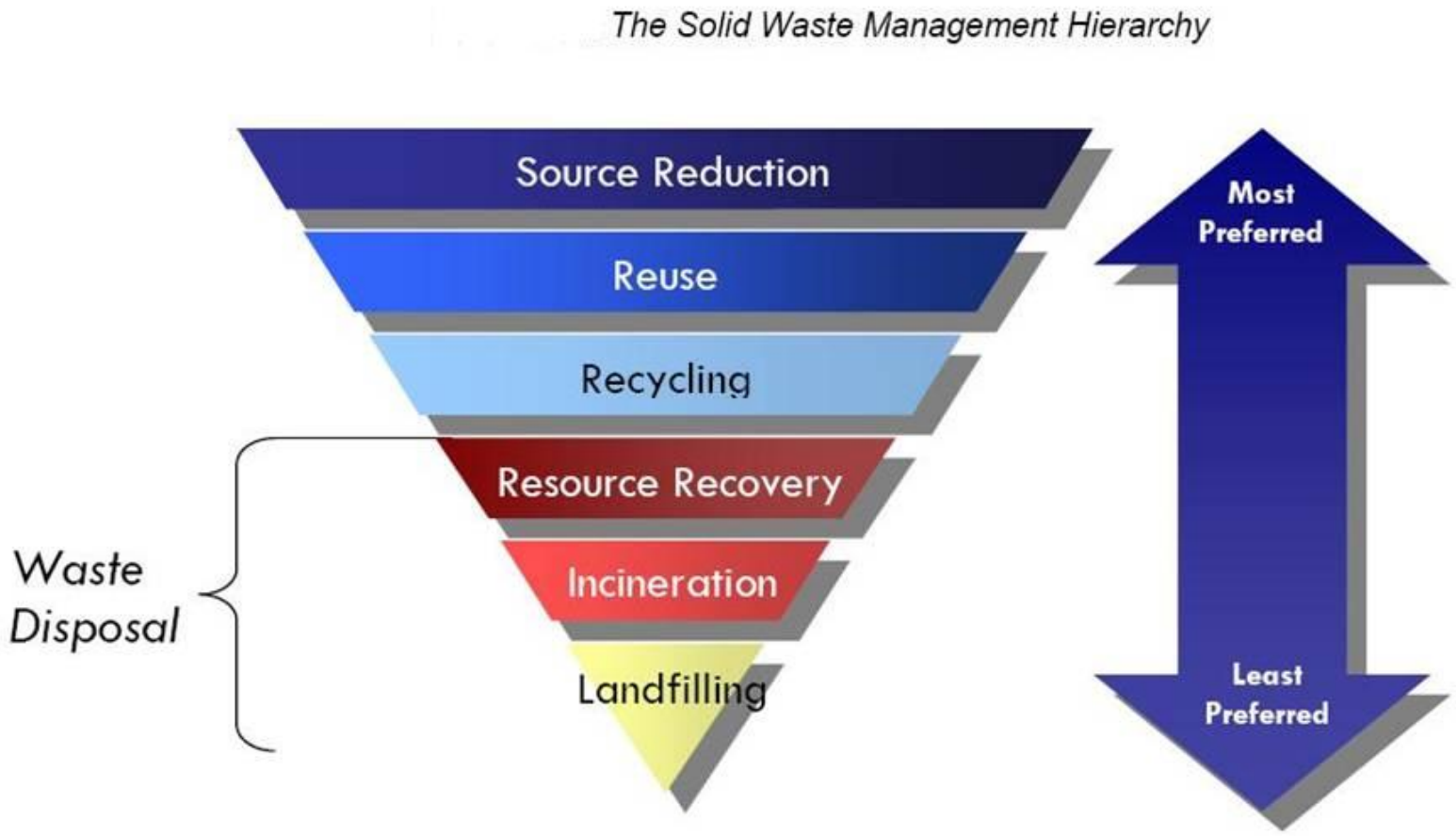


Image: Fairfax County Solid Waste Management

Recycling & Organics Requirements

State laws:

- AB 341 requires all MFD (5+ units) to have RECYCLING service
- AB 1826 requires all MFD (5+ units) w/ 4+ cubic yards of total weekly service to have ORGANICS service

Local law:

- Alameda County Waste Management Authority (ACWMA) Ordinance 2012-01 requires all MFD (5+ units) to have RECYCLING and ORGANICS service

www.CalRecycle.ca.gov/recycle/commercial/organics www.CalRecycle.ca.gov/recycle/commercial

Solid Waste Disposal Partners

- Waste Management of Alameda County, Inc
- California Waste Solutions (CWS)
- Center for Employment Opportunities (CEO Works)
- CiviCorps
- Davis Street Transfer Station
- Berkeley Transfer Station

Resource Conservation Team Goals

- To provide recycling education to residents and staff
- To ensure the Authority is in compliance with local and state laws
- To reduce waste generated at OHA owned and managed properties

Recycling/ Compost Initiative Roll out

- Administrative Buildings

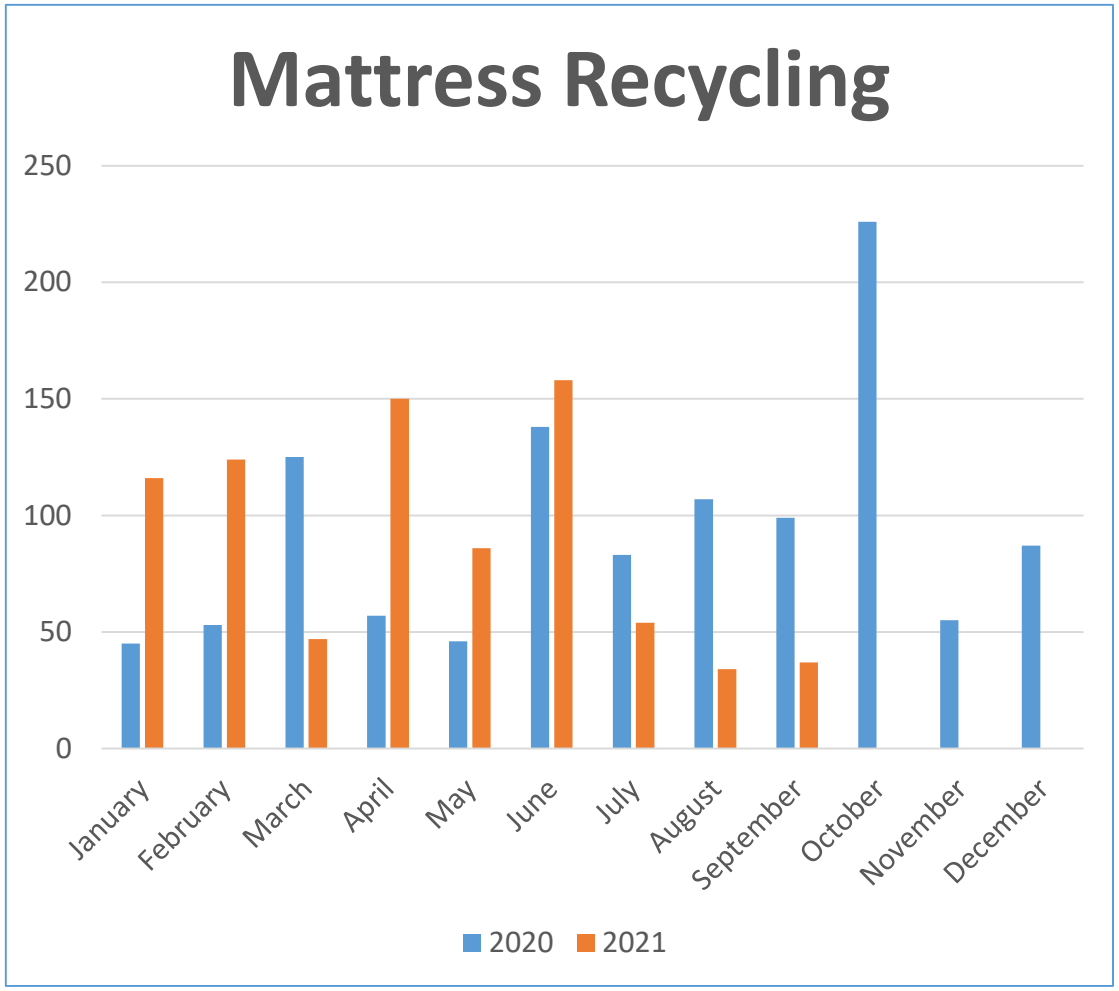
1801 Harrison	June, 2019
1805 Harrison	September, 2019
935 Union St	December, 2019
1540 Webster St	December, 2019
1180 25th Ave	January, 2020

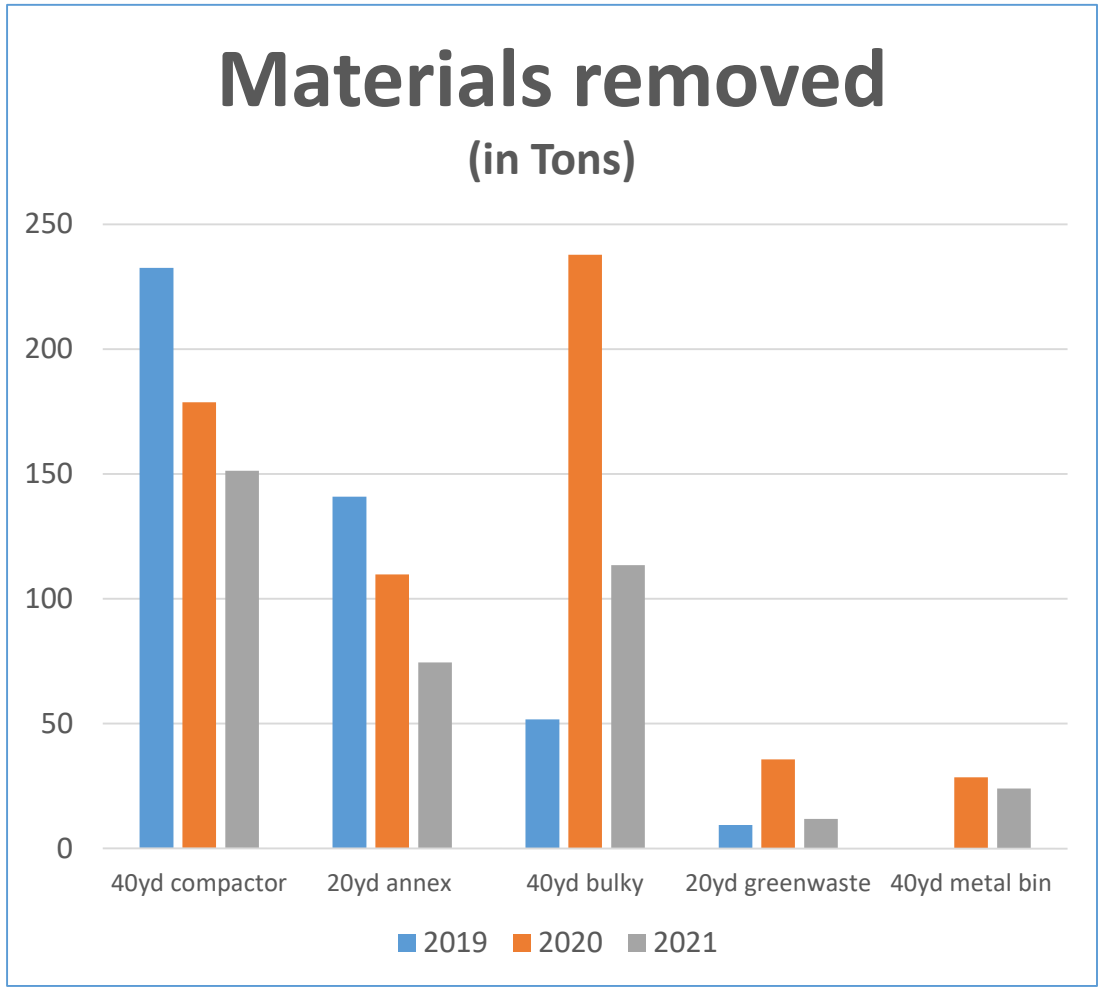
- Public Housing

Lockwood Gardens	January, 2019
Peralta Village	June, 2021

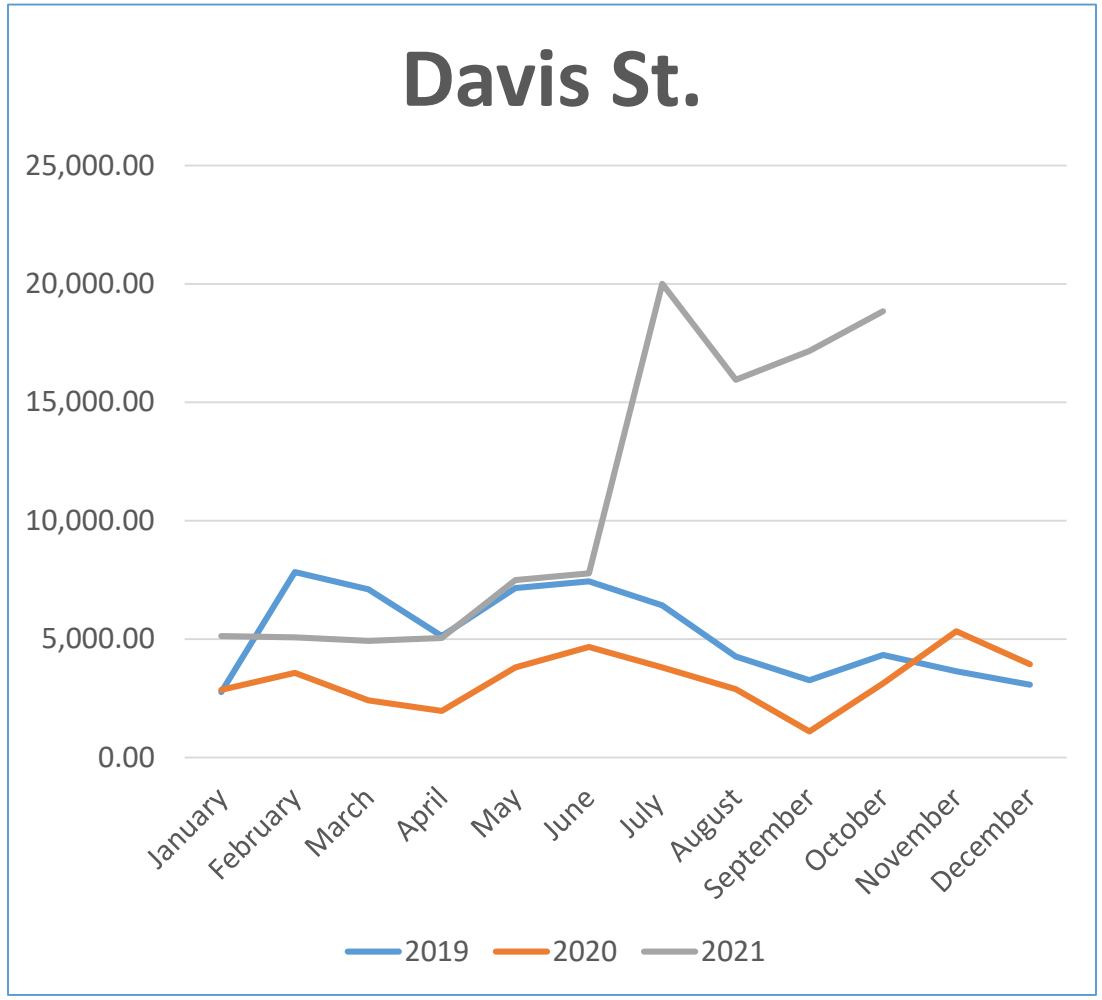
- OAHPI — On-going

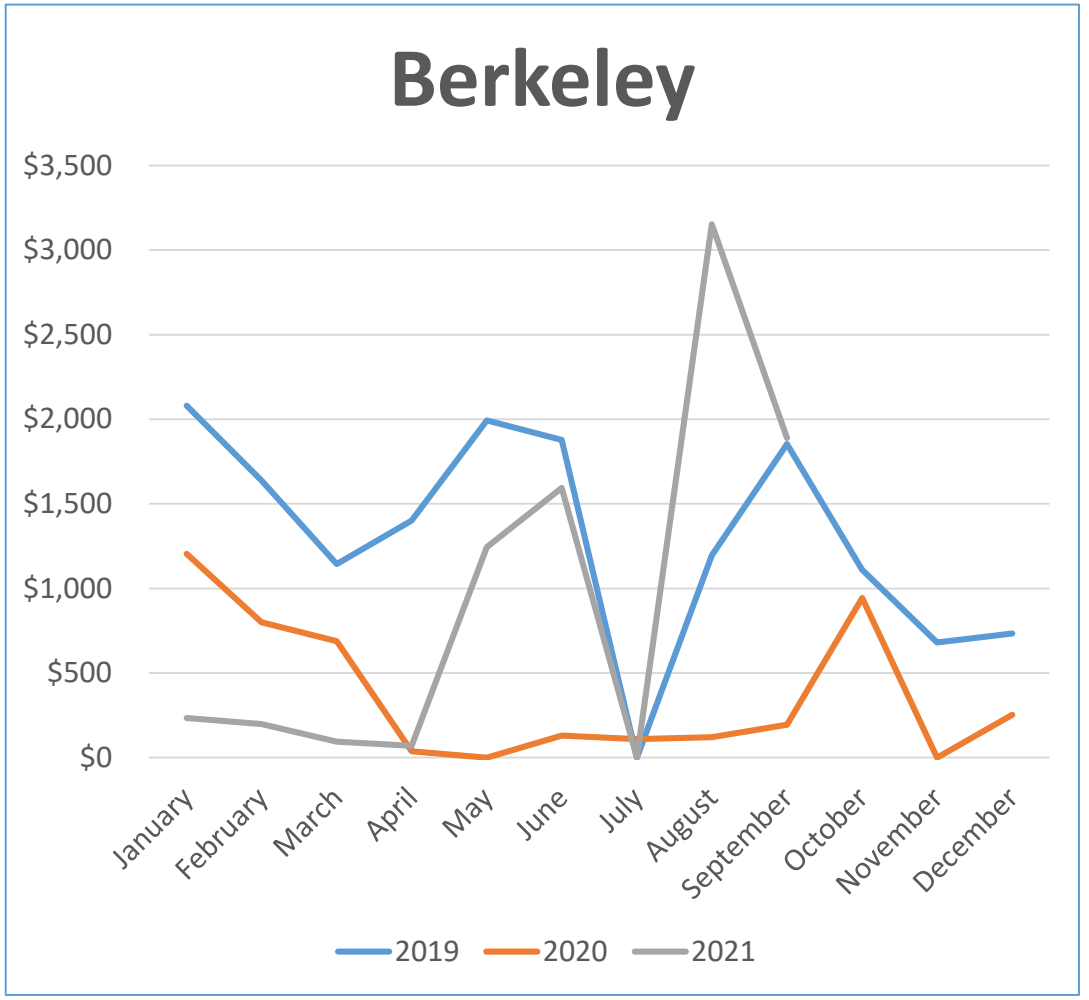
Diversion Programs



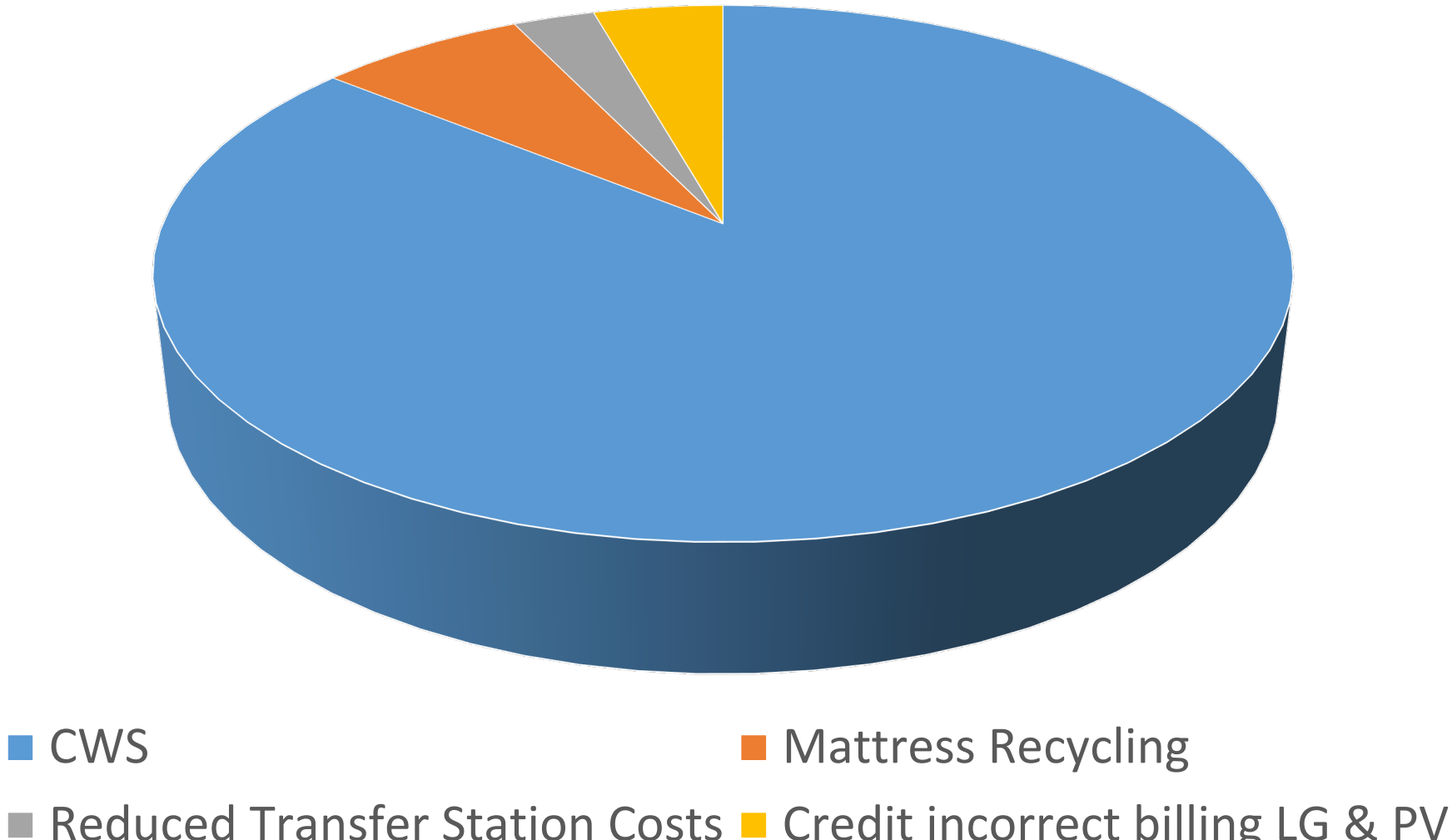


Transfer Station Costs





Increased Efficiency in Contract Management



Education & Outreach- Flyers

Outreach- Site Meetings

Enhanced Protocols Observed During the Pandemic:

- Follow OHA and Alameda County Health guidelines
- Limiting participants to **one** adult per unit
- Hands on activities conducted by staff
- Residents and staff required to have face masks
- Face masks, hand sanitizer, gloves available
- OPO, FCP, OHAPD come together for residents

Recycling Initiative Successes:

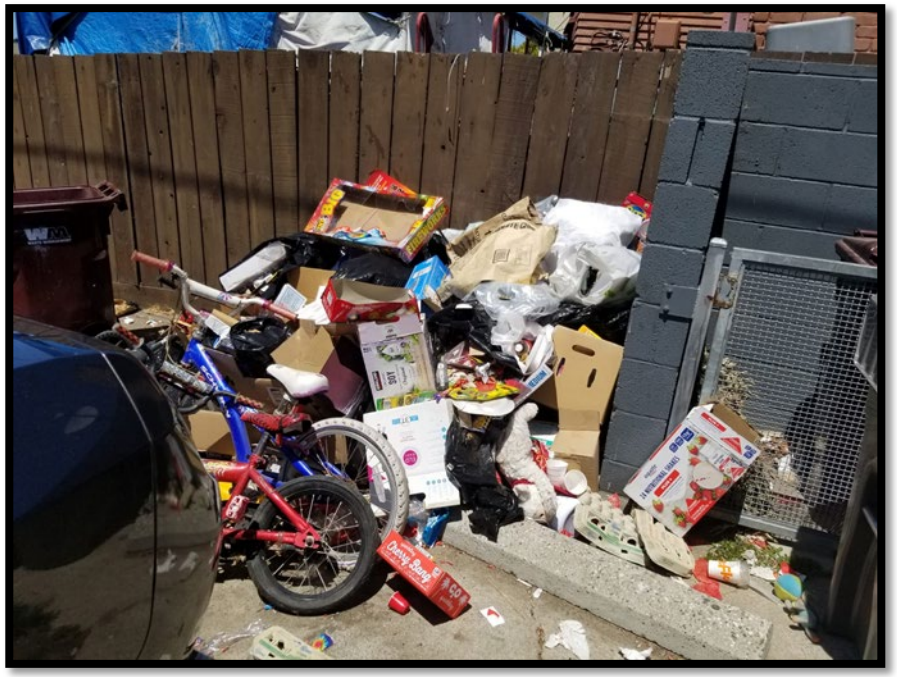
Before

935 Union St

After

Recycling Initiative:

Before



After

2032 E 26th St

Comments/Questions

Oakland Affordable Housing
Preservation Initiatives

Oakland Housing
Authority

ITEM: VII.E.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Staff Briefing on the Seminary Avenue Initiatives

Date: October 25, 2021

Purpose: Staff will provide an update regarding the Office of Property Operations ongoing plan to address site conditions at the OAHPI property located at 1905/1911/1915 Seminary Ave.

Funding: No funding is required

Background:

The Office of Property Operations has been moving forward with our plan of action to change the property management approach to a more holistic approach of OHA practices and policies. This will enhance efforts to address site conditions and improved communication with residents. This property is 18 units with (6) 3-bedroom units and (12) 2-bedroom units.

Customer Service:

- Increased staff presence at property
  - OHA staff provide Building & Grounds services and excess trash removal on a daily basis.
  - OAHPI is in contract with CEO Works to respond to bulky items that need to be taken to the dump.
- Site meetings and daily site visits that may include OPO (Director, Building and Grounds, Maintenance, Property Management, Assistant Property Management), FCP and /or PD.
- Reviewing data points from OHAPD Forum, resident e-mails and calls to identify challenges before they occur

Partnership with Family & Community Partnerships for referrals:

- Resident outreach
  - Activities bags
  - Giveaways at site meetings
- Rent and utility payment assistance
- Residents' guests being disruptive

- Helping to Address Mental Health Trends

Capital Improvements

Property Gates:
The Authority's Capital Improvements Department facilitated the installation of a pedestrian gate and a vehicle entry gate for the property on July 16, 2021.

Unit exterior restoration project:
This project started on June 28, 2021 and includes the replacement of dry rotted wood on the arbors covering the (2) upstairs units at 1905 Seminary Ave

Landscape Improvements: Capital Improvements Department completed a redesign of site landscaping.

Improvements include:

- Removing the plants at the front of the property and re-planting drought tolerant plants to add color to the front of the property.
- Removing the pine tree at the front of the property for safety reasons; it has grown into the power lines and is leaning
- Removing plants from the small planting areas next to the stairwells at 1905 Seminary and installing drought tolerant ground cover
- Removing the mulch form the large area next to 1905 seminary and installing decomposed Granite (DG) as an alternative and to create a play area for the children away from the parking lot
- Removing and replacing the plants that border the parking lot with flowering drought tolerant plants

Site Pressure Washing:
Force Account staff pressure washed the common areas of the property after the landscape improvements were completed

Oakland Housing Authority Police Department (OHAPD)

- OHAPD members will continue to conduct physical periodic patrol checks, up to including walking the property as calls for service permits.
- OHAPD dispatch will monitor the site via video cameras, and will input information seen from the cameras into a computer-aided dispatch log for future reference. Information obtained from these virtual checks will be placed in the Property Management Forum for follow-up.
- OHAPD will have a zero-tolerance policy as relates to illegal parking. Warnings will be issued the first time a violation is noted with citations, and/or the vehicle being towed following.
- Call for service that the property will be prioritized at a higher level for quicker response. Each call for service will be placed in the Property Management Forum.

Attachments: Site Photos

Tree Removal- West Coast Arborist Tree Service

Before

After

Arbor Restoration project- CID

Mailbox Installation- OPO Staff

Landscape Renovations- CID

ITEM: VII.F.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Resolution authorizing the Executive Director to execute a three-year contract with two option terms with Cobblestone Software for contract management software in an amount not to exceed $466,784.95.

Date: October 25, 2021

Purpose: This memorandum transmits for consideration a resolution authorizing the Executive Director to execute a three-year contract with two one-year option terms with Cobblestone Software for contract management software.

Funding: This memorandum authorizes payments in the amount of $268,094.08 for the initial term, $67,884.67 for the 1st option term and $69,921.21 for the 2nd option term for a total of $405,899.96, if extended, to the vendor for services rendered. In addition, a 15% contingency for each year is being requested, bringing the total not to exceed amount to $466,784.95 as there may be unforeseen implementation and training cost, utilizing GL Code 5510-00-000. Contingency uses will be reviewed and approved by the Chief Officer of Program and Finance Administration (COPFA) prior to expenditure.

Background

The Oakland Housing Authority (OHA) issued Request for Proposals (RFP) #21-001 in accordance with OHA's Procurement Policy on January 22, 2021. A total of 674 vendors received notification of the RFP through the agency's bidding systems, Economic Engine and Infolane. The RFP was also publicly posted on the OHA's website on January 22, 2021, and in the local newspapers. Six firms responded by the deadline Wednesday, February 24, 2021. All six responsive proposals were evaluated by the Evaluation Committee. Two of the panelists were OHA employees, and the third panelist was a procurement consultant, who is under contract with OHA.

Scoring

After several demonstrations, all panelist scores were averaged, resulting in one final score for each company. The Evaluation Committee recommended awarding a contract to the highest ranked company, Cobblestone Software.

Recommendation

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a contract with Cobblestone Software for a contract management software for $268,094.08 for the initial three-year term, $67,884.67 for the first option term and $69,921.21 for the second option term, for a total of $405,899.96. In addition, staff recommends a 15 percent contingency for each year for possible unforeseen training and implementation costs, bringing the total not to exceed amount to $466,784.95.

Attachments: CCGS Memo
Resolution

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Oakland Housing Authority

CONTRACT COMPLIANCE & GENERAL SERVICES
1619 Harrison Street 2nd Floor, Oakland CA 94612 * (510) 587-2166 / (510) 587-2124 FAX

INTEROFFICE MEMORANDUM

To: Patricia Wells, Executive Director

Through: Duane Hopkins, Chief Officer of Program and Finance Administration DH
Daniel Mermelstein, Manager of CCGS DM

From: Courtney Sharif, Contract Specialist, CCGS CS

Subject: RFP # 21-001 Online Bidding System

Date: October 7, 2021

This memo is to advise you that an RFP for an Online Bidding System was issued. After all proposals were reviewed and evaluated, it is being recommended that OHA award a contract to Cobblestone Software.

Background

The Authority issued RFP #21-001 in accordance with the Oakland Housing Authority's Procurement Policy on January 22, 2021. A total of 674 vendors received notification of issuance of the RFP through the agency's bidding systems, Economic Engine and Infolane. The RFP was also publicly posted on the Oakland Housing Authority's website on January 22, 2021 and in local newspapers. Six companies responded by the deadline Wednesday, February 24, 2021. All six responsive proposals were evaluated by the Evaluation Committee. Two of the panelist were OHA employees, and the third was a procurement consultant.

Scoring

After several rounds of demonstrations, all panelist scores were averaged, resulting in one final score for each company. The Evaluation Committee recommended awarding a contract to the highest ranked company, Cobblestone Software.

Recommendation

It is recommended that the Oakland Housing Authority proceed with awarding a contract to Cobblestone Software, the highest ranked company.

Implementation

OHA will also utilize the consulting services contract with CVR Associates, Inc. awarded under RFP #21-002 to assist with implementation, authorized under Board Resolution 4982 for a not to exceed amount of $185,750.00

ICE Analysis

Highest Ranked Vendor	ICE	Grand Total	Differential between ICE and bid
Cobblestone Software	$600,000.00	$405,899.96	32.35%

CCGS estimated that a new bidding system and contract module would cost approximately $600,000.00 over a five-year term. Cobblestone Software will cost $405,899.96, based on GSA pricing, which is 32.35% lower than the projected ICE.

Debarment: The recommended company has not been debarred or limited from participating in federally funded projects.

Insurance Requirement: Copies of Commercial, General, Automobile, and Errors and Omissions Liability Insurance (naming the Oakland Housing Authority as additionally insured) along with Workers' Compensation Insurance shall be requested and received by CCGS for this project. The contracted firm shall be responsible for collecting and forwarding all insurance documents from its subcontractors to CCGS.

Section 3: The Oakland Housing Authority expects the selected contractor to make a good faith effort to comply with the Section 3 Policy. Please refer to ***"Section 3 Requirements - Oakland Housing Authority Economic Opportunities Policy"***. Contractor must be in compliance with the Section 3 of the Housing Act of 1968, as amended regarding the provision of training and employment opportunities for low-income persons, with priority to residents of the Oakland Housing Authority public housing. The Oakland Housing Authority Project Manager and Labor Compliance/Section 3 Officer will monitor Consultant's compliance with Section 3 requirements.

Available Upon Request: ***Section 3 Requirements*** – *Oakland Housing Authority Economic Opportunities Policy.*

Approved:

DocuSigned by:
Patricia Wells
723CF1805E194A1...

Patricia Wells
Executive Director

10/8/2021
Date

Not Approved:

Patricia Wells
Executive Director

Date

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A THREE-YEAR CONTRACT WITH TWO OPTION TERMS WITH COBBLESTONE SOFTWARE FOR CONTRACT MANAGEMENT SOFTWARE IN AN AMOUNT NOT TO EXCEED $466,784.95

WHEREAS, the Oakland Housing Authority (OHA) has a need for a contract management software as well as a new bidding system; and

WHEREAS, OHA issued RFP #21-001 Online Bidding in accordance with the OHA's Procurement Policy on January 22, 2021;

WHEREAS, a total of 674 vendors received notification of the RFP through the agency's bidding systems, Economic Engine and Infolane;

WHEREAS, the RFP was also publicly posted on the OHA's website and in local newspapers;

WHEREAS, six responsive proposals were received by the deadline, February 24, 2021;

WHEREAS, after several rounds of demonstrations, all panelist scores were averaged, resulting in one final score for each company; and

WHEREAS, the Evaluation Committee recommended awarding a contract to the highest ranked company, Cobblestone Software.

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

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to execute a contract with Cobblestone Software for a Contract Management Software for $268,094.08 for the initial three-year term, $67,884.67 for the first option term and $69,921.21 for the second option term, and a 15 percent contingency for each year for unforeseen implementation and training cost, in a total amount not to exceed $466,784.95; and

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

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on October 25, 2021.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

ITEM: VII.G.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Authorization for the Executive Director to execute a two-year contract with three one-year option terms with Orkin, LLC for Pest Management with Related Products in an amount not-to-exceed $460,000.

Date: October 25, 2021

Purpose: This action will authorize the Executive Director to execute a contract with Orkin, LLC. for Pest Management with Related Products in an amount not-to-exceed $184,000 for the initial two-year term and $92,000 per year for each one-year option term.

Funding: Funding for each option term is included in the FY2022 operating budget in account 4430-07-000 Contract Pest Control. Funding for each subsequent year or option term will be included in future budget requests in account 4430-07-000 Contract Pest Control.

Background:

The Oakland Housing Authority (OHA) has a need to provide as-needed and routine Pest Management services at OHA managed Public Housing properties and seven administrative properties throughout the City of Oakland.

Sourcewell, a State of Minnesota local government agency and service cooperative, released Request For Proposal (RFP) #042821 for Pest Management Services with Related Products. The RFP was posted on *biddingo.com, PublicPurchase.com, PurchasingConnection.ca*, *The New York State Contract Reporter,* and on the Sourcewell website for approximately seven (7) weeks from March 10, 2021 to April 28, 2021. The RFP was also published in South Carolina's *The State*, *The Oklahoman*, *USA Today* and in Oregon's *Daily Journal of Commerce*. Nine (9) companies responded, and Orkin and EcoPest were recommended by an evaluation committee to be awarded contracts. EcoPest is a company that operates in Canada.

Orkin was awarded a four (4) year contract for the term beginning on June 21, 2021 to June 18, 2025, with an option to extend for a fifth year. Sourcewell contract #042821-ORK gives access to the following types of goods and services:

- Integrated pest management
- Pest control & elimination

- Facility maintenance, repair, & operations

The Authority's Contracts, Compliance and General Services (CCGS) department has reviewed the cooperative agreement and determined it meets 2 CFR Part 200 and has approved the use of the cooperative agreement.

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

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to execute a two-year contract, with three one-year option terms with Orkin, LLC utilizing Sourcewell contract #042821-ORK for Pest Management Services with Related Products in an amount not-to-exceed $184,000 for the initial term and $92,000 per year for each option term, for a total not-to-exceed amount of $460,000 for the contract term.

Attachments: CCGS Memorandum
Resolution

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Oakland Housing Authority

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

INTEROFFICE MEMORANDUM

To: Patricia Wells, Executive Director

Through: Kris Warren, Interim Chief Operating Officer
Duane Hopkins, Chief Officer of Program and Finance Administration
Mark Schiferl, Director of Property Management
Bruce Brackett, Director of Capital Improvements
Daniel Mermelstein, CCGS Manager

From: Jeanne Smith, Contract Specialist, CCGS

Subject: Request to utilize Orkin's contract with Sourcewell for Pest Management Services

Date: September 13, 2021

This memo is to request permission to utilize Orkin's contract with Sourcewell, under a cooperative agreement for Pest Management with Related Products and Services.

Background
The Oakland Housing Authority (OHA) has a need for Pest Management and related services. Sourcewell, a State of Minnesota local government agency and service cooperative, has a current and valid contract with Orkin, which was competitively solicited. The RFP #042821 was posted on *biddingo.com, PublicPurchase.com, PurchasingConnection.ca*, *The New York State Contract Reporter,* and on the Sourcewell website for approximately seven (7) weeks from March 10, 2021 to April 28, 2021. The RFP was also published in South Carolina's *The State*, *The Oklahoman*, *USA Today* and in Oregon's *Daily Journal of Commerce*. Nine (9) companies responded, and Orkin and EcoPest were recommended by an evaluation committee to be awarded contracts. EcoPest is a company that operates in Canada. Orkin was awarded a four (4) year contract for the term beginning on June 21, 2021 to June 18, 2025, with an option to extend for a fifth year.

Conclusion
The Request for Proposals issued by Sourcewell was competitively solicited and meets 2 CFR 200. The contract with Orkin is valid until June 18, 2025, allowing the OHA to utilize this contract for the services needed.

Recommendation
It is recommended that the Oakland Housing Authority utilize the cooperative agreement Orkin has with Sourcewell. Utilizing this contract is the most efficient procurement process by relieving

the Authority of developing specifications and issuing a solicitation for these services.

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

Approved:		Not Approved:	
DocuSigned by: Patricia Wells 722CF180EE194A1...	9/15/2021		
Patricia Wells	Date	Patricia Wells	Date
Executive Director		Executive Director	

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED: **NUMBER:**

AUTHORIZATION TO EXECUTE A TWO-YEAR CONTRACT WITH THREE ONE-YEAR OPTION TERMS WITH ORKIN, LLC. FOR PEST CONTROL AND RELATED SERVICES IN AN AMOUNT NOT-TO-EXCEED $184,000, FOR THE INITIAL TWO-YEAR TERM, AND $92,000 FOR EACH OPTION TERM, FOR A TOTAL AMOUNT NOT-TO-EXCEED $460,000

WHEREAS, the Oakland Housing Authority (OHA) has a need to provide as-needed and routine Pest Management services at OHA managed Public Housing properties and seven administrative properties throughout the City of Oakland; and

WHEREAS, Sourcewell, a State of Minnesota local government agency and service cooperative, released Request For Proposal (RFP) #042821 for Pest Management Services with Related Products; and

WHEREAS, RFP #042821 was posted on external websites and on the Sourcewell website for approximately seven (7) weeks from March 10, 2021 to April 28, 2021; and

WHEREAS, Orkin, LLC was awarded Sourcewell contract #042821-ORK, a four (4) year contract for the term beginning on June 21, 2021 to June 18, 2025, with an option to extend for a fifth year; and

WHEREAS, Sourcewell contract #042821-ORK gives the Authority access to Integrated pest management, Pest control & elimination and Facility maintenance, repair, & operation goods and services; and

WHEREAS, the Authority's Contracts, Compliance and General Services (CCGS) department has reviewed the cooperative agreement and determined it meets 2 CFR Part 200 and has approved the use of the cooperative agreement; and

WHEREAS, the use of the cooperative agreement Orkin, LLC has with Sourcewell, will greatly simplify and expedite the procurement process by relieving the Authority of developing specifications and issuing a solicitation for these services.

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

THAT, the Board of Commissioners authorize the Executive Director to execute a contract with Orkin, LLC for pest control and related services in an amount not-to-exceed $184,000, for the initial two-year term and $92,000 for each one-year option term for a total amount not-to-exceed $460,000; and

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

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority Of the City of Oakland, California on October 25, 2021.

_____

Secretary

ADOPTED: **RESOLUTION NO.**

CONSENT AGENDA

ITEMS

ITEM: VII.H.1

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Unrepresented Group which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

Background

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.
Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing

certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes and explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 001 UNREPRESENTED

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Unrepresented Group; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2021.

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.2.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 002 Alameda Co Bldg Construct Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Alameda County Building and Construction Trades Council unit which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

Background:

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.
Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes and explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendations:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 002 ALAMEDA CO BLDG CONSTRUCT

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Alameda County Building and Construction Trades Council; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2020

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.3.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 004 Loc 1021 SEIU MAINT Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Local 1021 SEIU Maintenance Unit which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

Background:

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.

Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes an explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 004 LOC 1021 SEIU MAINT UNIT

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Local 1021, SEIU Maintenance Unit; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2021.

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.4.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 005 Loc 1021 SEIU APA/HAR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Local 1021 SEIU APA/HAR Unit which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

Background:

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.

Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes and explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 005 LOC 1021 SEIU APA/HAR

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Local 1021, SEIU APA/HAR Unit; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October 2021

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.5.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 006 Loc 29 OPEIU Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Local 29 OPEIU Unit which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

Background:

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.

Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes an explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 006 LOC 29 OPEIU

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Local 29, OPEIU: and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2021.

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.6.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 701 Unrepresented ICMA RETR Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Unrepresented Group in the ICMA Retirement Plan which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

Background:

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.

Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes an explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 701 UNREPRESENTED ICMA RETR

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Unrepresented Group in the ICMA Retirement plan; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2021.

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.7.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 702 Alameda Co Bldg ICM RETR, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Alameda County Building and Construction Trades Council in the ICMA Retirement plan which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021

Background:

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.

Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes an explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 702 ALAMEDA CO BLDG ICMA RETR

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Alameda County Building and Construction Trades Council in the ICMA Retirement plan; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2021.

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.8.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 704 Loc 1021 SEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Local 1021 SEIU Maintenance Unit in the ICMA Retirement plan which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

Background:

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

CalPERS CODE	BARGAINING UNIT/GROUP	NonPERS/ICMA CODE
001	Unrepresented	701
002	Building Trades Council	702
004	Local 1021, SEIU Maintenance	704
005	Local 1021, SEIU APA/HAR	--
006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.

Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes an explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 704 LOC 1021 SEIU ICMA RETR

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Local 1021, SEIU Maintenance Unit in the ICMA Retirement plan; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

RESOLVED, That the employer contribution for each employee and or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of $2228.36 per month, plus administrative fees and Contingency Reserve Fund assessments; and

RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2021

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

ITEM: VII.H.9.

Executive Office
Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

Subject: Approval of Public Employees System (CalPERS) Resolution for the 706 Loc 29 OPEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Date: October 25, 2021

Purpose: This memorandum transmits for your approval a CalPERS Health Resolution for the Local 29 OPEIU Unit in the ICMA Retirement plan, which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums. Pursuant to CalPERS regulations, a change in employer contribution can only be accomplished through a resolution signed by the Board.

Funding: Funding for this increase is included in the FY 2022 Budget line 9150-00-000, 9230-00-000, 9450-00-000 and 9550-00-000, approved by the Board of Commissioners on June 5, 2021.

BACKGROUND

The Authority has participated in the CalPERS Health Benefit Program since 1995 and contracts with the Public Employees Medical and Hospital Care Act (PEMHCA) under the "By Group" method, which means we are required to submit a separate resolution for each group to increase the employer contribution amount. The list and assigned codes of the Authority's nine (9) groups are as follows:

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006	Local 29, OPEIU	706

The Authority has active and retired employees in both CalPERS and International City/County Management Association (ICMA) retirement systems. Therefore, as stated above, resolutions must be adopted separately for each group.

Effective, January 1, 2009, CalPERS adopted criteria pursuant to Senate Bill 1123 (SB1123) for making changes to certain employee benefits, specifically providing certification of adherence to Government Code 7507. Specifically, GC 7507 requires that before an employer adopts certain benefits changes for their employees, employers must provide at a public meeting at least two weeks before implementation of benefit changes an explanation of the future cost impact. Therefore, the Authority must submit an updated resolution, which contains the acknowledgement and understanding of the current and future cost of the changes in benefits.

Fiscal Impact:

Change in the employer contribution amounts are regularly based on the board approved contract agreements between Local 29, OPEIU, Local 1021 Maintenance, Local 1021 APA/HAR, and the Alameda County Building and Construction Trades Council. Specifically, the language states that the Authority's contribution towards the premium cost for employees' CalPERS selective health plan would increase by the amount equal to the Kaiser Family Plan Premium increase for each year.

The increase for the 2022 year is $112.90 from the 2021 year. Therefore, the contributions amount will change (increase) from a maximum of $2,115.46 to a maximum of $2,228.36. This change represents a 5.33% increase above the 2021 plan year maximum contribution amount.

Funds to cover the Authority's contribution amount increase are funded in the FY2022 budget.

Recommendation:

It is recommended that the Board of Commissioners approve the attached resolution as required by California Public Retirement System (CalPERS), and to comply with the agreements, memorandum of understandings between the Authority and the bargaining units, and unrepresented employees.

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:**

FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION 706 LOC 29 OPEIU ICMA RETR

WHEREAS, Oakland Housing Authority is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of the Local 29, OPEIU in the ICMA Retirement plan; and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by section 22892(b) of the Act; and

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RESOLVED, Oakland Housing Authority has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

RESOLVED, That the participation of the employees and annuitants of Oakland Housing Authority shall be subject to determination of its status as an "agency or instrumentality of the state, or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Oakland Housing Authority would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and

RESOLVED, That he executive body appoint and direct, and it does hereby appoint and direct, the Human Resources Direction to File with the Board a verified copy of this resolution, and to perform on behalf of the Oakland Housing Authority all functions required of it under the Act; and

RESOLVED, That coverage under the Act be effective on January 1, 2022.

Adopted at a meeting of the Board of Commissioners at 1619 Harrison Street Oakland, California, this 25th day of October, 2021.

Signed:_____
Patricia Wells, Secretary / Executive Director

Attest:_____
Greg Hartwig, Chair of Board of Commissioners

WRITTEN COMMUNICATIONS (MONTHLY REPORT)

Oakland Housing Authority
Monthly Status Report
September 2021

Family and Community Partnerships Department (FCP)

Section 3 Construction and Non-Construction

- Twenty-seven (27) participants are enrolled in the Section 3 program; Twenty (20) are currently working on construction projects, and two (2) are seeking employment while the other five (5) have not yet been accepted into a union, which must occur before they are eligible for Section 3 employment opportunities.

Section 3 List

Number*	Trade	Level	Union Affiliation	Work Status
Currently Working				
1-8	Carpentry	Apprentice (1st) - 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
10-14	Laborer	Apprentice (1st) – Journeyman	Laborers, Laborers Local 304	Brooklyn Basin, James E. Roberts Obayashi, Branagh Inc., Plant Construction, Baines Group, Chevron, BBI
15	Painter	Journeyman	Painters	EBMUD
16	Flooring	Apprentice	DC 16	Self-employed
17	Cement Mason	Apprentice (1st)	Local 300	Luminart Concrete
18	Laborer	Journey level	Laborers	Ranger Pipelines
19	Cypress Mandela Graduate	Pre-Apprentice	N/A	Non Union – Cement
20	Welder	Journeyman	Boilermakers	Non-Union - Welding
Currently Seeking Employment				
21	Crane Operators	Apprentice (1st)	Laborer/Flagging	Not Working
22	Carpenters Union	Apprentice (Rising Sun Graduate)	Carpenters	Not working
23	Operating Engineers	Journey Level	Operating Engineers – Local 3	Not working

Number*	Trade	Level	Union Affiliation	Work Status
24-27	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
Section 3	X		X	BBI Construction	Journey Level Laborer
Section 3	X			Nibbi/Nibbi Concrete	Journey Level Carpenter
Total	**2**	**0**	**1**	**YTD Total**	**5**

- One (1) Section 3 participant was hired by BBI Construction as a full-time Journey level Laborer at $33.80 an hour.
- One (1) Section 3 participant was referred to and interviewed with Nibbi/Nibbi Concrete for a Journey Level Carpentry position at the Coliseum Place project

Section 3 Compliance

Thirty-five (35) Section 3 employment opportunity requests were received from eight (8) employers in September. In addition, nine (9) 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,	Drywall	**2**	**0**	**0**	**1**
Nibbi & Air Systems, Inc., Nibbi & Bay City Mechanical Inc.	Sheet Metal	**16**	**0**	**0**	**3**
Nibbi Brothers & Nibbi Concrete	Carpenter	**9**	**1**	**0**	**1**
Nibbi & Nibbi Brothers Associates, BBI	Laborer	**4**	**1**	**1**	**1**
Nibbi & Flores Drywall	Taper	**3**	**0**	**0**	**2**
Nibbi & McMillan Data Communications	Electrician	**1**	**0**	**0**	**1**
Total	-	**35**	**2**	**1**	**9**

Employment and Economic Development

FCP Program	Job Referrals	Job Readiness	Budget	Total
General Support	5	19	0	24
ROSS	1	1	0	2
Section 3	2	0	0	2
Total	8	20	0	28

Winning Wednesday Hiring Events

In partnership with Laney College, OHA hosted three (3) virtual hiring events in September. Each recruitment was followed by an employment workshop consisting of either Interview Skills or Resume Writing Tips.

Winning Wednesday Hiring Events

Date	Company	OHA Participants	Community Participants	Employment Workshop Participants
9/1/21	John Stewart	6	7	6
9/15/21	Frito Lay	4	3	4
9/22/21	Alameda Unified School District	12	4	7
Total		**22**	**14**	**17**

Oakland Housing Authority also tabled at the outdoor job fair sponsored by the Oakland PIC on Thursday, September 30th. Approximately one hundred (100) job seekers and fifteen (15) employers/agencies participated.

General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Company	Position
FSS	X		X	Costco	Sales Associate
General Support	X			Bart	Utility Worker
General Support	X	X		Amazon	Warehouse Associate
ROSS	X	X		Home Depot	Help Desk
ROSS	X	X		Allied Universal	Security Guard
Total	**5**	**3**	**1**	**YTD Total**	**36**

Youth Employment Development

To date, one hundred and twenty-six (126) youths have enrolled in the program, ninety-eight (98) have completed their job readiness training, and forty-six (46) have begun working at their job placement.

Youth Employment Program

Provider	Enrolled	Enrolled in Training	Completed Training	Completed Resume	Job Placements
LAO Family	**116**	**113**	**89**	**60**	**37**
YEP	**10**	**9**	**9**	**0**	**9**
Total	**126**	**122**	**98**	**60**	**46**

College Enrolled Youth

Twenty-one (21) youth participating in the youth employment program have enrolled in college

Youth Enrolled in Post-Secondary Education

Provider	Community College	California State University	University of California	Private College	Total
LAO Family	**7**	**7**	**4**	**3**	**21**
YEP	**0**	**0**	**0**	**0**	**0**

Education

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

Financial Literacy

- One (1) FSS participant attended a Credit and Money Management workshop through Operation Hope.
- Seven (7) OHA residents and one (1) ROSS participant completed US Bank financial education workshop facilitated on Zoom on the Move.

Financial Literacy

Programs	New Enrollment	Cont. Enrollment	Completed
Operation Hope	1	0	1
US Bank Financial Literacy	8	0	8
Total	**9**	**0**	**9**

Family Self-Sufficiency Program (FSS)

- The FSS program graduated five (5) program participants and disbursed a total of $45,161.46 in escrow funds. Below details plans for the escrow funds from the FSS graduates.

- One (1) FSS graduate plans to use her escrow funds of $2,941.20 for a down payment when she enrolls in the OHA's homeownership program. She opened a checking & savings account and works full-time for Para-Transit.

- One (1) FSS graduate plans to use her escrow funds of $3,222.02 for a down payment when she enrolls in the OHA's homeownership program. She managed to earned several vocational certifications in Micro-Blading Technician, Pharmacy Technician and Income Taxes Preparer while enrolled in the FSS program. She works full-time at the Natural Nails Shop.

- One (1) FSS graduate plans to use her escrow funds of $11,225.75 to pay off her debt and establish a rainy day fund.

- One (1) FSS graduate plans to use her escrow funds of $10,110.03 for a down payment when she enrolls in the OHA's homeownership program. This graduate earned a Bachelor of Art's degree in Psychology from Ashford University while in the FSS program.

- One (1) FSS graduated the program early with $17,661.96. She managed to pay off her tax debt and obtained citizenship for her husband while in the FSS program. She plan to enroll in the OHA's homeownership program.

- Three (3) OHA residents enrolled in the FSS program with a contract start date of September 1, 2021.

- Twenty-six (26) FSS participants received their quarterly contact to review their Individual Training Service Plans (ITSP) to update their goals or to receive a referral for service. Nine (9) of them are scheduled to graduate within the next six months and begun to prepare for graduation.

- One (1) FSS participant attended a homebuyer education workshop through A-1 Community Housing Services.

- Six (6) FSS participants received a COVID-19 care bag with PPE supplies.

Family Self-Sufficiency (FSS)

Program	Total	New Enrollees	Escrow Accounts	Graduates	Escrow Disbursed	Termination or Exits	Escrow Forfeited	Escrow Transferred (RHA)
Section 8	146	1	97	5	$45,161.46	4	$3,299.55	$0
PH	11	1	0	0	$0	0	$0	$0
FUP-Youth	9	0	4	0	$0	1	$0	$0
Total	166	2	101	5	$45,161.46	5	$3,299.55	$0

Family Unification Program (FUP) Youth

- All the FUP Youth participants received informational resources and referrals to employment opportunities, parenting training and financial education.

Family Unification Program (FUP) Youth

Current Participants	New Enrollments (Current Month)	Program Exits To Date	Program Enrollments To Date
7	0	**15**	**22**

Parents and Children Together (PACT) Program

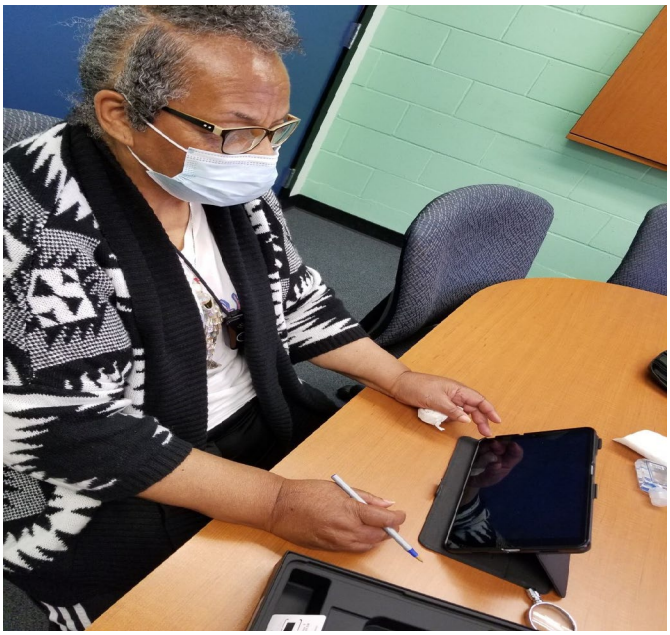
- One (1) new family enrolled into the PACT program
- One (1) PACT family graduated the program and moved into an OAHPI site
- One (1) resident received an emergency food bag from Lockwood Gardens food panty
- One (1) resident secured childcare services with HIVES.
- All the PACT participants received informational resources and referrals to employment opportunities, parenting training and financial education.

Parents and Children Together (PACT) Program

Current Participants	Attending Drug recovery	New Enrollees	Graduates	YTD Exits
10	**6**	**1**	**1**	**5**

Resident Opportunities Self Sufficiency (ROSS)

- One (1) ROSS participant received assistance with completing and mailing their Spectrum Community Services application to enroll into the Low Income Home Energy Assistance Program (LIHEAP).



- Three (3) ROSS participants received a T-Mobile tablet with internet access to communicate with their coordinator and participate in our "Zoom on the Move" workshop series. Seven (7) ROSS participants attended a combined twelve (12) "Zoom on the Move" workshops in financial literacy, healthy living, homeownership and senior programs.
- Five (5) ROSS participants received Digital Literacy assistance on how to use their tablets
- Three (3) ROSS participants received help applying for the state rental assistance program to pay their back rent totaling of $7,772.00.

Resident Opportunities Self Sufficiency (ROSS) Program

Program	Participants	New Enrollees	YTD Exits
Public Housing	**157**	**0**	**8**

Civic Engagement and Leadership Development Program

OHA Resident Advisory Board (RAB)

The Resident Advisory Board held a virtual meeting on September 8th with eleven (11) RAB members in attendance. Araceli Tellez from FCP presented on the OHA Senior Health & Wellness programs. One (1) RAB member also attended the RAB debrief & agenda planning committee meeting.

	RAB Committee Meetings	RAB Meetings	Volunteers	Total
OHA Residents	1	11	0	**12**
Non OHA Residents	0	0	0	**0**
Total	**1**	**11**	**0**	**12**

Youth and Education

Promise Plus Program

One-hundred and seventy-one (171) participants are enrolled in Promise Plus. One-hundred and three (103) students attend partner schools, and sixty-eight (68) students attend non-partner schools. Futures and CUES schools merged this school year and now is renamed Lockwood Steam Academy. Six (6) students failed to return back to Prescott this school year.

School	Current Enrollment	Program Enrollment to Date
Lockwood Steam Academy	31	77
Markham	6	21
MLK Jr.	26	54
Parker	22	35
Prescott	1	21
WOMS	17	30
Non-Partner School	68	70
Total	**171**	**308**

Tutoring & Academic Support

Four (4) students have been assigned a tutor while three (3) are in progress to be assigned a tutor

Tutoring Referrals

Referrals	In-Progress	Assigned Tutor	Total Assigned Tutor (YTD)
0	**3**	**27**	**27**

PHADA Scholarship

The education team supported several PHADA scholarship applicants Jian Ming, Clement Tang, and Desaya Smith with books and supplies as they enter their first year in college. This fall they will be attending Massachusetts Institute of Technology (MIT) in

Boston, Massachusetts; the University of San Francisco, California and the University of Las Vegas, Nevada.

Grade Level Reading Campaign

On September 28th, the Education Program Analyst attended the Grade-Level Reading (GLR) webinar titled "The Kindergarten Exodus." OUSD, Superintendent Dr. Kyla Johnson-Trammell spoke about the state of OUSD's students, detailing how the pandemic has presented new challenges for both students and staff. Students have returned to the classroom with learning loss and exhibits socio-emotional challenges with isolation and anxiety. In addition, OUSD is experiencing a teacher shortage due to retirements and teachers opting not to return.

She mention the importance of communication with families in an empathetic manner and partner with parents to work towards having a positive school year. Across the nation, school districts are witnessing kindergarteners unprepared to enter kindergarten, unable to identify letters, etc. One innovative approach the district is considering is employing high school students as translators for non-English language families.

Health and Wellness

Life ElderCare Grocery Program

The City of Oakland/Life Elder Care grocery delivery program increased their program eligible from 60 to 80 years old to participate. FCP submitted thirty (30) applications for Peralta and Lockwood Gardens seniors and seven (7) residents were accepted into the program this month.

"Zoom on the Move" Virtual Workshops

FCP continued their virtual workshop series called "Zoom on the Move." Twenty-two (22) zoom sessions were held and twenty-four (24) unduplicated residents participated.

Zoom on the Move Attendance Table

Organizations	Number of Sessions	Number of Participants
FCP-Senior Program	2	0
OHAPD Community Updates	1	0
Family Paths-Positive Parenting	1	0
St Mary's Senior Exercise	9	31
Alameda Alliance-Coverage Plan	1	0
Kaiser Senior Advantage	1	0
Comcast-Fun Trivia	1	2
FCP-Financial Literacy	1	9
Cal Fresh	1	2
A Safe Place	1	0
ACPHD-Cooking 4 Health	1	1
Recycling	1	0
US Bank-Identity Theft	1	7
Total	**22**	**52***

*Contains Duplicate Participants

Senior Services

Senior Lunch Meals Delivery Program- Peralta Village residents

Twenty-five (25) Peralta Village seniors received a total of four hundred and eighty-eight (488) meals chilled meals from the Spectrum lunch program this month.

The meal delivery program transitioned to grab and go model as of August 10, 2021.

Senior Lunch Delivery Program

	Monthly Total	*YTD*
Seniors (Unduplicated)	25	86
Lunches delivered	0	2,025
Lunches 'Grab &Go"	488	896

Food Programs - Peralta Village & Lockwood Gardens

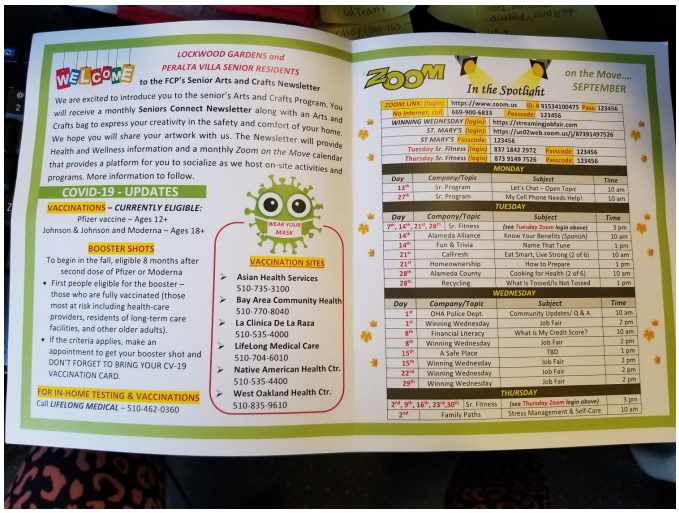
While OHA facilities remain closed to the public due to COVID-19, FCP continues to collaborate with the Alameda County Community Food Bank to provide food to OHA families at our large Public Housing developments. FCP conducted four (4) Grab & Go food pantries at Peralta Village and Lockwood Gardens. Staff continues to deliver food to thirty-three (33) seniors aren't able to participate in the Grab & Go service.

Food Pantry Assistance

Support Items	Lockwood Gardens	Peralta Village	Total
Food Bank (Food bags)	93	100	193
Semi Freddi's bread donation	100	100	200
Households Served	93	100	193

OBAR Grant- "*Seniors Connect* "Newsletter and Art & Craft kits

The Senior Connect program has been expanded to serve one-hundred and fifty (150) Peralta Village, Lockwood Garden and Campbell Village senior residents. Each senior received a "*Seniors Connect*" newsletter and they will begin receiving their arts and craft kits in October.



The Seniors Connect Newsletter, September "Autum" edition included information regarding COVID-19 Vaccinations sites and In-home services, It also list the September *Zoom on the Move* schedule and introduced Lockwoodand Campbell seniors to the Seniors Connect/Art and Craft progra.

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

- "The Seniors Connect Newsletter has great, up-to-date information."
- "I am excited to know the Senior Art and Craft program will continue until we can resume indoors at 935 Union Street".
- "Thank you for not forgetting us, OHA."

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 September, FCP contacted one-hundred and eighty-nine (189) residents.

FCP Program	Monthly Total	YTD
FSS	26	263
General Support	28	202
Homeownership	0	8
Interns	0	3
OHA Seniors	98	899
PACT	6	25
Promise Plus	0	45
ROSS	27	247
Section 3	5	37
FUP Youth	0	10
Resident Owned Business	0	20
Total	**190**	**1758**

COVID-19 Relief Closet

- The COVID-19 Relief closet filled thirty-three (33) orders for residents in need.

COVID-19 Relief Closet

	Individual Resident Orders	ROSS Bulk Order	Education Initiative Bulk Order	Total
Residents served	33	0	0	**33**

Technology Assistance

T-Mobile tablet distribution

Three (3) ROSS and one (1) FSS participants received tablets from FCP to close the digital divide. The tablets have an unlimited data plan provided through T-Mobile.

Five (5) ROSS and one (1) FSS 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	1	12
FUP Youth	0	9
Jobs Plus	0	2
PACT	0	12
Promise Plus	0	4
RAB	0	5
ROSS	3	29
Total	**4**	**73**

Homeownership

One (1) OHA resident successfully purchased a two (2) bedroom home in East Oakland for $415,000. This working, single-mother had the rare opportunity to purchase the home she lived in for the past ten (10) years. Her landlord sold her the home for less than market value to help make it affordable. She also obtained assistance with the down payment and closing costs through the LIFT program. The resident never paid rent late and believes it helped the owner make his decision.

- The homeownership team conducted check-ins with two (2) homeownership program applicants currently searching for a home and provided support and additional resources to assist them.
- Eighteen (18) OHA residents participated in the "Zoom on the Move" Homeownership Q&A session facilitated by the homeownership team.
- Nineteen (19) residents have met the minimum income, savings, and credit requirements to move forward in the process of enrollment into the Homeownership program.
- The homeownership team responded to thirty-two (32) program inquiries by phone and email.
- The homeownership team assisted one (1) current homeowner with general questions about selling her home and purchasing another home.

- The homeownership team assisted one (1) current homeowner with completing their annual recertification.
- The homeownership team assisted one (1) current homeowner with general information about refinancing their home.

Residents Pre-qualified for Homeownership

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

Homeownership Applicants

Homeownership Requirements Met	Approved for Mortgage	Executed Purchase Contract/In Escrow	Closings	Homes Purchased (YTD)	Homes Purchased Outside of Oakland (YTD)
19	2	0	1	1	1

Homeownership Program

Current Homeowners	Total Homes Purchased (Since 2004)	Program Terminations (YTD)	Program Graduates (YTD)	Pending Refinance	Total Homes Refinanced (YTD)
80	120	0	1	2	1

Site Intervention and Service Referrals

FCP staff closed ninety-nine (99) resident referrals and provides counseling, supportive services or a resource.

Site Intervention & Services Referrals

Development	Rent	HQS	Lease Comp.	DV	Supportive Services	Housing Search	Continued	Completed	Completed YTD
Lockwood	1	1	2	0	20	0	0	26	91
Peralta	8	0	4	0	4	0	3	28	198
Deep East (9)	1	1	6	0	0	0	0	8	43
East (10)	0	0	0	0	8	0	1	9	91
Fruitvale (11)	0	0	0	0	0	0	0	1	8
San Antonio (12)	0	0	0	0	0	0	0	1	18
West (13)	0	0	1	0	5	0	3	4	46
North (14)	3	1	0	0	4	0	0	8	33
Asset Management	0	0	0	0	0	0	0	0	0
Leased Housing	1	2	1	0	7	11	12	14	56
OHAPD	0	0	0	0	1	0	1	0	0
Total	**14**	**5**	**14**	**0**	**49**	**11**	**20**	**99**	**584**

Site Meetings

FCP staff participated in seventeen (17) site meetings with a total of seventy-nine (79) residents in attendance. The site meetings were conducted in coordination with the OPO Green Team.

Site Meetings

Site Meetings	Resident Attendance	Site Meetings (YTD)	Resident Attendance (YTD)
17	79	56	180

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- September 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
September 2021	58	53

Mainstream Section 8

Intake Date	# of Families invited	# of Families attended
September 21, 2021	87	30

OAHPI Intake

Intake date	# of families invited	# of families attended	# of families removed from waitlist	# Referred
August 26, 2021	24	14	0	1
October 14, 2021	95			

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

	August 2021	September 2021

Eligibility

Waitlist Activities and Port-in

• Intake appointments scheduled 2011 waitlist	46	87
• Intake appointments attended 2011 waitlist	17	30
• Briefing and voucher issued for applicants from 2011 wait list and Mainstream	4	1
• Intake, Briefing and voucher issued for Port-In and Survivor vouchers/FUP	26	14

Project Based Voucher and Tenant Protection Vouchers

• New Move-in Intake and briefing PBV/TPV	36	8
• Relocation vouchers issued for OAHPI Households	2	0

Special Programs (including non-MTW)

Intake, briefing and voucher issued:

• HUD VASH	3	4
• Mod Rehab/S+C to Section 8	0	0
• Intake, briefing: Local Programs/ PACT	0	0

Public Housing and OAHPI Eligibility:

• Intake	0
• Processing for Eligibility	15
• Referred Households	3
• Withdrawn	3

Total new vouchers issued (tenant & unit based)	27
Denial of Admission/Withdrawals	17

Summary Report

	August 2021	September 2021
Owner Services		
Initial Inspections		
• Move-in inspections	136	124
• Passed Inspections	65	55
• New contracts (new, transfer, port-ins)	110	92
Rent Increases		
• Rent increases requested	272	125
• Rent increases approved	174	51
• Rent increases denied/declined	102	87
• Rent increases pending review/HQS	16	0
Annual Inspections		
• Total number of Annual Inspections performed	1006	758
• Number of annual inspections passed	352	221
• Failed with owner and tenant items	370	265
• Inspections rescheduled, vacant, or cancelled	190	181
• No Shows	94	91
Reasonable Accommodations		
• Total number of requests received	55	37
• Total number approved	19	22
• Total number pending	7	5
• Total number denied	29	10
Occupancy		
• Total annual recertification appointments scheduled	282	269
• Total annual recertifications completed	351	222
• Total interim recertifications completed	180	207
• Abatement vouchers issued	15	10
• Transfer voucher within Oakland	56	65
• Portability vouchers issued	27	20
• Total no. of transfer vouchers issued	98	95
• Total no. of Decisions to Terminate Assistance	22	20
• Total Meet & Discuss appointments	0	0
• Resolution cases	170	159

Summary Report	August 2021	September 2021
Special Programs		
• Interims completed	135	148
• Recertifications completed	148	163
• Field recertifications	0	0
• Transfer port vouchers issued	17	18
• Resolution cases	30	37
Program Terminations		
• Informal Hearings held	3	2
• Termination upheld	2	1
• Termination reversed	0	0
• Pending outcome	1	1
• Requests for Executive Review	0	0
• ER Termination upheld	0	0
• ER Termination reversed	0	0
• ER Outcome pending	0	0
Customer Service		
• Walk in visitors	0	0
• 1540 Leased Housing main phone line	3,159	4,292
• Avg. calls/day to Customer Service	144	215
LEP Calls		
• Cantonese/Mandarin	50	107
• Spanish	25	30
• Vietnamese	0	8

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. OAHPI PBV is amending its transfer policy to allow a 5 to 1 ratio. For every five applicants housed, one transfer will be approved. If determined an imminent threat exists, OHA will offer transfer to vacant and available 3rd party PBV unit or if available a Housing Choice Voucher. The goal is to fill vacant available units with applicants in need of affordable housing on the existing OAHPI waitlist and not simply transfer internal housed residents.

The Leased Housing Department received 10 CCR's for review and processing.

Portability

A total of 14 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, "speed" leasing bonus and care packages for new residents. The program launched late July 2021.

Owner Incentives

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

Vacancy Loss (Re-Rent Bonus)- Payment for up to two months HAP is offered to existing HCV owners if they re-rent a unit previously occupied by an HCV tenant to another HCV participant within two months of contract cancellation.

OHA paid $66.188 in vacancy loss to 17 owners. Units had an average vacancy period of 119 days.

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

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

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

OHA paid 9 new owners a $500 bonus/$4,500.

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 in 2022.

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	25
Section 8	55
HUD VASH	3
TRA/Shelter Plus	3
Mod Rehab	3
Other	5
Contracts Entered for Payment	92

Project Based Vouchers

Projects in the pipeline/leasing

- **Fruitvale Studios (12 units): Expected lease-up in November 2022**
- **Coliseum Place (37 units): Expected lease-up in October 2021**
- **Foon Lok West (Brooklyn Basin)- May 2022**

- **Oak Groves South (27) leasing**

	Project	Awarded PBVs	Families submitted	Families in Process	Eligible Families	Denied/Declined
1	Oak Grove South	27	11	11	0	0

Program Compliance Team

Program Compliance team is focused on the analysis, prevention or remedial action, if necessary, to prevent or correct program noncompliance by participants and owners. Program Compliance staff works with all the Leased Housing teams as well as the Oakland Housing Authority Police Department and the Executive Office. The team conducted 31 client interactive/warning meetings, processed 12 owner notification letters, resolved 3 late rent notices, resolved 65 resolution cases and processed 21 proposed termination notices. Additionally, the team assigned 0 police reports and calculated $13,797 in subsidy overpayments. The team is developing an owner notice explaining the federal eviction moratorium end and in place City of Oakland moratorium and State resources for non-payment of rent to limit potential evictions.

Rent Increases

Leased Housing received 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 twenty (20) projects.

Projects in process :

				Families		

	Project	Awarded PBVs	Families submitted	in Process	Eligible Families	Denied/Declined
1	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 foster care or juvenile justice system	First Place for Youth	First Place for Youth
City of Oakland – HSD - CHS	20-40	Families experiencing homelessness, at risk of homelessness or victims of domestic violence	Building Futures for Women & Children	Building Futures for Women & Children

Building Bridges

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

CalWORKs

CalWORKs Building Bridges program, provides a stable shallow housing subsidy (1-2 years) for Social Services Agency clients who are actively engaged in a plan to achieve self-sufficiency, specifically employable, formerly homeless CalWORKs clients.
An average of 50 families per month will receive an average of $1,500 per month local rental assistance from OHA. Contract term is 5 years. Costs to not exceed $5,000,000 over the five year term; with $1,000,000 budgeted annually. Reasons for denial: Incomplete information, client exited from Housing Support Program by County, client request, non-compliance with CalWORKs program, or no inspection requested or passed.

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

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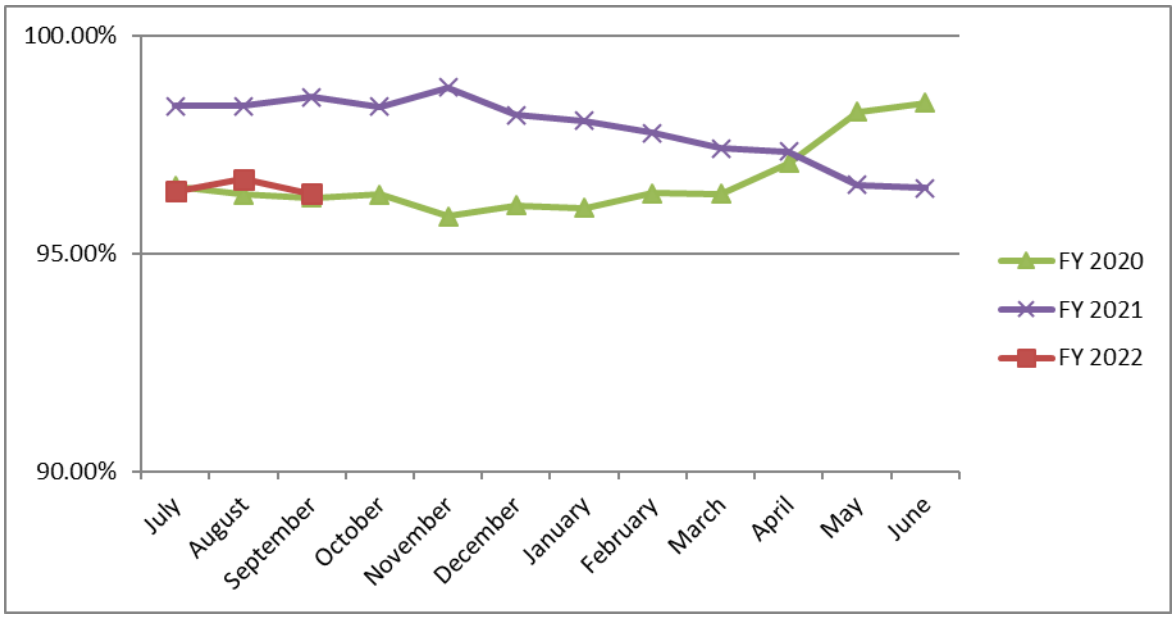
As of April 2020 TOTALS	Total Units	Vacant or Non-Eligible Units	Eligible Units	Subsidy Per Unit
	311	**135**	**176**	**$897**

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

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 96.37%



All Authority Public Housing Units

Month	Occupancy Rate
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%
September 2021	96.37%

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	358	7	1	4	97.57%	96.76%
Peralta Villa	390	2	388	369	3	1	15	95.61%	95.10%
Total	**762**	**4**	**758**	**727**	**10**	**2**	**19**	**96.57%**	**95.91%**

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	19	8	0	19	82.84%	82.84%
East	258	0	258	224	28	2	0	4	86.82%	86.82%
Fruitvale	270	3	267	250	11	1	1	4	94.38%	93.63%
San Antonio	244	4	240	231	6	1	0	2	96.67%	96.25%
West	230	0	230	221	8	1	0	0	96.09%	96.09%
North	239	0	239	215	14	5	1	4	90.38%	89.96%
Total	**1,519**	**17**	**1,502**	**1,363**	**86**	**18**	**2**	**33**	**91.01%**	**90.75%**

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	2	1	0	0	2	73.70%	73.70%

Recertification Report

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/ Outstanding	Recertifications/ Legal	Current Month Backlog
Lockwood Gardens	2	159	6	153
Peralta Villa	33	101	6	95
Total	**35**	**260**	**12**	**248**

Tenant Rent Collections

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Lockwood Gardens	$113,051	$96,454	85.32%	$134,591	71.66%
Peralta Village	$124,390	$97,625	78.48%	$122,377	79.77%

OAHPI Project Based Section 8 Units

Portfolio	Charged	Collected	Percent Collected	Budgeted Rent	Collect to Budget
Deep East	$127,145	$78,100	61.43%	$151,111	51.68%
East	$130,006	$86,066	66.20%	$173,141	49.71%
Fruitvale	$137,568	$87,191	63.38%	$155,824	55.95%
San Antonio	$129,435	$98,011	75.72%	$136,062	72.03%
West	$146,135	$113,857	77.91%	$147,222	77.34%
North	$119,787	$99,531	83.09%	$137,343	72.47%

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	$68,427	$58,916	$0	$412,033	($41,627)	$497,749
Peralta Villa	$55,896	$41,620	$241	$215,342	($51,741)	$261,359

*** Includes Current Tenant Rent and Misc. charges.**

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	$80,980	$66,319	($3,913)	$980,635	($50,687)	$1,073,334
East	$80,531	$72,395	$0	$1,086,298	($55,806)	$1,183,418
Fruitvale	$85,902	$79,417	$0	$634,923	($48,115)	$752,128
San Antonio	$63,054	$49,527	($91)	$386,211	($103,882)	$394,819
West	$73,360	$63,713	$0	$520,065	($91,700)	$565,437
North	$65,847	$51,332	$0	$543,805	($154,880)	$506,104

*** Includes Current Tenant Rent and Misc. charges.**

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	$18,780	$20,919	$5,580	$344,138	$0	$389,417
East	$38,580	$26,226	$1,599	$213,461	$0	$279,866
Fruitvale	$27,607	$16,748	$0	$332,721	$0	$377,076
San Antonio	$27,696	$22,807	$0	$262,681	$0	$313,184
West	$35,593	$26,533	$0	$365,347	$0	$427,473
North	$30,421	$17,821	$0	$379,825	$0	$428,067

*** 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	$149	$149	$0	$73,121	($636)	$72,783
Peralta Villa	$182	$189	$0	$54,783	($2,208)	$52,946

***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	$1,631	$4,304	$0	$691,457	($21,471)	$675,921
East	$720	$2,608	$0	$322,264	($27,994)	$297,598
Fruitvale	$2,434	$2,807	($618)	$209,482	($20,121)	$193,985
San Antonio	$703	$1,145	$0	$167,726	($13,296)	$156,278
West	$0	$286	$0	$123,867	($33,203)	$90,951
North	$621	$2,418	$0	$246,045	($19,841)	$229,244

***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	$1,987	$2,165	$0	$260,600	$0	$264,752
East	$1,602	$1,602	$0	$196,410	$0	$199,614
Fruitvale	$0	$294	$0	$128,087	$0	$128,381
San Antonio	($342)	$238	$0	$108,124	$0	$108,020
West	$0	($2,555)	$0	$101,339	$0	$98,785
North	$1,437	$2,062	$0	$78,885	$0	$82,384

*** 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	210	314	326	198
Peralta Villa	390	58	208	235	31
Total	**762**	**268**	**522**	**561**	**229**

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	375	163	158	380
East	278	370	176	131	415
Fruitvale	270	120	196	197	119
San Antonio	244	79	214	183	110
West	271	329	282	237	374
North	239	251	152	163	240
Total	**1,539**	**1,524**	**1,183**	**1,069**	**1,638**

Legal Report

Legal Report – Authority Managed Public Housing Units

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

Legal Report – OAHPI Project Based Section 8 Units

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

Resource Conservation Community Engagement and Outreach

Authority Managed Public Housing Units

Development	Site Assessments	Resident Contact	Flyer Outreach	In-Person Site Meetings	Virtual Meetings	# of Virtual Meeting Participants
Lockwood Gardens	4	0	358	0	0	0
Peralta Villa	3	0	369	0	0	0
Total	**7**	**0**	**727**	**0**	**0**	**0**

OAHPI Project Based Section 8 Units

Portfolio	# of Sites Visited	Site Assessments (includes multiple visits)	Resident In-Person Contact	Resident Phone Outreach	Flyer Outreach	In-Person Site Meetings
Deep East	31	53	7	0	222	2
East	28	47	26	0	224	5
Fruitvale	24	43	8	0	250	0
San Antonio	38	68	6	2	231	0
West	27	35	5	0	221	0
North	22	29	44	0	215	9
Total	**170**	**275**	**96**	**2**	**1,363**	**16**

Capital Improvement Department

Rehabilitation Team:

Unit Renovations

	OHA	OAHPI
Units Completed and Returned to OPO in September	2	13
Units Received From OPO in September	2	2
Units Completed in Fiscal Year 2021-22 To Date	8	31

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:

- 1337 66th Ave.
- 1338 65th Ave.

In the Preconstruction/Construction Process:

- 1218 65th Ave.
- 1229 65th Ave., Unit F
- 842 Kirkham Way
- 1322 65th Ave
- 1249 66th Ave.

Administrative Buildings

- Exterior paint at 935 Union—In progress
- Service Center Driveway asphalt R&R, reseal, and stripe
- Lockwood Entry ADA Improvements—In progress
- Bio polar ionization units for HVAC systems (Cares Act)
- Additional card reader locations and infrastructure for future kiosks
- Palo Vista ADA entry doors
- Harrison trash area fencing—In progress

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 17th St. & 570 16th 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
- Seller Carryback Loan: $34,400,000
  - Accrued/Deferred Interest: $1,729,173
- OHA Sponsor Loan $15,000,000
- OHA Ground Lease Loan $599,901
- Release of Forward Commit. Fee: $472,000
- Deferred Developer Fee: $5,449,437
- GP Equity $100
- Tax Credit (LP) Equity $44,967,088

OHA Board Authorizing Resolutions:

- No. 4696, 07/25/16: Okamoto-Saijo Architecture Contract
- No. 4728, 07/27/17: BBI General Contractor Contract
- No. 4743, 04/03/17: Overland Pacific & Cutler Relocation Contract
- No. 4767, 08/28/17: HUD Section 18 Disposition and PBV Award
- No. 4801, 04/09/18: Okamoto-Saijo Architecture Budget Increase
- No. 4803, 06/04/18: BBI General Contractor Contract Amendment
- No. 4837, 09/24/18: OHA as Development Partner and Option to Lease Land & Improvements
- No. 4838, 09/24/18: Creation of New OAHPI Development Corporation
- No. 4848, 02/11/19: Section 18 Disposition and Financing and Withdrawal of OHA Development LLC from Partnership
- No. 4869, 05/13/19: Substitute RAMP for OAHPI in RHI Oak Groves LLC and Execute County Environmental Land Use Covenants
- No. 4880, 07/22/19: Amend Resolution 4848 to Update Financing
- No. 4890, 10/14/19: OHA as Co-Guarantor with RAMP and Unit Count Confirmation
- No. 4898, 12/09/19: Add California Bank & Trust as Co-lender
- No. 4899, 12/19/19: Amend Resolution 4898 to Remove California Bank and Trust as Co-lender and Reapprove US Bank as Sole Lender

Affiliate Board Authorizing Resolutions:

- No. 19-001, 07/09/19: Secure Financing
- No. 19-002, 07/09/19: Secure Financing, Implement Rehabilitation, and Act as Guarantor-Developer
- No. 19-003, 10/22/19: Amendment to Resolution No. 19-001 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson, and to Confirm the Unit Count
- No. 19-004, 10/22/19: Amendment to Resolution No. 19-002 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson
- No. 19-005, 10/22/19: Enter into Assignment & Assumption Agreement with OHA for Relocation Contract and Amend Contract to Add Moving Services
- No. 19-006, 10/09/19: Partnership Co-lender Bifurcation
- No. 19-007, 10/09/19: Add California Bank & Trust as Co-Lender and Bifurcate Construction/Permanent Loan Using Two Promissory Notes - one Recourse to RAMP and the Partnership and one Non-recourse
- No. 19-008, 12/09/19: Amend No. 19-005: Amend Relocation Contract, Secure Temporary Housing with Extended Stay America, and Contract with Chipman Movers
- No. 19-009, 12/19/19: Amend No. 19-006: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender
- No. 19-010, 12/19/19: Amend No. 19-007: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender

Approved OHA/Affiliate Funding:	**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 9/30/21:	93.84%	Number of New Hires:	139
% Complete last Month:	91.56%	Number of Section 3 Hires:	37
Scheduled Completion Date:	12/2021	% Section 3:	26.6%

Construction Contract Status:			
Original Contract Amount	$44,117,725.00	Pending Change Orders (PCOs)	$222,238.56
Approved Change Orders	$ 3,537,086.33	Potential Future Changes	$7,922.30
Current Contract Amount	**$47,654,811.33**	**Potential Contract Amount**	**$47,884,972.19**

Milestones Completed Past Month:

Oak Grove North

- The building is fully occupied and residents are utilizing the courtyard
- City sidewalk work, including street trees, has been completed

Oak Grove South

- All residents have been temporarily relocated
- Punch work is underway on the 5th to 2nd floors
- HQS inspections on those floors are scheduled for the first two weeks in October
- 1st floor common areas finishes are continuing
- Courtyard concrete is 75% complete
- Stucco install is 75% complete
- Stucco painting is scheduled to begin the first week in October

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.
- OAHPI No. 20-009, 10/19/20; First Amendment to Saida + Sullivan Design Partners Contract
- OAHPI No. 21-002, 2/9/21; Relocation Consultant Contract with Overland Pacific & Cutler

Approved OHA/Affiliate Funding:	**Disbursements to Date:**
$4,840,000 for Predev. in FY21 OAHPI Budget	$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 second quarter of 2022.

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 8th 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:* *Total Development Cost:*	MidPen $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:	**Disbursements to Date:**
MTW: $5,000,000 Land Acquisition	$5,000,000

Current Project Status:

Construction is 100% complete. The final Certificates of Occupancy dated 9/16/21 were received on 9/22/21. 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 early December 2021.

Construction Progress:		**New Hires:**	
% Complete on 1/31/21:	100%	Number of New Hires:	767
% Complete last Month:	100%	Number of Section 3 Hires:	65
Scheduled Completion Date	1/31/21	% 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 September 28, 2021, 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 9th Avenue	*Affordability Targeting:*	20-60%
Project Type:	New Construction	*Other Uses:*	None
Number of Units:	130	*Architect:*	HKIT Architects
PBVs:	65	*General Contractor:*	Nibbi Brothers
Target Population:	Very low-income families and formerly homeless individuals and couples	*Property Management:*	MidPen
		Total Development Cost:	$108.7M

Permanent Funding Sources:

- OHA Land Loan (Included in City loan)
- SF Federal Home Loan Bank AHP Grant $1,290,000
- CA HCD – No Place Like Home (homeless funding) $5,500,000
- City of Oakland $12,422,000
- Alameda County A1 Funds $9,698,000
- Tax Credits Equity – Wells Fargo $50,907,000
- General Partner Equity $110,000
- Permanent Mortgage – CA Community Reinvestment Corporation $19,970,000

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:	**Disbursements to Date:**
MTW: $5,000,000 Land Acquisition	$5,000,000

Current Project Status:

Final framing to prep for last stack of windows and Nichiha siding at various locations; north courtyard and north elevation exteriors getting punched; prepping to paint south courtyard; prepping to install plaster on 9th Ave elevation; sheetrock complete levels 1-5; cabinets and countertops getting installed on levels 1 and 2; crane installation at the end of October to install rooftop MEP and solar panels in Nov.

Construction Progress:		**New Hires:**	
% Complete:	78.23%	Number of New Hires:	187
% Complete last Month:	68.14%	Number of Section 3 Hires:	29
Scheduled Completion Date	May 2022	% Section 3:	14.97%
		% Local Residents:	49.73%
		% Local Apprentices:	54.10%

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.*

Project Description:

Project Address:	389 9th 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

Targeted Permanent Funding Sources:

- OHA Land Loan (Included in City 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. The NOFA was released for the new CA HCD program, the Multifamily Development Acceleration Program on September 30th (renamed the California Housing Accelerator). This new funding program is intended to address the large backlog of shovel-ready projects such as Foon Lok East that have not been able to secure a bond allocation, HCD is now accepting applications on a rolling basis through October 29th. MidPen staff are actively preparing to submit an application as quickly as possible.

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 12th Street	*Affordability Targeting:*	20%-70% AMI
Project Type:	New Construction	*Other Uses:*	3,500 sq. ft. commercial
Number of Units:	65	*Architect:*	David Baker Architects
PBVs:	16	*General Contractor:*	TBD
Target Population:	Low-income families, 7 special needs units	*Property Management:*	EBALDC
		Total Development Cost:	$53.6M

Targeted Permanent Funding Sources:

- Tax Credit Investor Equity
- Permanent Hard Loan
- OHA Land Purchase
- General Partner Equity
- Deferred Developer Fee

Soft Loans & Grants

- 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:	**Disbursements to Date:**
MTW: $12,000,000 for land purchase and loan	None

Current Project Status:

Predevelopment – EBALDC is continuing architecture and engineering design, refining construction cost estimates, applying for funding, selecting a general contractor. Work is underway to draft an Acquisition Conditions Agreement and agreements related to the OHA predevelopment loan and acquisition bridge loan. It is expected that those agreements will be executed and the Authority will provide loan financing to the project in early October.

Milestones Completed Past Month:

EBALDC submitted an application for funding from the California Multifamily Housing Program (MHP).

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. The Authority purchased the site from EAH in June 2021.

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:

- Tax Credit Investor Equity
- Permanent Hard Loan
- OHA Land Purchase
- General Partner Equity
- Deferred Developer Fee

Soft Loans & Grants

- OHA Loan
- Calif. HCD Veterans Housing & Homelessness Prevention Program (VHHP)
- Calif. HCD Multifamily Housing Program (MHP)
- Calif. HCD Infill Infrastructure Grant (IIG)

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:	**Disbursements to Date:**
MTW: $7,500,000 for land purchase and loan	$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	16	1	84	0	0	0	84	**100.00%**	**100.00%**
Adel Court	30	0	0	0	30	0	2	2	28	**100.00%**	**93.33%**
Campbell Village	154	2	0	1	151	0	7	7	144	**94.70%**	**95.36%**
Palo Vista	100	0	0	1	99	0	3	3	96	**95.96%**	**96.97%**
Linden Court	38	0	0	0	38	0	3	0	35	**92.11%**	**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	**97.98%**	**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**	**16**	**3**	**671**	**0**	**21**	**15**	**650**	**96.88%**	**96.87%**

Recertification Report - Contract Managed Public Housing Units

Development	Completed Annual Re-certifications	Re-certifications/ Outstanding	Re-certifications/ Legal	Total Backlog
Harrison Towers*	3	0	0	0
Adel Court*	0	0	0	0
Campbell Village	15	3	0	3
Palo Vista Gardens**	0	0	0	0
Linden Court	2	9	0	2
Mandela Gateway	2	0	0	0
Chestnut Court	0	2	0	2
Lion Creek Crossings	4	21	0	21
Foothill Family***	0	0	0	0
Total	**26**	**35**	**0**	**28**

**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	TARs	1- 30 Days	31- 60 Days	61 and Over	Total Balance
Harrison Towers	$33,262	$31,617	$1,645	4.95%	-$6,324	$0	-$740	-$5,419
Adel Court	$11,183	$8,393	$2,790	24.95%	-$67	$655	$4,961	$8,339
Campbell Village	$51,828	$48,638	$3,190	6.15%	$2,819	$4,572	$21,778	$32,359
Palo Vista Gardens	$31,313	$25,976	$5,337	17.04%	-$2,578	$931	$7,120	$10,810

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	3	2	5	0
Adel Court	30	0	1	1	0
Campbell Village	154	10	49	54	5
Palo Vista	100	3	9	7	5
Chestnut Court	38	4	0	4	0
Linden Court	45	14	0	14	0
Mandela Gateway	46	4	61	53	12
Lion Creek Crossings (AMPS 119/123/124	157	172	95	31	236
Foothill Family	21	1	5	4	2
Total	**692**	**211**	**222**	**173**	**260**

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
September 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	225	40	67	**332**
Home Visits	2	N/A	N/A	**2**
Spectrum Senior Lunches Served	N/A	N/A	748	**748**
Case Management	2	N/A	N/A	**2**
Home Management	4	N/A	N/A	**4**
Benefits/Insurance Support	48	N/A	N/A	**48**
Birthday Cards	12	2	10	**17**
Laundry Card Refill	N/A	N/A	10	**10**
USOAC Walk Club	N/A	N/A	20	**20**
Bingo	N/A	N/A	16	**16**
Fun Friday	N/A	N/A	25	**25**
Annual Flu Shot Clinic	58	N/A	N/A	**58**
Fan Distribution	54	N/A	N/A	**54**

Food Resources

- **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.

- **Mercy Brown Bags:** During the month of September, 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: two hundred twenty-five (225) bags to Harrison Towers; forty (40) to Adel Court; and, sixty-seven (67) bags to Palo Vista Gardens. Staff continued to help packaging the bags and

provide contactless delivery to residents who have mobility issues. 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. In September, the management staff also worked with the non-profit organization, Hope 4 the Heart, in getting additional food items delivered to senior residents. Furthermore, essential items such as toilet paper, hand soap, and paper towels were delivered to residents who required them.

Health & Wellness

- **Annual Flu Shot Clinic:** at Harrison Towers, the management team partnered up with Wellspring Pharmacy to administer flu shots to all residents who signed-up for it. Residents were also provided with a Flu Shot Fact Sheet that provided them with additional information on the flu vaccine. A total of fifty-eight (58) residents were given the flu shot. The management staff followed-up with a phone call to each resident the next day to check-in on them, and all fifty-eight (58) reported they felt fine after receiving the shot.

- **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, at Harrison Towers, the management staff walks the floors every Tuesday each week to ensure notices that have been handed out to residents have been received. If notices appear to have been left out, management staff will call the residents and their emergency contacts.

- **Birthday Celebrations:** Twelve (12) Harrison Towers residents, two (2) Adel Court residents, and ten (10) Palo Vista residents celebrated their birthdays in

September. To celebrate, property management staff continued the tradition of delivering birthday cards and gift bags to each resident.

- **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. Ten (10) residents used this service in the month of September.

- **Fan Distribution:** With temperatures increasing during the month of September, the management team at Harrison Towers distributed free fans to all residents who expressed interest in receiving one. Management staff sent all residents a notice of the fan distribution, stating that one would be available, free of charge, to each household and included an instruction sheet on how to use the fans. A total of fifty-four (54) fans were given.

Campbell Village Community Center

Outreach Efforts/Activities	Total
Phone Calls	33
Auto-dialer Resident Phone Calls	38
Resident Text Messages for Food Pantry	360
Contactless Food & Supply Delivery (Seniors only)	10
Food Pantry	360
Hope 4 the Heart	120
Garden Club	36

Birthday Cards	23
Computer Lab	10
Ross Program (Zoom on the Move)	15
Coffee Hour	6

Food Resources

- **Food Pantry:** Through the partnership with the Alameda County Food Bank, residents continue to receive bags of fresh produce such as milk, eggs, hot dogs, frozen meats, and other food staples. During the month of September, the pantry distributed three hundred sixty (360) fresh food boxes and, to abide by social distance protocols, residents are allowed in one-at-a-time to pick up their food bag.

- **Hope 4 the Heart:** Campbell Village's property management staff partnered with Hope 4 the Heart to provide 120 food boxes to residents. The boxes contained bread, cakes, cookies, and additional snacks. Households were notified about distribution times via text message and the auto-dialer calls, and were able to designate a household member to retrieve the meals from the Community Room while observing social-distancing protocols. The resident services volunteer delivered meals to the clients with mobility constrains.

- **Senior Meal & Supply Delivery:** Boxes containing food, water, toilet paper, and hand sanitizer were brought to ten (10) senior households through contactless delivery.

Health & Wellness

- **Wellness Checks:** In September, the resident service coordinator called thirty-three (33) households to better understand the needs of the residents and provide them with information about current programs available at Campbell Village including the ROSS program, various food programs, and opportunities to work in the garden. The calls also give residents an opportunity to provide feedback about programs they would like to see at Campbell Village. Thirty-eight (38) 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 additional resources.

- **Garden club:** The garden is maintained by the residents and thirty-six (36) residents were able to harvest a round of herbs and vegetables in September. The harvested produce was then distributed to residents at the Community Produce Stand.

- **Computer Lab:** Ten (10) 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 September, twenty-three (23) residents celebrated their birthdays and the property management acknowledged each one of them with a birthday card.

- **ROSS Program (Zoom on the Move):** The Resident Opportunity & Self-Sufficiency (ROSS) program had a total of 15 (fifteen) residents participating in the Zoom on the Move sessions. The sessions were created so that residents could still attend on-line programs during COVID. Residents have been provided with a tablet and in order to keep the tablet, they had to attend at least three (3) Zoom sessions per month. In September, the Zoom session topics included: how to eat smart; how to prepare for homeownership; how to read your credit score; job fairs; and, trivia games.

Key to Home Activities

Outreach Efforts/Activities	1242 95th	1733 92nd	2353 E. 24th	2349 83rd	1900 E. 24th	Key to Home Total
Wellness Phone Calls	15	19	0	3	3	**44**
Socially Distanced Wellness Checks	9	10	0	3	3	**25**
Harbor House Ministries Food Bag	1	0	0	0	0	**1**
Services Matching	1	1	0	1	0	**3**
Children's Book Event	1	1	0	1	0	**3**

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. In September, one (1) three-day food supply was delivered to a Key to Home resident. 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

- **Wellness Phone Calls:** A total of forty-four (44) wellness check calls were completed in September. After each initial call, the resident services coordinator follows-up with another call a week later to check-in on the residents and see if any further support is needed or requested. The majority of the time, the topic

discussed is around general assistance, but this month, it also included job training/skills-building; family counseling; and, unemployment assistance.

- **Employment:** The resident services coordinator worked with a resident who was interested in a career change to have better hours. The resident was referred to Humanbees Recruiting and the West Oakland Job Resource Center for further job opportunities and services.

- **Children's Book Event:** The resident services coordinator was able to receive over 150 used and new books through various donations, including from the Oakland Public Library. Nearly a third of these books have been given to interested residents and their families, and the book event will continue through the month of October.

WRITTEN

COMMUNICATIONS

(Executive Director’s Report)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Financial Management Center
2380 McGee Street, Suite 400
Kansas City, MO 64108-2605

OFFICE OF PUBLIC AND INDIAN HOUSING

September 20, 2021

CA003
OAKLAND HOUSING AUTHORITY
1619 HARRISON ST
OAKLAND, CA 94612

Dear Executive Director:

I am pleased to notify you that your public housing agency (PHA) has been awarded funds from the Foster Youth to Independence (FYI) Competitive Notice of Funding Availability (NOFA) (FR-6400-N-41). This letter provides the specific details of the funding award and information concerning the disbursement of these funds.

The following table identifies the funding obligated for your agency's FYI award:

Term	Budget Authority	Number of Units
12 Months	$1,193,522	49

Please contact your Financial Analyst at the Financial Management Center (FMC) by October 8, 2021, to select the effective date when your PHA may begin leasing these vouchers. The effective date may be as early as October 1, 2021, and no later than March 1, 2022. If you do not contact your Financial Analyst by October 8, 2021, your effective date will default to October 1, 2021.

Please be advised that it is anticipated that the funds described herein will be obligated and available in later October or early November. The delay in obligation is due to the Department's annual close out of fiscal year activities. After obligation, the FMC will transmit a revised ACC reflecting the obligation of funds and confirmation of the final effective date.

If this is your first FYI allocation and/or your PHA is delaying the issuance of vouchers in response to COVID-19, your agency may consider delaying the effective date. Utilizing all of your award funding or vouchers within one year of the effective date will help ensure your PHA is eligible for full renewal.

In administering FYI, your agency must follow all Housing Choice Voucher (HCV) program requirements, including the regulations at 24 CFR part 982, and the requirements in the FYI Competitive NOFA. FYI vouchers and corresponding Housing Assistance Payment (HAP) expenses must also be accurately reported in the Voucher Management System

(VMS). To ensure that the participating youth are recorded properly in the Information Management System/Public and Indian Housing Information Center (IMS/PIC), you must record FYI vouchers on line 2n of the form HUD-50058 (Family Report) or line 2p of the MTW Family Report (HUD-50058 MTW), as applicable, to indicate whether the youth is a participant in FYI. The special program code is "FYI."

Additional information regarding the FYI can be found at:
https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/fyi

With your direct effort, these vouchers will help housed youth that are homeless or at risk of homelessness and also provide a platform for these youth to achieve self-sufficiency.

Please contact your local HUD field office if you have any questions.

Sincerely,

Danielle L. Bastarache

Digitally signed by Danielle L. Bastarache
DN: CN = Danielle L. Bastarache.
C = US.
Reason: I am approving this document

Danielle Bastarache
Deputy Assistant Secretary for
Public Housing and Voucher Programs

Attachment
Memo Reference: 21-197

EHV VOUCHERS

REFRESH SCHEDULE Daily | Julie Christiansen | [Insert About]

October 13, 2021

Oakland Housing Authority

EHV Vouchers

Metrics for Leasing Emergency Housing Vouchers:

Allocation	Leased	Number Searching	Utilization Rate (Leased & Issued)	Voucher Turnover	Applications (LF)	Applications (Yardi)	Total Number of Referrals
515	13	36	10%	0	284	181	421

Immediate Portouts: 0

Portouts after leasing in Oakland: 0

Data reflects ports leased at destination

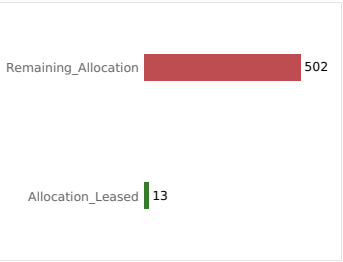
Average Search Time(days) 49

Number Searching 36

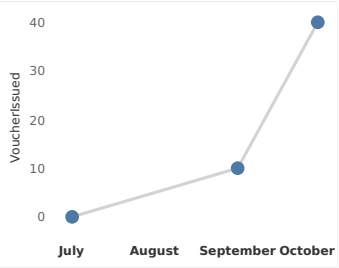
EHV Owner Incentives

HQS Fail Fixes (up to $2,250)	0
Lease By Oct31 2021 ($100)	0
Lease Renewal ($250)	0
New Owner Bonus ($500)	0
Owner Per Unit Bonus ($1,000)	0
Speed Lease Bonus Lease by 9/30/2021 -($250)	0

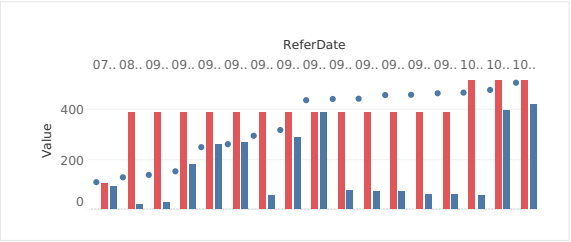
Leasing Status



Utilization Rate Over Time



Weekly Referrals



Targets: 8/15/21 – 101, 9/1/2021 – 386, 10/15/2021 – 515 (applications submitted)

Leased vs New Units

Lease in Place 13

Lease New Unit 0

City or County Program Source of Re..

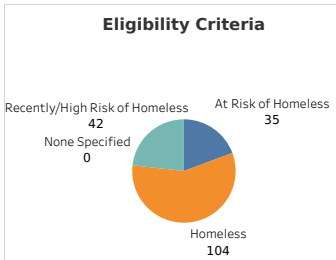
Project Room Key 51

Rapid rehoused 122

VAWA Transfers 2

Other 6

Eligibility Criteria



- -Recently/High Risk of Homeless
- -At Risk of Homeless
- -Homeless
- -DV/TAY
- -VAWA Transfers
- -None Specified

©OHA

HOUSING OAKLAND

Be part of
Something
GOOD

Sign a Lease
get up to
$250

Get rewarded for doing your part

SIGN A LEASE

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

Questions? Call 510-587-5115

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

Oakland Housing Authority

Award Certificate 1

*One award per household.

HOUSING OAKLAND

Be part of
Something
GOOD

Pay rent on time
get
$100

Get rewarded for doing your part

PAY RENT ON TIME

Once you pay your first 3 months rent on time, complete the survey using the link below:

https://www.surveymonkey.com/r/OHAPayRentOnTime

OHA will contact you to award your gift card once you complete the survey.

Questions? Call 510-587-5115

Oakland Housing Authority

Award Certificate 2

*One award per household.

HOUSING OAKLAND

Be part of
Something
GOOD

Lease Anniversary
get
$100

Get rewarded for doing your part

LEASE ANNIVERSARY

Once you reach your first lease anniversary, complete the survey using the link below:

https://www.surveymonkey.com/r/OHAFirstLeaseAnniversary

OHA will contact you to award your gift card once you complete the survey.

Oakland Housing Authority

Questions? Call 510-587-5115

Award Certificate 3

*One award per household.

Got Rent Problems?

You're not alone and it's not your fault.

Lots of Oaklanders need help right now.

Funds can cover up to 100% of unpaid rent for eligible tenants and landlords

APPLY NOW WHILE FUNDS ARE AVAILABLE

- TENANTS apply at:
  hpp.bayareacs.org
  or call 510-899-9289
- LANDLORDS apply at:
  bit.ly/oakland-rent-help
  or call 510-238-6182
- Application assistance and translation services are available

QUESTIONS? CONTACT US

housingassistance@oaklandca.gov

Apply Today!

City of Oakland

Keep Oakland HOUSED

HOUSING OAKLAND

Partnering with OHA comes with benefits!

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

When you join the HCV program:

- The Oakland Housing Authority (OHA) assists your residents with paying their rent
- Rental payments from OHA are paid at the beginning of each month (tenants pay approximately 30% of their income in rent)
- Direct deposit of OHA rental payments
- Financial Incentives
- Rental increase requests are reviewed annually
- Resident Support Services through OHA and external case management
- Post move-in assistance for residents
- Owner education and appreciation events

As with all families in Oakland, our residents look and apply for privately owned units that best meet the needs of their families in terms of location, affordability and amenities. They seek access to business districts, schools, transportation and entertainment and consider home the hub that keeps their family engaged and moving forward. By offering your available apartment(s) to a HCV family seeking a home, you are helping move them one-step closer to achieving their household goals.

Renting to a HCV family is as easy as 1-2-3!

1 **Identify a potential HCV participant and follow your normal tenant screening verification process.**

2 **Pass a Housing Quality Standards inspection.**

3 **Sign a contract with OHA that allows us to pay you a portion of the rent on behalf of the resident.**

It's that simple. Below is a list of several new benefits that make it easier than ever to join OHA in *Housing Oakland!*

Improving the program for Oakland Property Owners:

Leasing Bonus

We know it takes some extra time and effort to participant in the HCV program. For property owners who sign a contract with OHA allowing a HCV family to move into one of their available units, OHA will pay the owner a $1,000 signing bonus. This benefit is for existing and new owners. By posting a listing on www.AffordableHousing.com, the many families searching for housing in Oakland right now can easily access your available unit(s).

Rent your property right away

Current HCV Property Owners - Staying with the Program

OHA will pay existing HCV owners up to two months of OHA rental assistance when one HCV resident moves out and you rent the same unit to another HCV resident within six months. OHA has made this payment convenient and hassle-free; there is no paperwork and no processing. Owners will receive their re-rent bonus within 30 days of leasing the unit to a new HCV participant.

Inspect now, rent later

Federal Regulations require all HCV units be inspected before we can pay any housing assistance. However, this doesn't need to slow you down. To move quickly through OHA's inspection and leasing procedure, a new or existing landlord can have the unit inspected even before you have a prospective HCV resident. You can schedule an inspection at a convenient time, and once the unit passes, you are ready to go. The inspection will be good for 60 days, giving you time to find a HCV participant who passes your standard screening process. This streamlined process ensures you receive your first rent check on time because there is no need to wait for any further inspections after the tenant moves in.

Apartment Repair Program

If your property is inspected and requires some repairs, we can help. OHA will reimburse owners up to $2,250 for repairs made to fix Housing Quality Standard fail items on units that have never received a HUD subsidy. The repairs must be verified by OHA by submitting before and after pictures with invoices detailing the costs of the repairs. Once the Housing Assistance Payment (HAP) contract is signed and repairs are verified, OHA will reimburse the owner for requests received within 30 days of HAP contract execution. OHA reserves the right to determine reimbursement amount.

Speed Leasing Bonus

OHA has recently been awarded 515 new vouchers under the American Rescue Plan. In an effort to be part of something good in our community—by helping families quickly get into new homes before the cold winter months and the holiday season—we are asking for your help. If you lease a unit to a family through our HCV program by September 30, 2021, you will receive a $250 incentive payment, or a payment of $100 if you lease a unit by October 31, 2021.

OHA greatly appreciates owner's participation in the HCV program and is always looking to improve. If you lease a new unit in our program, please consider taking a brief survey using the link: *https://www.surveymonkey.com/r/OHAOwnerIncentiveSurvey2021* or scan the QR Code right.

For more information about the owner benefits program or to learn about becoming an OHA owner, please contact us via email at ehvapp@oakha.org

For TTY/TDD assistance call (510) 587-5109

To request an inspection or list your property please email **ownerincentives@oakha.org**

Oakland Housing Authority

PUBLIC HOUSING AUTHORITIES DIRECTORS ASSOCIATION

X

2022 Commissioners' Conference

January 9-12, 2022

Manchester Grand Hyatt San Diego | San Diego, CA

As we await a "return to normal," the year 2022 promises to be another interesting and busy one for housing professionals. To help prepare, executive directors, staff, and commissioners will not want to miss PHADA's upcoming meeting in San Diego.

There will be sessions recapping the latest news on the HUD Appropriations Act and the infrastructure package as well as the outlook for the new budget season that gets underway in early 2022. PHADA will also outline the association's policy agenda for the second half of the 117th Congress.

Some planned sessions will include the information on HUD's still-evolving physical inspections protocol that is under development (NSPIRE), the Biden Administration's proposed voucher program expansion, cybersecurity protections for HAs, disaster planning, and modifications to workplace policies in light of pandemic-necessitated changes. There will also be training on the newest versions of HUD's Fair Housing and Section 3 rules.

For commissioners, there will be sessions on issues such as insurance considerations, telework and remote work policies, repositioning strategies (including RAD), good budget and audit oversight, and how board members can prepare their agencies for all the uncertainties in today's environment.

These are just some of the planned topics for the 2022 Commissioners'

REGISTER

DETAILS

$ PRICING

LOCATION

Need to register staff and/or commissioners at the Member rate?

Current PHADA Members can add staff and/or commissioners to their housing authority record to receive the Member rate. Click here for a PDF with step-by-step instructions.

READ MORE

Get Our Official Conference App

Whova

iOS Android

Blackberry / Windows

Conference. More information concerning the education sessions will be provided in the near future.

Phone, Click here
For feature details, visit Whova

Registration

- Cancellations received in writing before December 10, 2021, will be refunded less an $100 administrative fee. Substitutions are welcome if notified in writing. There will be no refunds after December 10, 2021. No refunds are given for no-shows. BY SUBMITTING THIS REGISTRATION FORM YOU ARE AGREEING TO PHADA's CANCELLATION POLICY.
- Registration for the EDEP courses will open the week of October 11, 2021.

Agenda

- View the Agenda
- Conference sessions will be announced in late October 2021.

COVID-19 Safety Measures

- In order to provide the safest meeting environment possible, Commissioners' Conference **attendees will be required to show proof of vaccination or a negative COVID test** (taken within 72 hours of arrival at the conference). Instructions on how to submit proof of vaccination can be found in your registration confirmation email.
- Commissioners' Conference **attendees will be required to wear a mask indoors** (except while actively eating or drinking).

Sponsorship Opportunities

For more information about becoming a sponsor, contact Sara Patterson at: spatterson@phada.org

spatterson@phada.org.

Hotel Information

Manchester Grand Hyatt San Diego
1 Market Place, San Diego, California 92101

Explore Southern California's vibrant culture and natural beauty from the Manchester Grand Hyatt waterfront hotel in downtown San Diego. Experience spacious rooms, stunning views, and upscale amenities steps from the city's top attractions. Guests enjoy easy access to San Diego's best beaches, restaurants, shops, entertainment venues, and more. After a day of learning and networking with your colleagues, you'll be able to enjoy all that this urban oasis has to offer.

- **Room Rate**: $229 includes complimentary wi-fi in guest rooms. A portion of the room rate is being used to offset conference costs.
- **Cut-off date**: December 3, 2021 (Based on availability)
- **Hotel Reservation Policy**: Register first then reserve your room! You will receive a code in your registration confirmation email that will allow you to reserve your hotel accommodations in the room block. By booking in PHADA's hotel block, you enable PHADA to keep registration costs low.
    - Reservations at the PHADA group rate will be accepted on a space available basis through December 3, 2021, or until the room block is sold out.
    - Any reservations in the PHADA room block without a corresponding conference registration may be canceled without notice.
- **Transportation**: The hotel is 2.9 miles or a 7-minute drive from the San Diego International Airport.
- **Parking**: Self and valet parking are available at the venue. Valet Parking: $60/day; Self-Parking: $40/day

PHADA/Rutgers University Executive Director Education Program (EDEP)

Registration for EDEP will open the week of October 11, 2021.

PHADA and Rutgers will offer one in-person cohort and one virtual cohort (an extension of Rutgers' emergency distance learning) for the 2022 Commissioners' Conference. The cohort size is limited based on Rutgers adult learning standards.

In-Person Cohort

- **Ethics: Friday, January 7**
    - 8am-4pm at the Manchester Grand Hyatt San Diego
- **Planning for Change: Saturday, January 8**
    - 8am-4pm at the Manchester Grand Hyatt San Diego

Virtual Cohort

The virtual courses will be held via Rutgers' Canvas online learning platform and Zoom.

- **Ethics: Dates to be announced**
- **Planning for Change: Dates to be announced**

EDEP Course Descriptions:

- **Ethics**
  - Faculty: Execu-Tech
  - This seminar is designed to familiarize participants with the ethical standards and legal requirements relevant to public housing authority officials. Typical state statutes and HUD regulations are examined and applied to ethical issues faced by executive directors using a case study approach.
- **Planning for Change**
  - Faculty: Nan McKay
  - This course provides executive directors with the management tools and skills necessary to adapt to the changes taking place at HUD. Emphasis is placed on strategic planning and creative problem-solving.

Attendee Waiver

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From: Patricia Wells
To: Dominica Henderson; Yamilette Mendoza
Subject: FW: Your message to your elected officials was sent!
Date: Thursday, October 7, 2021 12:41:57 PM

Board packet thank you

Patricia Wells
Executive Director
Oakland Housing Authority
1619 Harrison Street
Oakland, California 94612
(510) 874-1517 (Office)
(510) 874-1674 (Fax)
Oakha.org

From: support@constituentvoice.com <support@constituentvoice.com>
Sent: Thursday, October 7, 2021 12:40 PM
To: Patricia Wells <PWells@oakha.org>
Subject: Your message to your elected officials was sent!

[EXTERNAL EMAIL]

The National Association of Housing and Redevelopment Officials AdvocacyNow

Dear Patricia Wells,

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

Your opinion on Support Housing Investments in Budget Reconciliation Package 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 supporter of the National Association of Housing and Redevelopment Officials, I know firsthand the dire need for housing investments in our community and I urge you

to include housing in the Build Back Better Act and reconciliation. Elimination of the housing provisions would miss this once in a generation opportunity to make these needed investments in our community.

The bill approved by the House Financial Services Committee is historic legislation that has the power to transform our community. It targets investments in construction of new housing units and preservation of existing units, enhanced rental assistance, downpayment assistance, and community development resources. Specifically, the bill includes:

• Public Housing Capital Fund: $80 billion
• New Incremental Vouchers: $75 billion
• Community Development Block Grant: $8.5 billion
• HOME Investment Partnerships: $35 billion
• Housing Trust Fund: $37 billion
• Section 8 Project-Based Rental Assistance: $15 billion
• PBRA property improvements: $4 billion
• Community Development Block Grant Disaster Relief: $1 billion
• Native Housing Block Grant: $1.65 billion

I understand concerns about the price tag of the Build Back Better Act and know that some cuts are likely to be made in order for a compromise to be reached. I urge you not to support any cuts to the housing provisions. This is funding that will immediately be put to work in our community to address our growing housing crisis. Housing is infrastructure that requires federal resources.

The proposed funding will ensure that future generations have the opportunity to build their lives in housing that is affordable to them and in communities where they will prosper. Our community direly needs these resources and, as your constituent, I urge you to fight for housing to be included in reconciliation.

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

From: support@constituentvoice.com
To: Dominica Henderson
Subject: Your message to your elected officials was sent!
Date: Thursday, October 14, 2021 4:35:32 PM

[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 Support Housing Investments in Budget Reconciliation Package was sent to:

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

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Oakland Housing Authority

Commission Meeting Schedule Calendar 2021

Monday, January 25 - Regular Meeting

Monday, February 22 – Regular Meeting

Monday, March 22 – Regular Meeting

Monday, April 26 - Regular Meeting

Monday, May 24 – Regular Meeting

Monday, June 28 - Annual Meeting

Monday, July 26 - Regular Meeting

Monday, August 23 - Regular Meeting

Monday, September 27 - Regular Meeting

Monday, October 25 - Regular Meeting

~~**Monday, November 22 – Regular Meeting**~~ **CANCELLED**

Monday, December 06 – Special Meeting

~~**Monday, December 27 – Regular Meeting**~~ **CANCELLED**

Additional Workshop sessions and Special meetings may be added as needed.