

Commission Members

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

Executive Director

Patricia Wells

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

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Regular Meeting

Monday, August 22, 2022 at 6:00 p.m.
1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

***Meeting In-Person and Via Teleconference Pursuant to Assembly Bill 361
[(Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021)]***

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/88386637179?pwd=czlKekVCa0h3RXRhTXJpVzdrWkp0UT09>

Meeting ID (access code): 883 8663 7179 Meeting Password: 915525

Closed Caption – provided through the link

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

Meeting ID (access code): 883 8663 7179 Meeting Password: 915525#

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

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

- You may request to make a public comment by “raising your hand” through Zoom’s video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.
- To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.
- To comment by phone, please call on one of the phone numbers listed below. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.




AGENDA
Regular Meeting
August 22, 2022, 6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
 - A. Approval of Minutes of the Regular Meeting of July 25, 2022
- IV. Recognition of people wishing to address the Commission
- V. Old or Unfinished Business
 - A. Operations Departmental Updates
- 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. Presentation of the unaudited Financial Status report for the twelve-month period ending June 30, 2022.
 - B. Authorizing the Executive Director to exercise the First Option Term and amend the contract with Helen Dunlap Consulting for Real Estate Development Consulting Services to add \$75,000 in hourly consulting services, which will increase the total contract authorized contract amount from \$480,000 to \$555,000.
 - C. 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. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
- 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

Anne Griffith, Chair of the Commission

By  _____
Patricia Wells, Secretary

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

[Meetings are recorded and are accessible through our website: www.oakha.org]

Monday, July 25, 2022

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting via Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by zoom, phone and/or by email.

Chair Anne Griffith presided and called the meeting to order at 6:01 p.m.

I. Pledge of Allegiance

Prior to Roll Call, Chair Griffith introduced our newly appointed Commissioner, William J. Mayes, to the Oakland Housing Authority Board of Commissioners. Chair provided the Commission and the Public with Commissioner Mayes experience serving the community as well as his continued efforts of participation within the Oakland Housing Authority.

II. Roll Call

Present 7 – Anne Griffith, Gregory Hartwig, Janny Castillo, Lynette Jung-Lee, Mark Tortorich, Barbara Montgomery, and William J. Mayes.

III. Approval of Minutes:

A. Approval of Minutes of the Annual Meeting of June 27, 2022

Commissioner Castillo moved to approve the minutes, which was seconded by Commissioner Montgomery. The motion passed by the following vote:

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

IV. Recognition of people wishing to address the Commission

There were no persons wishing to address the Board of Commissioners.

V. Old or Unfinished Business

There were no old or unfinished business items to address.

- 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.

There were no modifications to the agenda.

- VII. New Business:

- A. Presentation of Medal of Merit to Officer Ismael Velasquez.

Secretary Wells introduced the item and Chief Love provided a presentation to the Commission. Chief Love introduced Officer Ismael Velasquez who distinguished himself through outstanding performance, dedication to duty, and service to the community of Oakland. On February 15, 2022, Officer Velasquez was the first responder at Acorn City Towers located on Market St. and encountered a fire within the building. Officer Velasquez entered the building alone and proceeded to evacuate the residents from the building. His immediate and decisive action saved many lives. Chief Love on behalf of the Oakland Housing Authority Police Department proudly awarded Officer Velasquez the Medal of Merit.

The Commission thanked and honored Officer Velasquez efforts and dedication to the community. There were no further comments from the Commission.

- B. Public Hearing regarding the OHAPD Military Equipment Policy.

Secretary Wells introduced the law enforcement military equipment policy to include community engagement through public hearing. Chief Alan Love presented the draft policy for approval on military equipment and provided an outline on the initiation of the policy and the next steps of the action plan.

Chair Griffith opened the public hearing at 6:15 P.M. for the community to provide comment on the proposed OHAPD Military Equipment Policy. Secretary Wells noted that we have not received any public comments virtually nor were there persons in attendance onsite to provide public comment. Chair Griffith closed the public hearing at 6:18 P.M. Secretary Wells noted that Chief Love identified that the law does require and allow for continued public comment and input from the public, which can be done through the OHAPD website.

Commissioner Jung-Lee stated her appreciation for the priority and goal of the police department to focus on de-escalation; however, she asked if the AR-15 weapon is a standard weapon that the Police Officers will carry and what is the approach to allow Officers to carry this weapon. Chief Love noted that only Officers who receive a higher level of training would be allowed to carry this weapon. Captain Luther Dupree III addressed the Commission and noted that there are 26 rifles in deployment and prior to a rifle being assigned to an Officer; they will need to go through a 24-hour course for training and certification.

Additionally, when officers deploy the rifles in the field the rifles will be stored in the back of their vehicles and not used for daily operation. Captain Dupree stated that an accurate count of Officers who are trained in the department and certified to carry the AR-15 will be provide at a future board meeting.

There were no further questions from the Commission.

- C. Presentation regarding the plan for the future adoption of a “Military Equipment Use Policy” resolution in accordance with the requirements of California Assembly Bill 481.

Secretary Wells introduced the item noting the plan for this item was presented during Item VII.B., public comment was opened with no additional comments provided, and questions from the Board were answered. Secretary Wells counted Item VII.C. as a full disposition and review for the Military Equipment Use Policy for the Oakland Housing Authority and Oakland Housing Authority Police Department (OHAPD) in accordance with the requirements of California Assembly Bill 481 and proposed that the Board pass the resolution passing the Military Equipment Policy, which will be noted as OHAPD Policy 706.

Commissioner Hartwig moved to approve the item, which was seconded by Commissioner Jung-Lee. The item passed by the following vote:

Ayes 7 - Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

- D. Adoption of proposed changes to the Administrative Plan for the Housing Choice Voucher Program.

Policy Implementation and Compliance Assistant Director, Julie Christiansen presented the item noting in May, the Commission opened and closed a public hearing to provide feedback on the proposed changes for the Administrative Plan for the Housing Choice Voucher Program with no comments received from the public. Ms. Christiansen provided an overview of the following proposed changes, 1.) Virtual briefings and inspections/verifications 2.) Electronic document submissions, 3.) Voucher extensions may exceed 180 days with approval, 4.) Alternative payment standards (120 and 150%), 5.) Updated conflict of interest policy and ED procurement authority, 6.) New Chapter 18 on Emergency Housing Vouchers. Since May, there were no additional changes to the Administrative Plan.

Commissioner Castillo inquired on the FMR payment standards stating that a search on the internet will tell us that we cannot compete with the new developments and buildings coming up and inquired where our families are finding quality units compared to newer developments. Director of Leased Housing, Michelle Hasan address Commissioner Castillo's question noting that current and existing owners understand the level of quality housing that the Agency expects our families to live in. The expectation is that owners provide a higher level of quality housing and owners have placed quality type flooring, countertops, and fixtures, in their units, to which they are rewarded with a

higher rent.

Secretary Wells shared that the team is reviewing trends for activation of vouchers, which is slightly ahead of the national housing emergency vouchers; however, it is still not to our standards. Additionally, in collaboration with the County and the City of Oakland, a landlord incentive will be launched to encourage landlords to partner with the Housing Authority. Further details after the incentive is finalized, a presentation will be provided at a future board meeting to show trends for housing within Oakland.

Commissioner Jung-Lee moved to approve the item, which was seconded by Commissioner Montgomery. The item passed by the following vote:

Ayes 7 - Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

E. 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. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
2. Consideration of a resolution authorizing the Executive Director to continue the Authority's participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium invoice in an amount of \$248,919.
3. Authorization for the Executive Director to write off \$4,262.00 in Tenant Account Receivables for public housing tenants vacated contract-managed properties during the period of time from January 1, 2021 through June 30, 2022.

Commissioner Hartwig moved to approve the item, which was seconded by Commissioner Jung-Lee. The item passed by the following vote:

Ayes 7 - Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

VIII. Written Communications Departments' Monthly Report.

Secretary Wells briefed the Commission on the Departmental Monthly Report for the month of June 2022.

Commissioner Castillo asked why and how are we allowing a 5:1 ratio for an emergency transfer policy. Michelle Hasan, Director of Leased Housing stated that VAWA allows for inter-transfers and the department wants to ensure that the needs of families that are waiting for leasing off the waitlist are met as well as families

who need an emergency transfer.

Commissioner Castillo gave positive remarks on the Office of Real Estate Development projects and requested that when a project is completed that a follow-up report be provided detailing if the project was at budget, over budget, or under budget.

Commissioner Jung-Lee inquired on the emergency assistance funds and more explanation on the OAHPI project, which shows a high 803% rent collected and a high TARs. Mark Schiferl, Director of Property Operations and Kris Warren, Interim Chief Operating Officer address the question stating that when rents are posted, they are posted to active accounts. There are recent approvals for tenant write-offs which will help offset the balance. Ms. Warren noted that an Operations Update report will be provided next month and more information regarding the TARs will be addressed during the presentation.

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

Secretary Wells briefed the Commission on the following topics:

- OHAPD Summer Events at the Oakland Athletics ball game.
- Lockwood Block Party & Summer Block Parties
- National Night Out
- Executive Summary on the Emergency Housing Vouchers
- NAHRO Monitor
- CLPHA Implementation of the Build America, Buy America Act
- PHADA Implementation of the Build America, Buy America Act
- PHADA Advocate – House Appropriations Committee Approves FY 23 HUD Funding Bill.

- X. Reports of Commission Committees.

There were no reports by Commission Committees

- XI. Announcements by Commissioners.

Commissioner Montgomery noted that she will be hosting a National Night Out; however, she hopes to join the Agencies National Night Out at one of the property sites.

- XII. Adjournment

A motion was made by Commissioner Hartwig to adjourn to closed session and seconded by Commissioner Tortorich. The meeting adjourned at 7:12 p.m.

Anne Griffith, Chair of the Commission

Patricia Wells, Secretary/Executive Director

ITEM: V.A.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

From: Patricia Wells, Executive Director

DocuSigned by:

Patricia Wells

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Subject: Operations Departmental Updates

Date: August 22, 2022

Purpose: The Operations Department is providing the Oakland Housing Authority Board of Commissioners Departmental updates.

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 related to vacancy and leasing as well as updates within various focus areas for each Department.

DRAFT

Operations Report

Oakland Authority Board of Commissioners Meeting
August 22, 2021

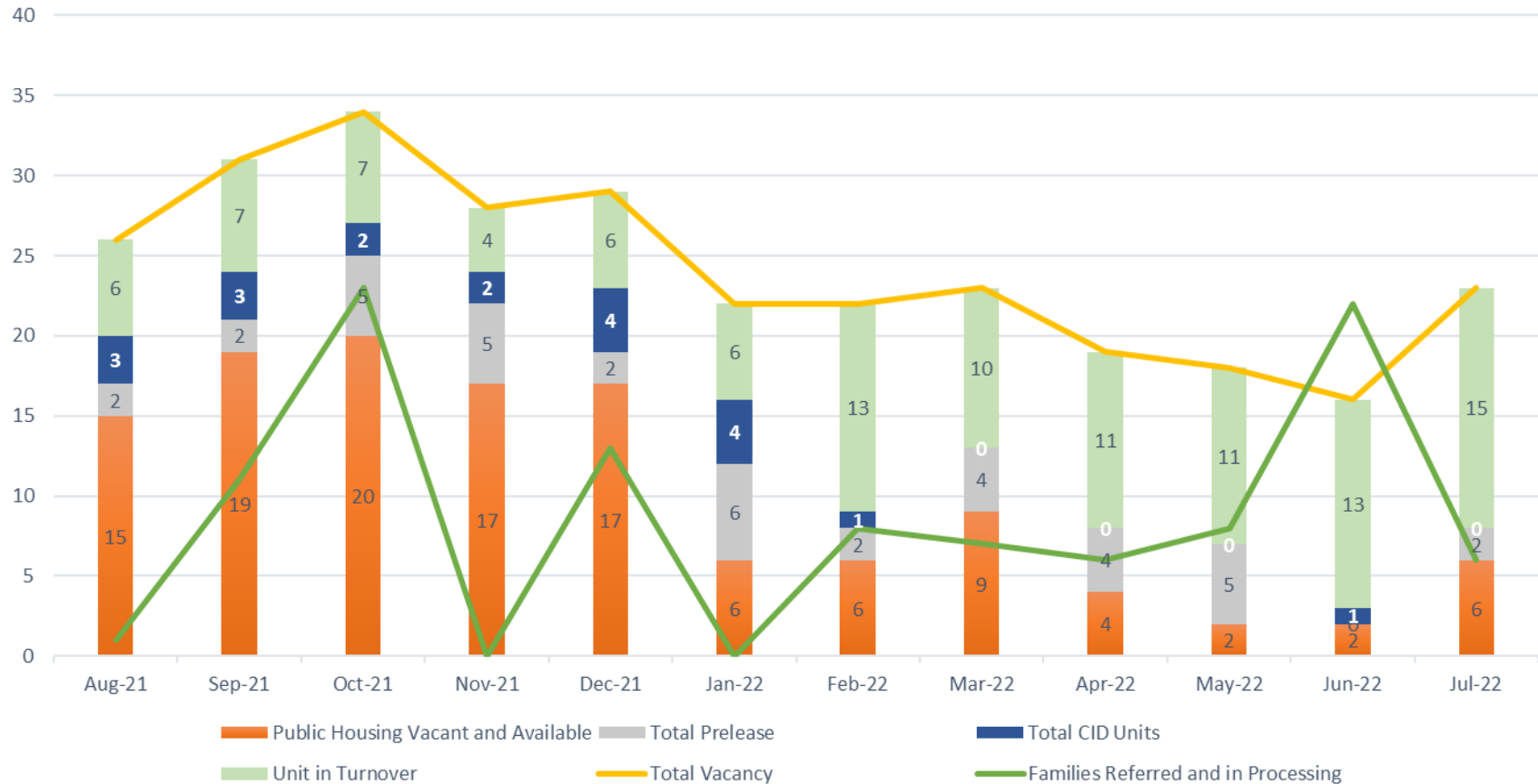


Discussion Topics

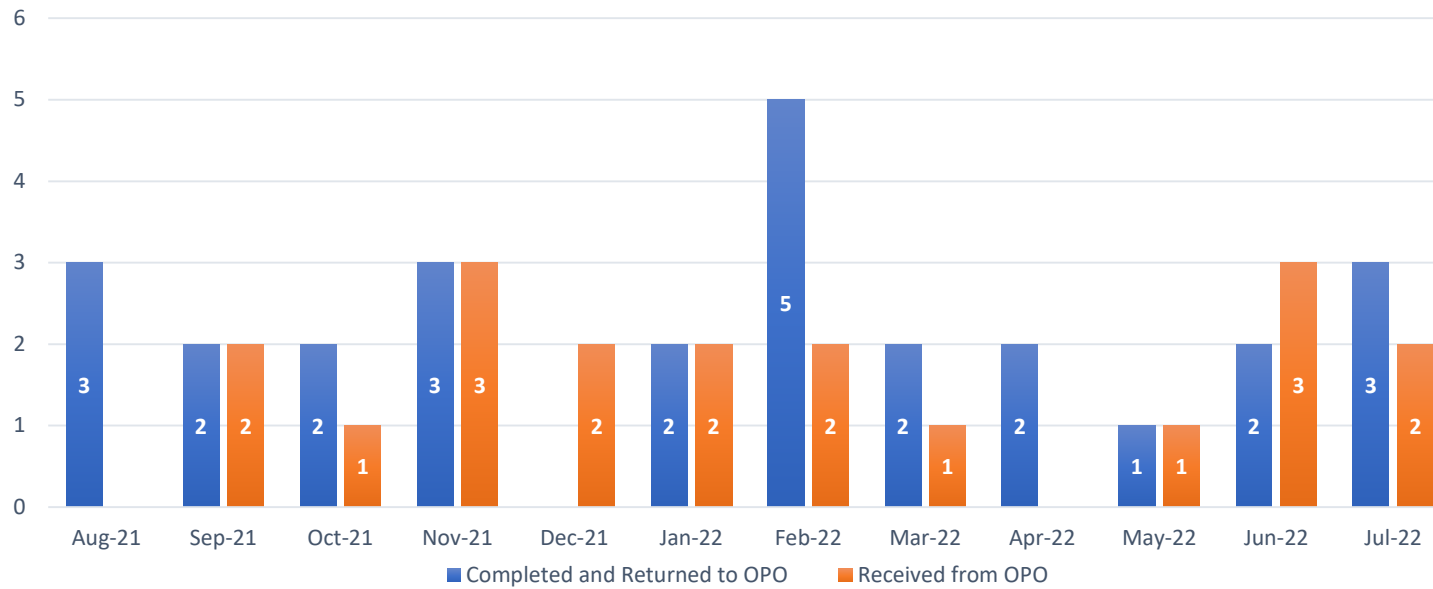
- Vacancy and Leasing
 - Public Housing Authority Managed Portfolio
 - Oakland Affordable Housing Preservation Initiatives Contract Managed Portfolio
- Office Of Property Operations (OPO)
 - Recertifications
- Leased Housing Department (LH)
 - Owner Outreach
 - Voucher Leasing and Opportunities
- Family & Community Partnerships Department (FCP)
 - Summer Programming
 - Senior and Site Services
 - Staffing
- Capital Improvements Department (CID)
 - Recent Capital Projects

Vacancy and Leasing

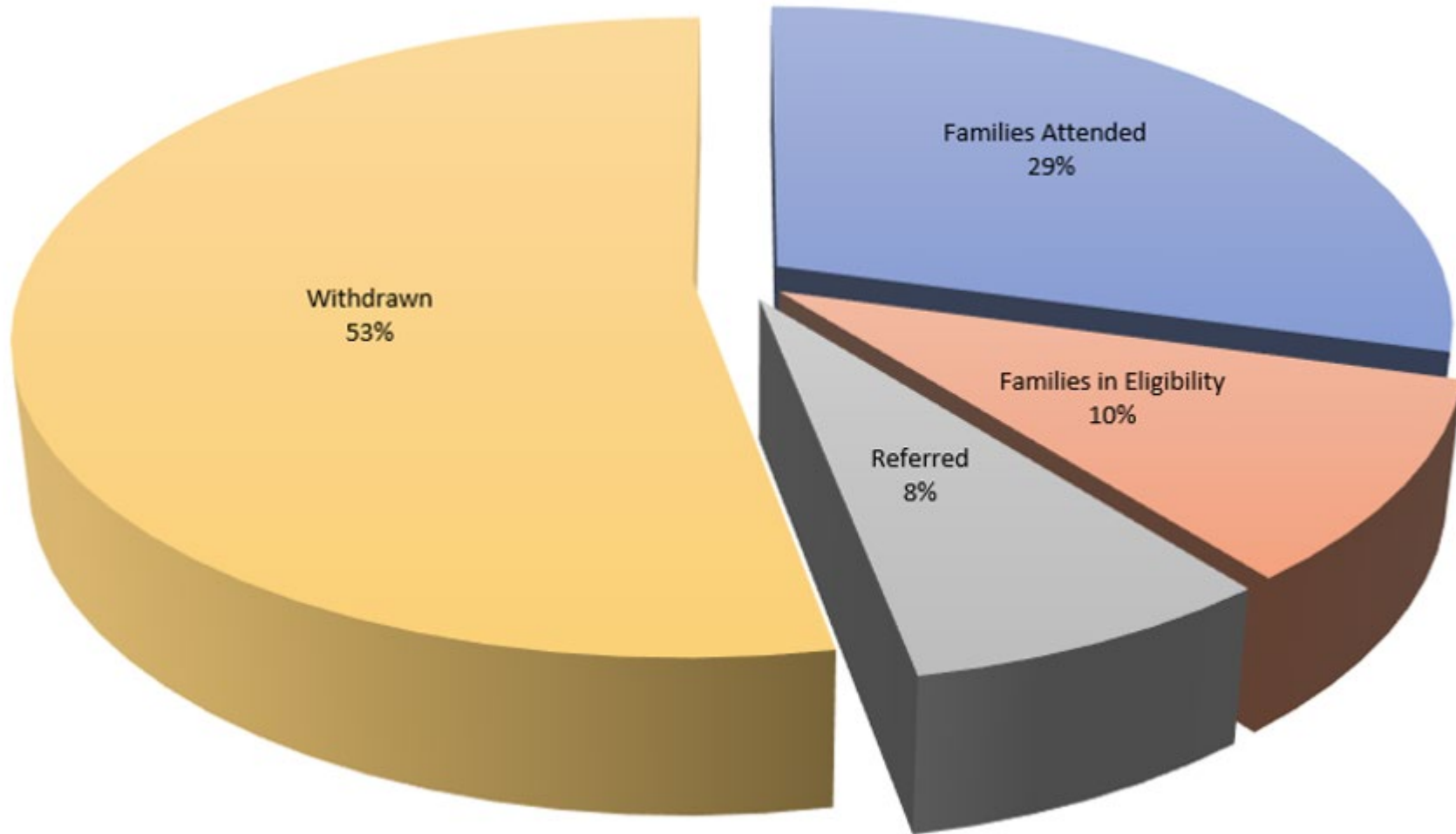
Public Housing Vacancy Reduction



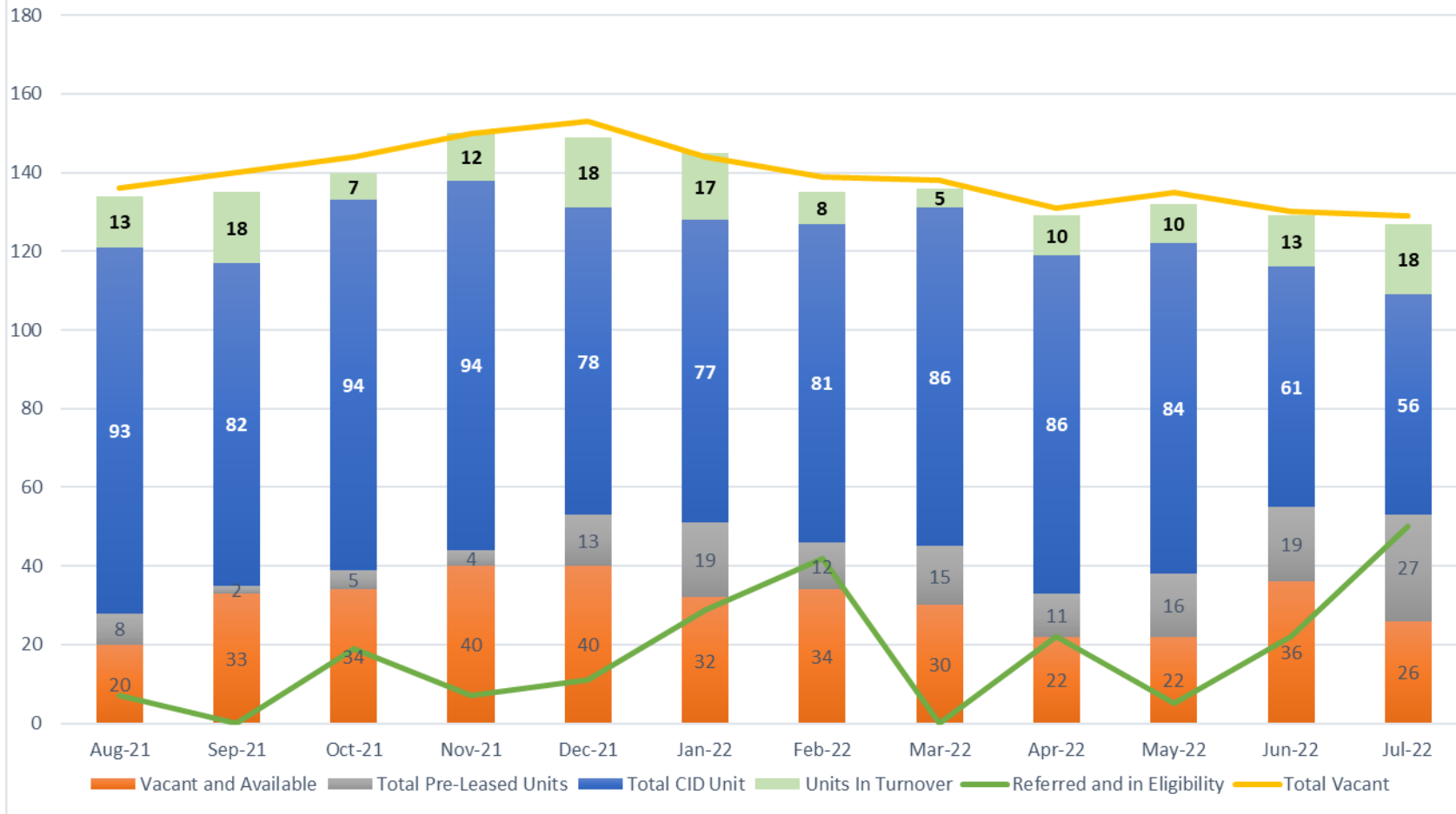
CID Unit Preparation for Public Housing



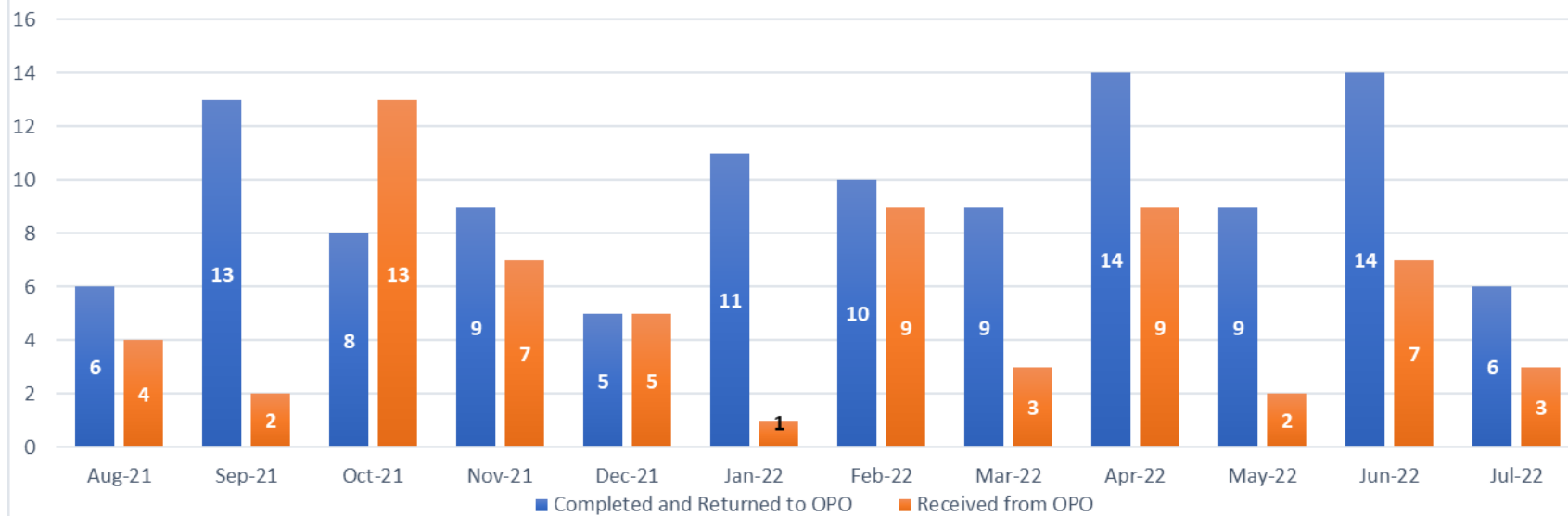
Public Housing Applicants



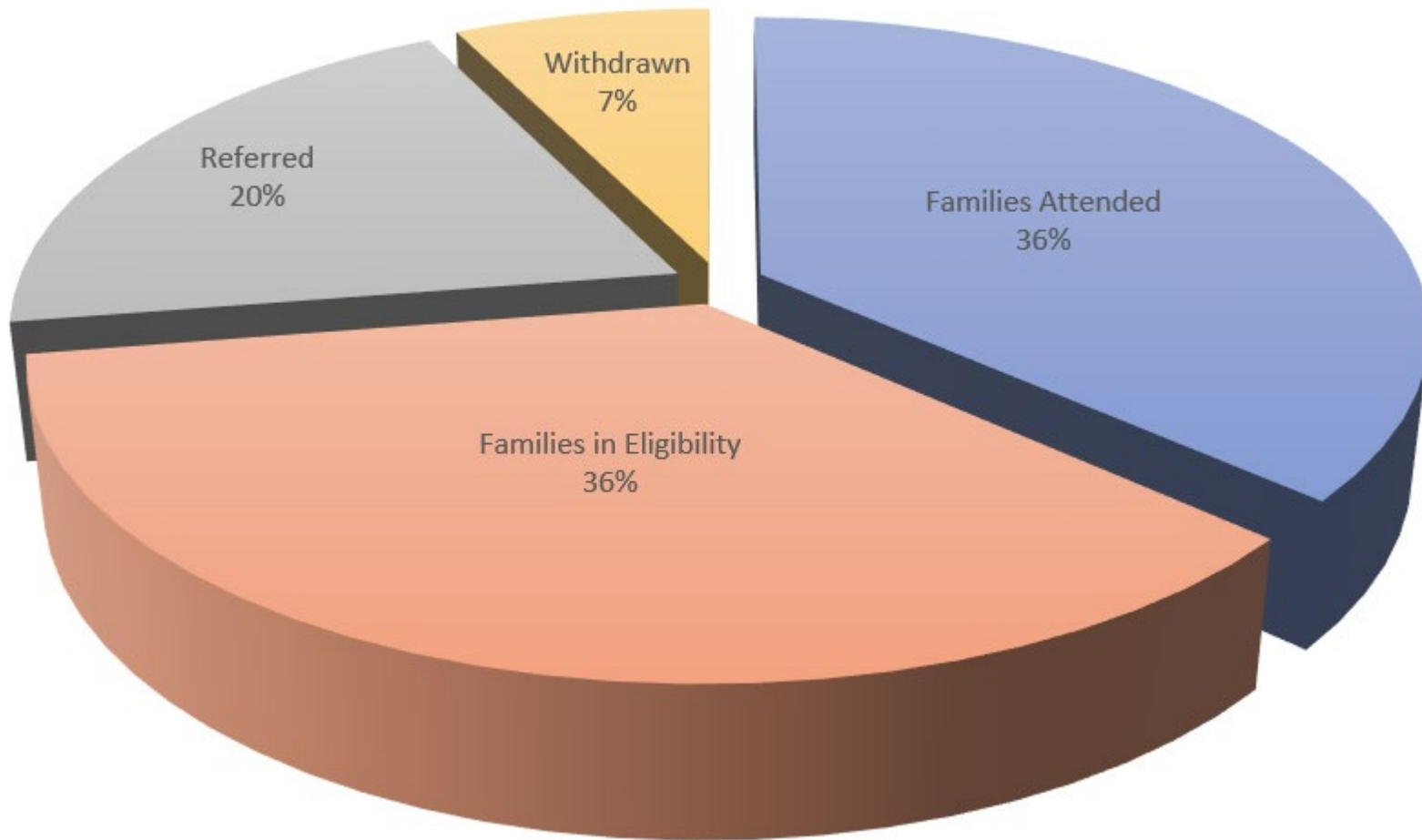
OAHPI Vacancy Reduction



CID Unit Preparation for OAHPI



OAHPI Applicants



Office of Property Operations

Public Housing Recertifications

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/ Outstanding	Recertifications/ Legal	Current Month Backlog
Lockwood Gardens	26	16	4	12
Peralta Villa	18	6	5	1
Total	44	22	9	13

Tenant Accounts Receivables

July 2022 Board Report  Updated Information

Tenant Rent Collections Presented

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected
Lockwood Gardens	\$83,986	\$80,274	95.58%
Peralta Village	\$123,347	\$119,576	96.94%

OAHPI Project Based Section 8 Units (Includes HAP)

Portfolio	Charged	Collected	Percent Collected
Deep East	(\$62,866)	\$442,294	803.55%
East	\$248,714	\$431,773	173.60%
Fruitvale	\$486,425	\$559,335	114.99%
San Antonio	\$416,200	\$494,613	118.84%
West	\$326,444	\$454,982	139.38%
North	\$429,574	\$519,680	120.98%

Tenant Rent Collections *(REVISED June 2022 Data)*

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected
Lockwood Gardens	\$94,045	\$73,447	78.10%
Peralta Village	\$143,880	\$112,904	78.47%

OAHPI Project Based Section 8 Units (Includes HAP)

Portfolio	Charged	Collected	Percent Collected
Deep East	\$513,539	\$426,599	83.07%
East	\$551,909	\$430,609	78.02%
Fruitvale	\$634,711	\$566,188	89.20%
San Antonio	\$534,600	\$479,945	89.78%
West	\$489,569	\$439,192	89.71%
North	\$550,175	\$511,672	93.00%

Leased Housing

Owner Outreach

Owner Appreciation Event- May 20 & 21, 2022

- Online Webinar May 20th-
Topics-
 - ❖ Eviction Moratorium, Responses to Domestic Violence, Lead Based Paint
- Vendor Fair/Meet & Greet- May 21st
 - ❖ 5 Community Organizations- Eden I & R, Alameda County, EBRHA, EBHO
 - ❖ Local Food trucks
- Welcome and Q& A with Executive Director Wells



Owner Appreciation Day



Newly Leased Vouchers and Opportunities

Project Based Voucher Projects

Project	PBV Units	Population Served
Coliseum Place (new construction)	37	Formerly homeless, HOPWA
Brooklyn Basin (new construction)	65	Families
Fruitvale Studios (existing)	12	Formerly homeless
Kenneth Henry Court (existing)	15	Families

Coming online soon

Project	PBV Units	Population served
95 th & International	27 of which 14 are set aside homeless	Formerly homeless and families

Emergency Housing Vouchers

Statistics

Total Allocation	Total Leased	Total Searching	Applicants in Process
515	261	151 (33 are port outs)	19

HAP Expenses	Leasing Bonus	One Time Repair	Move-In Kits
\$1,227,995	\$177,000	\$48,021	\$104,032

Referral and Outreach Activities

- County broadened priority pool beyond RoomKey and ESG
- Executed contract for Leasing Agent Services
- Family and Community Partnerships provides search assistance for GBV households and welcome kits
- Dedicated EHV team and inspector
- Outreach to market rate buildings
- Owner informational sessions
- 120% Payment Standards
- OHA has submitted written request to HUD for approval to seek qualified applicants in addition to Coordinated Entry

Mainstream Vouchers

Non-competitive
funding availability
50 vouchers
requested=
\$1,080,000 funding
annually

Mainstream
voucher serve
households with a
non-elderly (18-61
year old) person(s)
with disabilities

Extraordinary
Admin fees – \$500
per awarded
voucher-application
fees, security
deposits, landlord
outreach

Family & Community Partnerships

Family & Community Partnerships

Summer Programming and Staffing

- Summer Services
 - Launch of adult employment workshop series
 - Out of school activities (Summer Lunch, Summer Camp, Youth Employment, Back Pack Give-Away and Literacy Activities)
 - OHA Family Days events
 - OHA Education Scholarships
- Senior/Site Services
- NAHRO Merit Award for Senior Art Program and Personal Protective Equipment programming
- Housing Search Workshop/Assistance
- Staffing and Recruitment
 - 100 % staffed at of August 2022 with FTE positions
 - Recruitment for Resident Interns and Education Ambassadors

FCP Summer Programming



Capital Improvements Department

Recent Capital Projects

- Seismic Retrofit Projects
 - 368 62nd Street
 - 541 29th Street
 - 676 Fairmount Avenue
 - 1246-1248 East 34th Street
- Roof Replacements
 - 2435 26th Avenue
 - 2925 East 22nd Street
 - 2451 Renwick Street
- Campbell Village Replaced Siding at Gable Ends
- 2309/2311/2313/2315 98th Avenue- Exterior Rehabilitation
- 3217 West Street- Replaced Exterior Decks, Dry Rot, Site Concrete

368 62nd Street

Seismic Retrofit



541 29th Street



Seismic Retrofit



676 Fairmount Avenue



Seismic Retrofit

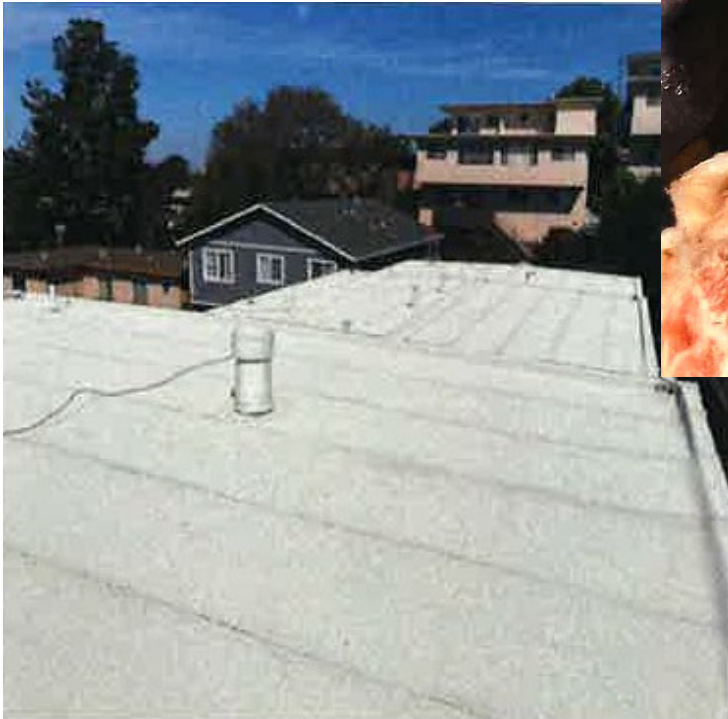


1246-1248 East 34th Street



Seismic Retrofit

2451 Renwick Street



Re-Roof Project

2435 26th Avenue



2925 East 22nd Street



Campbell Village Gable End Reside Project

Replaced 73 Dry Rotted Gable Ends With New Siding and Paint



98th Avenue Exterior Renovation



- Deck replacements
- Stucco repairs
- Dry rot repairs
- Lighting and cameras
- Exterior paint

3217 West Street

- Deck replacement
- Dry rot repairs
- Site concrete replacement

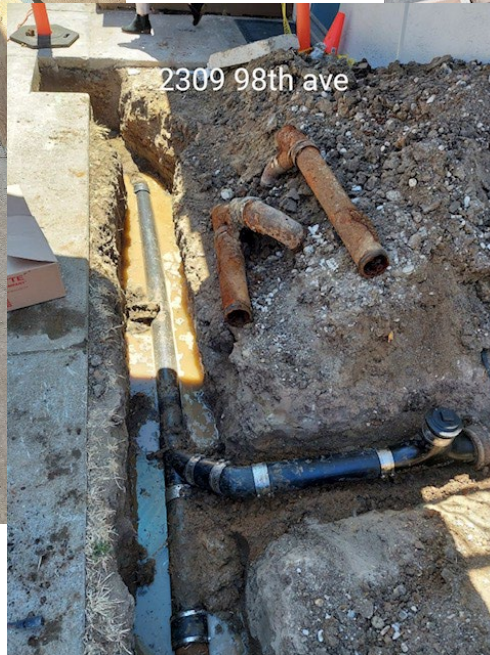


Unit Turns



- Units completed in 2022 budget year
 - 25 in Public Housing
 - 110 in OAHPI

Sewer Repairs



15 replacements in the fourth quarter


Comments/Questions

ITEM: VII.A.

Executive Office

Oakland Housing Authority MEMORANDUM

To: Board of Commissioners

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

Subject: Presentation of the unaudited Financial Status Report for the twelve-month period ending June 30, 2022

Date: August 22, 2022

This presentation provides supplemental information to the Fiscal Year (FY) 2022 Financial Report, July 1, 2021 through June 30, 2022.

Financial Highlights are as follows.

Statement of Activities: FY-22 Actuals vs Budget

Operating Revenue:

- Tenant rent income was slightly under budget due in part to calculated tenant rents adjustments and vacancies.
- Public Housing Operating Subsidy slightly higher based on HUD calculation during the calendar year.
- The Housing Choice Voucher subsidy received was slightly higher than budgeted due to HUD funds disbursed and HAP expenses reported in the Voucher Management System (VMS).
- Capital Fund Grants received higher than budget due to funds drawn twice annually.
- Central Office Cost Center (COCC) revenue from affiliates was lower due to lower expenditures in the COCC

Operating Expenses:

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

Overall results show the Authority's operating income (before non-operating expenses) thru the end of the fiscal year with a surplus of \$ 57M.

Year End Financial Status Report

Page 2 of 2

Non-operating Revenue (expenses)

- Other Postemployment Benefits (OPEB) and employee pension benefits were funded as planned.
- Capital items: (includes development and operating activities)
 - Operating activities are public housing, COCC and administrative building costs.

Attachment: Fiscal Year 2022 4th Quarter Financial Report



Oakland Housing
Authority

Oakland Housing Authority Quarterly Financial Reports

Board of Commissioners Meeting
August 22, 2022



Oakland Housing Authority

4th Quarter FY 2022

Financial Statements

Presentation Overview

Department Level

Select Areas



Oakland Housing
Authority

OHA Overall

OAKLAND HOUSING AUTHORITY Statement of Revenues, Expenses and Changes in Net Position For the twelve months ended June 30, 2022 (Unaudited)				
	FY-22 YTD Actual	FY-22 YTD Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	21%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCOA Affiliates Reimbursement	8,120,925	10,785,776	-33%	8,109,458
Miscellaneous Income	2,373,309	1,955,525	18%	1,804,817
Total Operating Revenue	\$ 360,264,812	\$ 357,450,464	1%	\$ 334,685,870
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-39%	39,892,929
Tenant Services	906,061	3,175,507	-250%	1,094,272
Utilities	1,778,070	2,110,700	-19%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-44%	8,981,100
General Expenses	5,006,070	5,939,218	-19%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-29%	6,280,715
Total Operating Expenses	\$ 302,781,345	\$ 334,819,980	-11%	\$ 303,012,255
Operating Income (Loss)	\$ 57,483,467	\$ 22,630,484	61%	\$ 31,673,615
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Investment Income	(1,509,941)	(80,735)	95%	(1,426,280)
Capital Outlay	6,125,007	12,351,500	-102%	11,504,044
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expense	\$ 12,364,330	\$ 17,342,167	-40%	\$ 22,944,246
Change in Net Position	\$ 45,119,137	\$ 5,288,317	88%	\$ 8,729,370
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	\$ 503,863,284	\$ 464,032,464	8%	\$ 448,729,076

OAKLAND HOUSING AUTHORITY Statement of Revenues, Expenses and Changes in Net Position For the twelve months ended June 30, 2022 (Unaudited)				
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Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCOA Affiliates Reimbursement	8,120,925	10,785,776	-33%	8,109,458
Miscellaneous				

OAKLAND HOUSING AUTHORITY Statement of Revenues, Expenses and Changes in Net Position For the twelve months ended June 30, 2022 (Unaudited)				
	FY-22 YTD Actual	FY-22 YTD Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	21%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCOA Affiliates Reimbursement	8,120,925	10,785,776	-33%	8,109,458
Miscellaneous				

OAKLAND HOUSING AUTHORITY Statement of Revenues, Expenses and Changes in Net Position For the twelve months ended June 30, 2022 (Unaudited)				
	FY-22 YTD Actual	FY-22 YTD Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	21%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCOA Affiliates Reimbursement	8,120,925	10,785,776	-33%	8,109,458
Miscellaneous				
Total Operating Revenue	\$ 360,264,812	\$ 357,450,464	1%	\$ 334,685,870
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-39%	39,892,929
Tenant Services	906,061	3,175,507	-250%	1,094,272
Utilities	1,778,070	2,110,700	-19%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-44%	8,981,100
General Expenses	5,006,070	5,939,218	-19%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-29%	6,280,715
Total Operating Expenses	\$ 302,781,345	\$ 334,819,980	-11%	\$ 303,012,255
Operating Income (Loss)	\$ 57,483,467	\$ 22,630,484	61%	\$ 31,673,615
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Investment Income	(1,509,941)	(80,735)	95%	(1,426,280)
Capital Outlay	6,125,007	12,351,500	-102%	11,504,044
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expense	\$ 12,364,330	\$ 17,342,167	-40%	\$ 22,944,246
Change in Net Position	\$ 45,119,137	\$ 5,288,317	88%	\$ 8,729,370
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	\$ 503,863,284	\$ 464,032,464	8%	\$ 448,729,076

	Actual	Budget	Variance	Last Year
REVENUE				
HAP Subsidy				
MTW Vouchers	\$ 278,361,025	\$ 270,759,771	\$ 7,601,254	\$ 258,948,061
VASH Vouchers	\$ 4,554,064	\$ 4,609,398	\$ (55,334)	\$ 4,392,353
Sub-Total	\$ 282,915,089	\$ 275,369,169	\$ 7,545,920	\$ 263,340,414
EHV	\$ 4,288,779	\$ 12,413,084	\$ (8,124,305)	\$ 1,107,250
SPV - Mainstream	\$ 3,085,201	\$ 3,150,890	\$ (65,689)	\$ 2,554,594
SPV-Mod Rehab	\$ 969,300	\$ 867,422	\$ 101,878	\$ 1,185,789
SP-PRR/SRA/TRR	\$ 4,806,492	\$ 5,205,642	\$ (399,150)	\$ 5,056,849
FUP/FUP/FUP	\$ -	\$ 1,174,612	\$ (1,174,612)	\$ -
Port in HAP	\$ 819,708	\$ 500,000	\$ 319,708	\$ 759,669
Sub-Total	\$ 13,969,480	\$ 23,111,600	\$ (9,142,180)	\$ 10,664,541
Total HAP Subsidy	\$ 296,884,569	\$ 298,680,829	\$ (1,796,260)	\$ 274,004,955
EXPENSES				
HAP (MTW) Expense				
HCV-Gak	\$ 232,340,192	\$ 224,175,224	\$ 8,164,968	\$ 228,418,322
HCV-Ports	\$ 2,680,617	\$ 4,040,000	\$ (1,359,383)	\$ 5,918,987
FSS	\$ 241,711	\$ 450,000	\$ (208,289)	\$ 352,182
MTW Local Programs	\$ 4,792,237	\$ 8,629,491	\$ (3,837,254)	\$ 4,912,474
Landlord Incentive	\$ 912,167	\$ 1,202,000	\$ (289,833)	\$ 645,314
EHV	\$ 1,668,219	\$ 12,285,186	\$ (10,616,967)	\$ -
Total HAP Expenses	\$ 242,635,145	\$ 250,781,901	\$ (8,146,756)	\$ 240,247,279
Excess Subsidy over HAP Expenses (Surplus/Deficit)	\$ 54,249,424	\$ 47,898,928	\$ 6,350,496	\$ 33,757,676
Admin Fee Revenue:				
HCV Admin Fees	\$ 26,494,613	\$ 20,879,979	\$ 5,614,634	\$ 24,545,191
EHV Admin Fees	\$ 272,307	\$ 578,530	\$ (306,223)	\$ -
Port in Admin Fees	\$ 42,370	\$ 556,502	\$ (514,132)	\$ 784,454
Total Admin Fee Revenue	\$ 26,809,290	\$ 22,015,011	\$ 4,794,279	\$ 25,329,645

OAKLAND HOUSING AUTHORITY Statement of Revenues, Expenses and Changes in Net Position For the twelve months ended June 30, 2022 (Unaudited)				
	FY-22 YTD Actual	FY-22 YTD Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	21%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCOA Affiliates Reimbursement	8,120,925	10,785,776	-33%	8,109,458
Miscellaneous Income	2,373,309	1,955,525	18%	1,804,817
Total Operating Revenue	\$ 360,264,812	\$ 357,450,464	1%	\$ 334,685,870
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-39%	39,892,929
Tenant Services	906,061	3,175,507	-250%	1,094,272
Utilities	1,778,070	2,110,700	-19%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-44%	8,981,100
General Expenses	5,006,070	5,939,218	-19%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-29%	6,280,715
Total Operating Expenses	\$ 302,781,345	\$ 334,819,980	-11%	\$ 303,012,255
Operating Income (Loss)	\$ 57,483,467	\$ 22,630,484	61%	\$ 31,673,615
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Investment Income	(1,509,941)	(80,735)	95%	(1,426,280)
Capital Outlay	6,125,007	12,351,500	-102%	11,504,044
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expense	\$ 12,364,330	\$ 17,342,167	-40%	\$ 22,944,246
Change in Net Position	\$ 45,119,137	\$ 5,288,317	88%	\$ 8,729,370
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	\$ 503,863,284	\$ 464,032,464	8%	\$ 448,729,076

Statement of Revenues, Expenses, and Changes in Net Position



Oakland Housing
Authority

OAKLAND HOUSING AUTHORITY				
Statement of Revenues, Expenses and Changes in Net Position				
For the twelve months ended June 30, 2022				
	(Unaudited)			
	FY-22	FY-22		Last Year
	YTD Actual	YTD Budget	% Change	Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCC Affiliates Reimbursement	8,120,925	10,785,776	-25%	8,109,458
Miscellaneous Income	2,373,309	1,955,525	21%	1,804,817
Total Operating Revenue	<u>\$ 360,264,812</u>	<u>\$ 357,450,464</u>	<u>1%</u>	<u>\$ 334,685,870</u>
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-28%	39,892,929
Tenant Services	906,061	3,175,507	-71%	1,094,272
Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
General Expenses	5,006,070	5,939,218	-16%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-22%	6,280,715
Total Operating Expenses	<u>\$ 302,781,345</u>	<u>\$ 334,819,980</u>	<u>-10%</u>	<u>\$ 303,012,255</u>
Operating Income (Loss)	<u>\$ 57,483,467</u>	<u>\$ 22,630,484</u>	<u>154%</u>	<u>\$ 31,673,615</u>
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Investment Income	(1,509,941)	(80,735)	1770%	(1,426,280)
Capital Outlay	6,125,007	12,351,500	-50%	11,504,044
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expenses	<u>\$ 12,364,330</u>	<u>\$ 17,342,167</u>	<u>-29%</u>	<u>\$ 22,944,246</u>
Change in Net Position	\$ 45,119,137	\$ 5,288,317	753%	\$ 8,729,370
Net Position, Beginning of Period	<u>458,744,147</u>	<u>458,744,147</u>	<u>0%</u>	<u>439,999,706</u>
Net Position, End of Period	<u>\$ 503,863,284</u>	<u>\$ 464,032,464</u>	<u>9%</u>	<u>\$ 448,729,076</u>

Tenant Income

Operating Subsidy-PH



OAKLAND HOUSING AUTHORITY				
Statement of Revenues, Expenses and Changes in Net Position				
For the twelve months ended June 30, 2022				
(Unaudited)				
	FY-22 YTD Actual	FY-22 YTD Budget	% Change	Last Year Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCC Affiliates Reimbursement	8,120,925	10,785,776	-25%	8,109,458
Miscellaneous Income	2,373,309	1,955,525	21%	1,804,817
Total Operating Revenue	<u>\$ 360,264,812</u>	<u>\$ 357,450,464</u>	<u>1%</u>	<u>\$ 334,685,870</u>
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-28%	39,892,929
Tenant Services	906,061	3,175,507	-71%	1,094,272
Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
General Expenses	5,006,070	5,939,218	-16%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-22%	6,280,715
Total Operating Expenses	<u>\$ 302,781,345</u>	<u>\$ 334,819,980</u>	<u>-10%</u>	<u>\$ 303,012,255</u>
Operating Income (Loss)	<u>\$ 57,483,467</u>	<u>\$ 22,630,484</u>	<u>154%</u>	<u>\$ 31,673,615</u>
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Investment Income	(1,509,941)	(80,735)	1770%	(1,426,280)
Capital Outlay	6,125,007	12,351,500	-50%	11,504,044
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expense	<u>\$ 12,364,330</u>	<u>\$ 17,342,167</u>	<u>-29%</u>	<u>\$ 22,944,246</u>
Change in Net Position	\$ 45,119,137	\$ 5,288,317	753%	\$ 8,729,370
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	<u>\$ 503,863,284</u>	<u>\$ 464,032,464</u>	<u>9%</u>	<u>\$ 448,729,076</u>

Public Housing Properties

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022
(Unaudited)

	OHA Managed FY-22 YTD Actual	OHA Managed FY-22 YTD Budget	% Change	Last Year Actual	Contract Managed FY-22 YTD Actual	Contract Managed FY-22 YTD Budget	% Change	Last Year Actual
OPERATING REVENUE								
Tenant Income	\$ 3,052,156	\$ 3,100,218	-1.6%	\$ 2,998,161	\$ 1,641,927	\$ 1,653,872	-0.7%	\$ 1,695,383
Less: Vacancies/Concession	-	(61,672)	-100.0%		(178,086)	(109,968)	61.9%	(210,110)
Operating Subsidy-Public Housing	5,306,401	4,651,819	14.1%	4,772,689	2,307,501	2,017,866	14.4%	2,159,250
Capital Fund Grants	1,729,939	1,979,000	-12.6%	4,423,685	1,132,235	956,000	18.4%	812,322
Miscellaneous Income	13,197	-	100.0%	10,423	104,819	130,000	-19.4%	67,211
Total Revenue	<u>\$ 10,101,693</u>	<u>\$ 9,669,365</u>	<u>4.5%</u>	<u>\$ 12,204,959</u>	<u>\$ 5,008,396</u>	<u>\$ 4,647,770</u>	<u>7.8%</u>	<u>\$ 4,524,055</u>
OPERATING EXPENSES								
Administrative	\$ 856,571	\$ 2,015,049	-57.5%	\$ 1,180,708	\$ 834,639	\$ 1,141,071	-26.9%	\$ 1,056,765
Tenant Services	42,667	90,000	-52.6%	3,821	264,780	401,307	-34.0%	232,593
Utilities	936,355	1,125,783	-16.8%	1,023,330	540,645	538,303	0.4%	579,477
Maintenance and Operations	4,208,619	5,262,002	-20.0%	3,975,426	1,227,918	1,479,385	-17.0%	1,106,348
General Expenses	676,944	662,930	2.1%	382,308	222,919	347,620	-35.9%	198,083
Total Operating Expenses	<u>\$ 6,721,157</u>	<u>\$ 9,155,764</u>	<u>-26.6%</u>	<u>\$ 6,565,593</u>	<u>\$ 3,090,900</u>	<u>\$ 3,907,686</u>	<u>-20.9%</u>	<u>\$ 3,173,265</u>
Operating Income (Loss)	<u>\$ 3,380,536</u>	<u>\$ 513,601</u>	<u>558.2%</u>	<u>\$ 5,639,366</u>	<u>1,917,495</u>	<u>740,084</u>	<u>159.1%</u>	<u>1,350,790</u>
Non Operating (Revenues) Expenses								
Depreciation and Amortization	\$ 196,422	\$ -	100.0%	\$ 196,422	\$ 480,681	\$ -	100.0%	\$ 451,481
Capital Outlay	1,284,683	1,680,000	-23.5%	827,316	149,270	1,165,000	-87.2%	51,840
Other Non Operating Expenses (Allocated Cost)	3,760,211	4,935,778	-23.8%	3,919,933	1,047,750	1,926,326	-45.6%	1,060,692
Total Non Operating (Revenues) Expenses	<u>\$ 5,241,316</u>	<u>\$ 6,615,778</u>	<u>-20.8%</u>	<u>\$ 4,943,671</u>	<u>\$ 1,677,701</u>	<u>\$ 3,091,326</u>	<u>-45.7%</u>	<u>\$ 1,564,013</u>
Net Surplus/(Deficit)	<u>\$ (1,860,780)</u>	<u>\$ (6,102,177)</u>	<u>-69.5%</u>	<u>\$ 695,695</u>	<u>\$ 239,794</u>	<u>\$ (2,351,242)</u>	<u>-110.2%</u>	<u>\$ (213,223)</u>

HAP Revenue

HAP Payments



OAKLAND HOUSING AUTHORITY				
Statement of Revenues, Expenses and Changes in Net Position				
For the twelve months ended June 30, 2022				
	(Unaudited)			
	FY-22	FY-22		Last Year
	YTD Actual	YTD Budget	% Change	Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCC Affiliates Reimbursement	8,120,925	10,785,776	-25%	8,109,458
Miscellaneous Income	2,373,309	1,955,525	21%	1,804,817
Total Operating Revenue	\$ 360,264,812	\$ 357,450,464	1%	\$ 334,685,870
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-28%	39,892,929
Tenant Services	906,061	3,175,507	-71%	1,094,272
Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
General Expenses	5,006,070	5,939,218	-16%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-22%	6,280,715
Total Operating Expenses	\$ 302,781,345	\$ 334,819,980	-10%	\$ 303,012,255
Operating Income (Loss)	\$ 57,483,467	\$ 22,630,484	154%	\$ 31,673,615
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Investment Income	(1,509,941)	(80,735)	1770%	(1,426,280)
Capital Outlay	6,125,007	12,351,500	-50%	11,504,044
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expense	\$ 12,364,330	\$ 17,342,167	-29%	\$ 22,944,246
Change in Net Position	\$ 45,119,137	\$ 5,288,317	753%	\$ 8,729,370
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	\$ 503,863,284	\$ 464,032,464	9%	\$ 448,729,076

Leased Housing

Oakland Housing Authority Sources and Uses Report As of June 30, 2022				
<u>REVENUE</u>	<u>Actual</u>	<u>Budget</u>	<u>% Change</u>	<u>Last Year</u>
HAP Subsidy				
MTW Vouchers	\$ 278,361,025	\$ 271,934,383	2.36%	\$ 258,948,061
VASH Vouchers	\$ 4,554,064	\$ 4,609,398	-1.20%	\$ 4,392,353
Sub-Total	\$ 282,915,089	\$ 276,543,781	2.30%	\$ 263,340,414
EHV	\$ 4,288,779	\$ 12,413,084	-65.45%	\$ 1,107,250
SPV - Mainstream	\$ 3,085,201	\$ 3,150,890	-2.08%	\$ 2,554,984
SPV-Mod Rehab	\$ 969,300	\$ 867,432	11.74%	\$ 1,185,789
SP-PRA/SRA/TRA	\$ 4,806,492	\$ 5,205,642	-7.67%	\$ 5,056,849
Port In HAP	\$ 819,708	\$ 500,000	63.94%	\$ 759,669
Sub-Total	\$ 13,969,480	\$ 22,137,048	-36.90%	\$ 10,664,541
Total HAP Subsidy	\$ 296,884,569	\$ 298,680,829	-0.60%	\$ 274,004,955
<u>EXPENSES</u>				
HAP (MTW) Expense				
HCV-Oak	\$ 232,340,192	\$ 224,175,224	3.64%	\$ 228,418,322
HCV-Ports	\$ 2,680,617	\$ 4,040,000	-33.65%	\$ 5,918,987
FSS	\$ 241,711	\$ 450,000	-46.29%	\$ 352,182
MTW Local Programs	\$ 4,792,237	\$ 8,629,491	-44.47%	\$ 4,912,474
Landlord Incentive	\$ 912,167	\$ 1,202,000	-24.11%	\$ 645,314
EHV	\$ 1,668,219	\$ 12,285,186	-86.42%	\$ -
Total HAP Expenses	\$ 242,635,145	\$ 250,781,901	-3.25%	\$ 240,247,279
Excess Subsidy over HAP Expenses [Suplus/(Deficit)]	\$ 54,249,424	\$ 47,898,928	13.26%	\$ 33,757,676
<u>Admin Fee Revenue:</u>				
HCV Admin Fees	\$ 26,494,613	\$ 20,879,979	26.89%	\$ 24,545,191
EHV Admin Fees	\$ 272,307	\$ 578,530	-52.93%	\$ -
Port In Admin Fees	\$ 42,370	\$ 556,502	-92.39%	\$ 784,454
Total Admin Fee Revenue	\$ 26,809,290	\$ 22,015,011	21.78%	\$ 25,329,645

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

(Unaudited)

	<u>FY-22</u> <u>YTD Actual</u>	<u>FY-22</u> <u>YTD Budget</u>	<u>% Change</u>	<u>Last Year</u> <u>Actual</u>
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCC Affiliates Reimbursement	8,120,925	10,785,776	-25%	8,109,458
Miscellaneous Income	2,373,309	1,955,525	21%	1,804,817
Total Operating Revenue	<u>\$ 360,264,812</u>	<u>\$ 357,450,464</u>	<u>1%</u>	<u>\$ 334,685,870</u>
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-28%	39,892,929
Tenant Services	906,061	3,175,507	-71%	1,094,272
Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
General Expenses	5,006,070	5,939,218	-16%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-22%	6,280,715
Total Operating Expenses	<u>\$ 302,781,345</u>	<u>\$ 334,819,980</u>	<u>-10%</u>	<u>\$ 303,012,255</u>
Operating Income (Loss)	<u>\$ 57,483,467</u>	<u>\$ 22,630,484</u>	<u>154%</u>	<u>\$ 31,673,615</u>
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Investment Income	(1,509,941)	(80,735)	1770%	(1,426,280)
Capital Outlay	6,125,007	12,351,500	-50%	11,504,044
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expense	<u>\$ 12,364,330</u>	<u>\$ 17,342,167</u>	<u>-29%</u>	<u>\$ 22,944,246</u>
Change in Net Position	\$ 45,119,137	\$ 5,288,317	753%	\$ 8,729,370
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	<u>\$ 503,863,284</u>	<u>\$ 464,032,464</u>	<u>9%</u>	<u>\$ 448,729,076</u>

<u>Other Operating Grants:</u>	<u>FY22</u> <u>Actual</u>	<u>FY22</u> <u>Budget</u>	<u>FY21</u> <u>Actual</u>
PH-Capital Fund	\$9,824,634	\$10,074,617	\$9,554,680
Other Grants:			
Ross Grant	(\$17,847)	\$70,000	\$256,329
Family Self Sufficiency Program	\$282,270	\$152,079	\$331,731
Job Plus Program	\$0	\$0	\$642,199
MIT Program	\$49,050	\$0	\$0
	<u>\$10,138,107</u>	<u>\$10,296,696</u>	<u>\$10,784,939</u>

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

(Unaudited)

	<u>FY-22</u> <u>YTD Actual</u>	<u>FY-22</u> <u>YTD Budget</u>	<u>% Change</u>	<u>Last Year</u> <u>Actual</u>
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCC Affiliates Reimbursement	8,120,925	10,785,776	-25%	8,109,458
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Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
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	<u>FY22</u> <u>Actual</u>	<u>FY22</u> <u>Budget</u>	<u>FY21</u> <u>Actual</u>
Miscellaneous & Other Revenue:			
COCC Affiliate Reimbursement	<u>\$8,120,925</u>	<u>\$10,785,776</u>	<u>\$8,109,458</u>
Miscellaneous Income:			
Fraud Recovery	\$91,047	\$80,000	\$126,303
Salary Reimbursement from Affiliates	\$620,729	\$862,078	\$709,285
Developer fee/Ground Lease/Admin Fee	\$1,194,939	\$85,450	\$97,972
Security, Parking, Signage & Misc Fee	<u>\$466,594</u>	<u>\$927,997</u>	<u>\$871,258</u>
	<u>\$2,373,309</u>	<u>\$1,955,525</u>	<u>\$1,804,818</u>

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

	(Unaudited)			
	FY-22	FY-22		Last Year
	YTD Actual	YTD Budget	% Change	Actual
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
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Net Position, End of Period	<u>\$ 503,863,284</u>	<u>\$ 464,032,464</u>	<u>9%</u>	<u>\$ 448,729,076</u>

	FY22	FY22	FY21
Administrative Expenses:	Actuals	Budget	Actuals
Administrative Salaries and	\$ 28,956,007	\$ 37,465,869	\$ 31,559,458
Consultants/Audit Fees	\$ 2,066,554	\$ 4,726,172	\$ 1,946,174
Other Admin Expenses	\$ 6,325,043	\$ 9,822,637	\$ 6,387,298
	<u>\$ 37,347,604</u>	<u>\$ 52,014,678</u>	<u>\$ 39,892,929</u>

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

(Unaudited)

FY-22 FY-22 Last Year
YTD Actual YTD Budget % Change Actual

OPERATING REVENUE

Tenant Income
 Operating Subsidy-Public Housing
 Housing Assistance Payments Revenue
 Other Operating Grants
 COCC Affiliates Reimbursement
 Miscellaneous Income
 Total Operating Revenue

	Family Comm.	Public Housing	FY22	FY22	FY21
	Partnership	Properties	Actual	Budget	Actual
Tenant Services:					
Salaries & Benefits	\$ 18,127	\$ 191,489	\$ 209,615	\$ 408,647	\$ 158,312
Operating Expenses	\$ 24,620	\$ 13,255	\$ 37,875	\$ 76,500	\$ 37,047
Resident Service Expenses	\$ 5,200	\$ 25,175	\$ 30,375	\$ 382,360	\$ 37,501
Program Services	\$ 544,424	\$ 83,772	\$ 628,196	\$ 2,308,000	\$ 861,412
	\$ 592,370	\$ 313,691	\$ 906,061	\$ 3,175,507	\$ 1,094,272

OPERATING EXPENSES

Housing Assistance Payments
 Administrative

Tenant Services	37,347,604	52,014,678	-28%	39,892,929
Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
General Expenses	5,006,070	5,939,218	-16%	4,597,304
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Non Operating (Revenues) Expenses

Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
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OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

(Unaudited)

	FY-22	FY-22		Last Year
	YTD Actual	YTD Budget	% Change	Actual

OPERATING REVENUE

Tenant Income		Capital	Lockwood Gardens	Harrison/Adel Court	FY22	FY22	FY21
Operating Subsidy-Public Housing	Maintenance & Operations:	Improvements	Peralta Village	Campbell/Palo Vista	Actual	Budget	Actual
Housing Assistance Payments Revenue	Salaries & Benefits	\$ 2,439,966	\$ 2,215,360	\$ 437,316	\$ 5,092,642	\$ 7,237,693	\$ 5,444,271
Other Operating Grants	Operating Exp	\$ 97,860	\$ 21,400	\$ -	\$ 119,260	\$ 120,900	\$ 106,881
COCC Affiliates Reimbursement	Material Exp	\$ 98,958	\$ 347,455	\$ 70,713	\$ 517,126	\$ 927,900	\$ 640,756
Miscellaneous Income	Contract Exp.	\$ 1,089,662	\$ 1,434,342	\$ 719,889	\$ 3,243,893	\$ 4,595,187	\$ 2,789,191
Total Operating Revenue		\$ 3,726,445	\$ 4,018,557	\$ 1,227,918	\$ 8,972,920	\$ 12,881,680	\$ 8,981,100
PERATING EXPENSES	Utilities Expense	\$ 301,070	\$ 936,355	\$ 540,645	\$ 1,778,070	\$ 2,110,700	\$ 1,918,656

OPERATING EXPENSES

Housing Assistance Payments				
Administrative	37,347,604	52,014,678	-28%	39,892,929
Tenant Services	906,061	3,175,507	-71%	1,094,272
Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
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Non Operating (Revenues) Expenses

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Total Non Operating (Revenues) Expense	\$ 12,364,330	\$ 17,342,167	-29%	\$ 22,944,246

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Net Position, End of Period	\$ 503,863,284	\$ 464,032,464	9%	\$ 448,729,076

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

(Unaudited)

	<u>FY-22</u> <u>YTD Actual</u>	<u>FY-22</u> <u>YTD Budget</u>	<u>% Change</u>	<u>Last Year</u> <u>Actual</u>
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
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Miscellaneous Income	2,373,309	1,955,525	21%	
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	<u>FY22</u> <u>Actual</u>	<u>FY22</u> <u>Budget</u>	<u>FY21</u> <u>Actual</u>
General Expenses			
Auto, Property & Liability Insurance	\$ 894,002	\$ 902,199	\$ 823,166
Workers Compensation	\$ 1,449,859	\$ 2,304,409	\$ 1,322,384
All other Insurance Exp	\$ 229,272	\$ 392,610	\$ 63,556
Operating Expense to PH 3rd Party Managed	\$ 2,432,936	\$ 2,340,000	\$ 2,388,198
	<u>\$ 5,006,070</u>	<u>\$ 5,939,218</u>	<u>\$ 4,597,304</u>

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

(Unaudited)

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	<u>FY22</u> <u>Actual</u>	<u>FY22</u> <u>Budget</u>	<u>FY21</u> <u>Actual</u>
Protective Services			
Salaries & Benefits	\$ 5,660,173	\$ 7,391,599	\$ 5,417,380
Operating Expenses	\$ 475,302	\$ 524,697	\$ 863,335
	<u>\$ 6,135,476</u>	<u>\$ 7,916,296</u>	<u>\$ 6,280,715</u>

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

	(Unaudited)			
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Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
General Expenses	5,006,070	5,939,218	-16%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-22%	6,280,715
Total Operating Expenses	<u>\$ 302,781,345</u>	<u>\$ 334,819,980</u>	<u>-10%</u>	<u>\$ 303,012,255</u>
Operating Income (Loss)	<u>\$ 57,483,467</u>	<u>\$ 22,630,484</u>	<u>154%</u>	<u>\$ 31,673,615</u>
Non Operating (Revenues) Expenses				
Depreciation and Amortization	\$ 2,649,084	\$ -	100%	\$ 2,619,884
(Gain)/Loss on Disposal of Capital Assets	72,162	-	100%	-
Capital Outlay	6,125,007	12,351,500	-50%	11,504,044
Investment Income	(1,509,941)	(80,735)	1770%	(1,426,280)
Other Nonoperating Expenses	5,028,018	5,071,402	-1%	10,246,597
Total Non Operating (Revenues) Expenses	<u>\$ 12,364,330</u>	<u>\$ 17,342,167</u>	<u>-29%</u>	<u>\$ 22,944,246</u>
Change in Net Position	\$ 45,119,137	\$ 5,288,317	753%	\$ 8,729,370
Net Position, Beginning of Period	458,744,147	458,744,147	0%	439,999,706
Net Position, End of Period	<u>\$ 503,863,284</u>	<u>\$ 464,032,464</u>	<u>9%</u>	<u>\$ 448,729,076</u>

Capital Outlay:	FY22 Actuals	FY22 Budget	FY21 Actuals
ORED	\$ -	\$ 6,040,000	\$ 8,442,035
Operations(IT/Fin/CCGS/PD/FCP)	\$ 1,359,529	\$ 2,675,500	\$ 1,512,039
Public Housing	\$ 1,403,237	\$ 2,945,000	\$ 759,839
CID/Facilities	\$ 576,949	\$ 691,000	\$ 388,252
Extraordinary Maintenance	\$ 2,785,291	\$ -	\$ 401,880
	<u>\$ 6,125,007</u>	<u>\$12,351,500</u>	<u>\$ 11,504,044</u>

OAKLAND HOUSING AUTHORITY
Statement of Revenues, Expenses and Changes in Net Position
For the twelve months ended June 30, 2022

	(Unaudited)			
	FY-22	FY-22		Last Year
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>% Change</u>	<u>Actual</u>
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
Housing Assistance Payments Revenue	323,693,859	320,695,840	1%	299,334,600
Other Operating Grants	10,138,107	10,296,696	-2%	10,784,939
COCC Affiliates Reimbursement	8,120,925	10,785,776	-25%	8,109,458
Miscellaneous Income	2,373,309	1,955,525	21%	1,804,817
Total Operating Revenue	<u>\$ 360,264,812</u>	<u>\$ 357,450,464</u>	<u>1%</u>	<u>\$ 334,685,870</u>
OPERATING EXPENSES				
Housing Assistance Payments	\$ 242,635,145	\$ 250,781,901	-3%	\$ 240,247,279
Administrative	37,347,604	52,014,678	-28%	39,892,929
Tenant Services	906,061	3,175,507	-71%	1,094,272
Utilities	1,778,070	2,110,700	-16%	1,918,656
Maintenance and Operations	8,972,920	12,881,680	-30%	8,981,100
General Expenses	5,006,070	5,939,218	-16%	4,597,304
Protective Service Expenses	6,135,476	7,916,296	-22%	6,280,715
Total Operating Expenses	<u>\$ 302,781,345</u>	<u>\$ 334,819,980</u>	<u>-10%</u>	<u>\$ 303,012,255</u>
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	FY22	FY22	FY21
<u>Other Non-operating Expenses</u>	<u>Actuals</u>	<u>Budget</u>	<u>Actuals</u>
Pension & Other Postemployment Benefits	\$ 5,028,018	\$5,071,402	\$ 10,246,597
	<u>\$ 11,153,025</u>	<u>\$17,422,902</u>	<u>\$ 21,750,641</u>
Non-operating (Revenues) Expenses:	FY22	FY22	FY21
Investment Income:	<u>Actuals</u>	<u>Budget</u>	<u>Actuals</u>
Interest Income-(banks)	<u>\$ (1,509,941)</u>	<u>\$ (80,735)</u>	<u>\$ (1,426,280)</u>

Statement of Revenues, Expenses, and Changes in Net Position

OAKLAND HOUSING AUTHORITY Statement of Revenues, Expenses and Changes in Net Position For the twelve months ended June 30, 2022 (Unaudited)				
	FY-22	FY-22		Last Year
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>% Change</u>	<u>Actual</u>
OPERATING REVENUE				
Tenant Income	\$ 4,515,997	\$ 4,709,926	-4%	\$ 4,483,434
Operating Subsidy-Public Housing	11,422,615	9,006,701	27%	10,168,622
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OPERATING EXPENSES				
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Net Position, End of Period	<u>\$ 503,863,284</u>	<u>\$ 464,032,464</u>	<u>9%</u>	<u>\$ 448,729,076</u>



Oakland Housing
Authority

Thank you for your attention.



ITEM: VII.B.**Executive Office****Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

From: Patricia Wells, Executive Director

DocuSigned by:

Patricia Wells

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Subject: Authorizing the Executive Director to exercise the First Option Term and amend the contract with Helen Dunlap Consulting for Real Estate Development Consulting Services to add \$75,000 in hourly consulting services, which will increase the total contract authorized contract amount from \$480,000 to \$555,000.

Date: August 22, 2022

Purpose: This action will authorize the Executive Director to exercise the First Option Term and amend the contract with Helen Dunlap Consulting for Real Estate Development Consulting Services to add \$75,000 in hourly consulting services, which will increase the total authorized contract amount from \$480,000 to \$555,000.

Funding: Funds are included in the Authority's adopted FY2023 Operating Budget in account 4182-00-000, Consultants.

Background:

The Oakland Housing Authority (Authority) Board of Commissioners passed Resolution 4934 authorizing a contract for Real Estate Development Consulting Services including the development of a five-year strategic plan for real estate development with Helen Dunlap Consulting on August 24, 2020. The original contract was for a not-to-exceed amount of \$200,000, of which Part 1 is for a fixed-fee of \$130,000 and Part 2 of \$70,000 was for hourly services.

Part 1 of the contract is for a fixed fee of \$130,000 to research, conduct interviews and facilitate the creation of a plan for real estate development that will guide Authority operations and development going forward. The proposed action does not change the \$130,000 fee or the scope for this part of the contract. The framework for real estate development has been completed. Much of the more specific strategy work such as the system for resource allocation has been incorporated into the ongoing efforts of the Commission.

Part 2 of the contract was designated for hourly consulting services to assist Authority staff

Amend Contract for Real Estate Development Consulting Services

Page 2 of 3

with targeted analysis and strategic planning initiatives in areas including but not limited to allocation of housing vouchers, policies on the use of financial reserves, and the preservation and redevelopment of the OAHPI scattered site portfolio. The hourly consulting services work was expanded in April 2021 to support the capacity of the Authority's real estate development staff and enabling the Authority to explore new initiatives while existing staff continues to work on real estate transactions and partnerships that were active in the pipeline before Helen Dunlap Consultants commenced their work in August 2020. Additional funding for this work was approved in January 2022.

Staff is now seeking authorization for the Executive Director to amend Part 2 of the contract to add \$75,000 to complete the support work for Oakland Housing Authority. If the additional \$75,000 is approved then the total for Part 2 hourly consulting services will be \$425,000 as follows:

- \$70,000 approved at the inception of August 24, 2020;
- \$150,000 approved in March 2021;
- \$130,000 approved in January 2022;
- \$75,000 approved August 2022
- Part 2, Grand Total \$425,000.

The scope of work for Part 2 is outlined in the table below. This work is intended to conclude the work on this contract and be completed prior to the end of the First Option Term expiry of September 2023.

<p><u>Primary Consultant Role</u></p> <p>Support Review of Strategic Plan Advice on Lion Creek Crossing & COSR Advisor to Leadership Coordinate Consultative Efforts ***</p> <p>Hours: 20 per-month Cost: \$19,500</p>	<p><u>Support Consultant #1 Role</u></p> <p>Complete COSR & Project Underwriting Support Policy Dialogue for Work Completed Editing/Advising ORED Staff ***</p> <p>Hours: 25 per-month for 3 months 16 per-month for 2 months Cost: \$24,275</p>
<p>Dunlap Consulting Contract Close-out</p>	
<p><u>Support Consultant #2 Role</u></p> <p>Support Implementation of ENI - Mandela COSRA Fund Development Advice Support ORED Staff - Project Specific RFP ***</p> <p>Hours: 16 per-month Cost: \$18,000</p>	<p><u>Combined Cost Estimate</u></p> <p>Total Outlined (Primary Consultant, Support Consultant #1, Support Consultant #2): \$61,775 Unallocated/Contingency (60 hours): \$13,225 ***</p> <p>TOTAL: \$75,000</p>

Amend Contract for Real Estate Development Consulting Services

Page 3 of 3

Recommended Action:

It is recommended that the Board of Commissioners adopt the attached resolution authorizing the Executive Director to exercise the First Option Term and amend the contract with Helen Dunlap Consulting for Real Estate Development Consulting Services to add \$75,000 in hourly consulting services, which will increase the total contract amount from \$480,000 to \$555,000.

Attachment: Resolution 4934
 Resolution

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

On Motion of Commissioner: Janny Castillo

Seconded by Commissioner: Vice-Chair Anne Griffith

and approved by the following vote:

AYES: Commissioners Castillo, Griffith, Castillo, Montgomery, Wright, Jung-Lee

NAYS: 0

ABSTAIN: 0

ABSENT: 0

EXCUSED: Mark Tortorich

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 4934

**AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH HELEN DUNLAP CONSULTING FOR REAL ESTATE
DEVELOPMENT CONSULTING SERVICES FOR
AN AMOUNT NOT TO EXCEED \$200,000**

WHEREAS, Oakland Housing Authority intends to develop and adopt a five-year real estate development plan to guide its development activities; and

WHEREAS, the Authority can benefit from the expertise of knowledgeable real estate development consultants as it creates its five-year development plan; and

WHEREAS, real estate development consultants are also needed to assist the Authority with targeted analysis and strategic planning initiatives in areas including but not limited to allocation of housing choice vouchers, development of policies on the use of financial reserves, and the preservation and redevelopment of the OAHPI scattered site portfolio; and

WHEREAS, in accordance with the OHA Procurement Policy, the Authority issued Request for Quotes #20-024 to procure real estate development consulting services; and

WHEREAS, Helen Dunlap has over 45 years of experience related to affordable housing development, including launching affordable housing development and technical assistance nonprofits, working in banking, serving as a Deputy Assistant

Secretary of HUD, working in lending, and extensive consulting for nonprofits, local governments, Community Development Financial Institutions, and foundations; and

WHEREAS, Helen Dunlap Consulting had the lowest average hourly rates of all of the quotes that were submitted.

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

THAT, the Board of Commissioners authorizes the Executive Director to execute a contract with Helen Dunlap Consulting for real estate development consulting services; and

THAT, contract shall have an initial two-year term with three, one-year option terms; and

THAT, contract shall be for an amount not to exceed \$200,000; and

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

*I certify that the foregoing resolution is a full, true and correct copy
of a resolution passed by the Commissioners of the Housing Authority
of the City of Oakland, California on August 24, 2020.*

DocuSigned by:

Patricia Wells

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Patricia Wells, Secretary / Executive Director

ADOPTED: August 24, 2020

RESOLUTION NO. 4934

**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:

**AUTHORIZING THE EXECUTIVE DIRECTOR TO EXERCISE THE FIRST OPTION
TERM AND AMEND THE CONTRACT WITH HELEN DUNLAP CONSULTING FOR
REAL ESTATE DEVELOPMENT CONSULTING SERVICES TO ADD \$75,000 IN
HOURLY CONSULTING SERVICES, WHICH WILL INCREASE THE TOTAL
CONTRACT AMOUNT FROM \$480,000 TO \$555,000**

WHEREAS, Oakland Housing Authority (Authority) intends to develop and adopt a plan to guide its real estate development activities; and

WHEREAS, the Authority can benefit from the expertise of knowledgeable real estate development consultants as it creates its plan to develop and invest in real estate; and

WHEREAS, the Oakland Housing Authority Board of Commissioners passed Resolution 4934 authorizing a contract for Real Estate Development Consulting Services including the development of a five-year strategic plan for real estate development with Helen Dunlap Consulting on August 24, 2020; and

WHEREAS, the contract had an initial term of September 3, 2020, to September 2, 2022, with three one-year option terms; and

WHEREAS, the original contract was for a not-to-exceed amount of \$200,000 and has two Parts; and

WHEREAS, Part One of the contract is for a fixed fee of \$130,000 to research, conduct interviews and facilitate the creation of a plan to guide the Authority's real estate development; and

WHEREAS, Part Two of the contract, for \$70,000, was designated for hourly consulting services to assist Authority staff with targeted analysis and strategic planning initiatives in areas including but not limited to allocation of housing vouchers, policies on the use of financial reserves, and the preservation and redevelopment of the OAHPI scattered site portfolio; and

WHEREAS, the Oakland Housing Authority Board of Commissioners passed Resolution 4967 authorizing an increase of \$150,000 to the Helen Dunlap Consulting contract on March 22, 2021; and

WHEREAS, the Oakland Housing Authority Board of Commissioners passed resolution 5032 authorizing and increase of \$130,000 to the Helen Dunlap Consulting contract on January 24, 2022; and

WHEREAS, staff is seeking authorization for the Executive Director to amend Part Two of the contract to add \$75,000 for work to complete work on the contract; and

WHEREAS, if approved the total for Part Two hourly consulting services will be \$425,000 and the scope of work for Part Two will include continued support of staff and leadership and the provision of direct guidance in developing product and program plans consistent with the strategic plan.

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

THAT, the Board of Commissioners authorizes the Executive Director to extend the term of the contract with Helen Dunlap Consulting to September 2, 2023, by exercising the First Option Term of the contract; and

THAT, the Board of Commissioners authorizes the Executive Director to amend the contract with Helen Dunlap Consulting by increasing the Part Two contract amount for hourly consulting services by \$75,000; and

THAT, the total contract amount will increase to \$555,000; and

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

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on August 22, 2022.

Patricia Wells, Secretary / Executive Director


ADOPTED: August 22, 2022

RESOLUTION NO.

CONSENT AGENDA ITEMS

ITEM: VII.C.**Executive Office
Oakland Housing Authority MEMORANDUM**

To: Board of Commissioners

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

Subject: Resolution 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: August 22, 2022

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) for 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. On October 25, 2021 through Resolution Number 4997 and in compliance with Assembly Bill 361 (Chapter 165, Statutes of 2021) (AB 361), the Board of Commissioners ratified the proclamation of a state of emergency and made findings, which authorized continued remote teleconference meetings.

On November 24, 2021, The Board of Commissioners adopted Resolution Number 5009 within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On December 6, 2021, The Board of Commissioners adopted Resolution Number 5020, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

Assembly Bill Number 361

Page 2 of 3

On December 27, 2021, The Board of Commissioners adopted Resolution Number 5022, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On January 24, 2022, The Board of Commissioners adopted Resolution Number 5033, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On February 28, 2022, The Board of Commissioners adopted Resolution Number 5034, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On March 21, 2022, The Board of Commissioners adopted Resolution Number 5051, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On April 25, 2022, The Board of Commissioners adopted Resolution Number 5056, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On May 23, 2022, The Board of Commissioners adopted Resolution Number 5079, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On June 27, 2022, The Board of Commissioners adopted Resolution Number 5090, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

On July 25, 2022, The Board of Commissioners adopted Resolution Number 5095, within the thirty-day period, which made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361.

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.

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

Assembly Bill Number 361

Page 3 of 3

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.

Recommendation:

It is recommended that the Board of Commissioners adopt a resolution 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: Resolution

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

On Motion of Commissioner:

Seconded by Commissioner:

And approved by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER:

**RESOLUTION 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, Resolution 4997 ratified the proclamation of the state of emergency and made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on November 24, 2021, Resolution 5009 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on December 06, 2021, Resolution 5020 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on December 27, 2021, Resolution 5022 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on January 24, 2022, Resolution 5033 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on February 28, 2022, Resolution 5034 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on March 21, 2022, Resolution 5051 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on April 25, 2022, Resolution 5056 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on May 23, 2022, Resolution 5079 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on June 27, 2022, Resolution 5090 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; and

WHEREAS, on July 25, 2022, Resolution 5095 made findings to continue remote teleconference meetings pursuant to Brown Act provisions, as amended by AB 361; 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 not

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 August 22, 2022.

Secretary / Executive Director

ADOPTED: August 22, 2022

RESOLUTION NO.

WRITTEN
COMMUNICATIONS
(MONTHLY REPORT)



Oakland Housing Authority
Monthly Status Report
July 2022



Section 3 Construction and Non-Construction

Twenty-four (24) participants are enrolled in the Section 3 program; sixteen (16) are currently working on construction projects, and eight (8) are seeking employment.

Section 3 List

Number*	Trade	Level	Union Affiliation	Work Status
Currently Working				
1-6	Carpentry	Apprentice (1 st) - Journeyman	Carpenters, Carpenters 713, Millwright	Fruitvale Transit Project, Green St. Station, W.A. Rose Construction, Oliver Company, BBI BGB, James E. Roberts Obayashi, Country Builders
7	Electrical	Apprentice	Electrical Union	Design Electric
8-11	Laborer	Apprentice (1 st) – Journeyman	Laborers, Laborers Local 304	Brooklyn Basin, James E. Roberts Obayashi, Branagh Inc., Plant Construction, Baines Group, Chevron, BBI
12	Cement Mason	Apprentice (1 st)	Local 300	Luminart Concrete
13	Laborer	Journey level	Laborers	Ranger Pipelines
14	Cypress Mandela Graduate	Pre-Apprentice	N/A	Non-Union – Cement
15	Welder	Journeyman	Boilermakers	Non-Union – Welding
16	Painter	Journey Level	Painters	Cal Trans
Currently Seeking Employment				
17	Carpenters Union	Apprentice (Rising Sun Graduate)	Carpenters	Not working
18	Operating Engineers	Journey Level	Operating Engineers – Local 3	Not working
19	Laborers	Journey Level	Laborers	Not Working
20	Carpenters	Journey Level	Carpenters	Not working
21	Iron Workers	Apprentice (1 st)	Iron Worker –Local 378	Not Working

22	Laborers	Journey Level	Laborers	Not Working
23	Carpenters	Apprentice	Carpenters	Not Working
24	Carpenters	Journey Level	Carpenters	Not working

The Employment team provides monthly case management and employment support to the eight (8) participants seeking employment.

Section 3 New Hires (Construction & Non-Construction)

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Declined Offer	Company	Position
General Services	1	0	0	1	Pacific Steel Group	Iron Worker
Total	1	0	0	1	YTD Total	1

Section 3 Compliance

FCP received three (3) trade requests for twenty-six Section 3 employment opportunities. One (1) contractor received one compliance report as FCP was unable to refer residents to their positions because the current list of unionized workers does not possess the necessary qualifications or they are already employed.

One (1) Section 3 participant was referred to Nibbi & Pacific Steel Group for an Apprentice Steel Worker position at the Brooklyn Basin A-1 Foon Lok West site.

Section 3 Compliance

Employer(s)	Trade	Requests	OHA Referrals	OHA Hires	Compliance Reports Issued
Nibbi Brothers & Condon Johnson	Operating Engineer	1	0	0	1
	Pile Driver	1	0	0	1
Nibbi Brothers & Pacific Steel Group	Apprentice steel worker	24	1	0	0
Total		26	1	0	2

Employment and Economic Development

FCP Program	Job Referrals	Job Readiness	Total
FSS	1	2	3
General Support	14	8	22
ROSS	1	0	1
Section 3	1	0	1
Total	17	10	27

The Employment team launched its employment workshops series in the Learning Lab at the West District office. The workshops facilitated included: Resume and Cover Letter Writing, Effective Communication, Time Management, Job Success, and Interviewing. Nine (9) residents received assistance with their job search and developed a resume.

Winning Wednesday Hiring Events

OHA hosted two (2) on-site hiring/career events in partnership with Laney College in the Learning Lab at the West District office.



Company	OHA participants	Community Participants	Total
Alameda Unified School District	5	0	5
Allied Universal	8	3	11
Total	13	3	16

Alameda College Job Fair

On July 13th, FCP participated in the job fair held at Alameda College with approximately sixty (60) job seekers in attendance and six (6) OHA residents.



General Employment

FCP Program	Interviewed	Hired Part-Time	Hired Full-Time	Declined Offer	Company	Position
General Support	X	X			Allied Universal Security	Security Guard
ROSS	X			X	Ryde Trans	Driver
FSS	X		X		Parent Voices	Community Organizer

FSS	X		X		Berkeley Laboratory	Lab Assistant
Total	4	1	2	1		

Youth Employment

Provider	Enrolled this month	Enrolled in this contract term	Enrolled in Training	Completed Training	Job Placements	College Enrollments
LAO Family	25	91	83	0	20	13
YEP	3	3	2	0	1	0

Career Development and Training

Program	New Enrollment	Cont. Enrollment	Completed	Total
Pryor Learning	0	0	0	0
DOT HAZMAT	0	0	0	0
Industry/Job Specific Training	0	0	0	0
Bread Project (Vocational Training)	0	0	2	2

Resident Owned Businesses

Businesses Titles	
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
MagicallyMe By Dena	
Total	9

Financial Literacy

Programs	New Enrollment	Cont. Enrollment	Completed
Financial Literacy Workshop	9	0	9
Total	9	0	9

- One (1) FSS participant completed four (4) financial literacy workshops with US Bank.
- Eight (8) FSS participants completed twenty-four (24) FDIC Financial Literacy Money Smart modules.

T-Mobile Tablet Distribution

FCP Program	Chromebooks/Tablets Distributed (Month)	YTD Total
FSS	1	1
General Support	5	5
Total	6	6

Digital Literacy

Two (2) FSS participants received Digital Literacy assistance on how to navigate the internet. They learned how to access the FDIC Money Smart website.

T-Mobile Tablet & Chromebook Distribution

Five (5) general support participants and one (1) FSS participant received Chromebooks.

Family Self-Sufficiency (FSS) Program

- On July 5th, the FSS team held two (2) program enrollment orientations with nine (9) residents in attendance.
- Three (3) residents enrolled in the FSS program with a contract start date of July 1, 2022.
- One (1) FSS participant increased their earned income and established an escrow account effective July 2022.
- Due to a directive from HUD, FCP has paused all new FSS enrollments for any participant who did not sign their FSS contract prior to June 17, 2022. Enrollments will resume after our FSS Action Plan has been updated to incorporate HUD's new FSS program rules. In the meantime, the FSS program will continue hosting monthly informational sessions to prepare residents for enrollment and connect them with resources.
- Thirteen (13) FSS participants are within six months of graduation and have met with their Coordinator to prepare for their graduation. Nine (9) FSS participants received a quarterly contact to review to update their Individual Training Service Plans (ITSP) for program graduation.

Family Self-Sufficiency Detailed Table

Program	Total	New Enrollees	Escrow Accounts	Graduates	Escrow Disbursed	Termination or Exits	Escrow Forfeited	Escrow Transferred (RHA)
Section 8	144	3	88	0	\$0	3	\$10,658.28	\$0
PH	12	0	3	0	\$0	1	\$30	\$0
FUP-Youth	12	0	5	0	\$0	0	\$0	\$0
Total	168	3	96	0	\$0	4	\$10,688.28	\$0

Family Unification Program (FUP) Youth

- All eight (8) FUP participants received informational resources and referrals to employment opportunities, parenting training and financial education.
- One (1) FUP participant received a \$5.00 per hour increase in her salary working as a Legal Assistant. She is pursuing her Paralegal Certification.

Family Unification Program (FUP) Youth

Applicants	Current Participants	New Enrollments (Current Month)	Transitioned to FSS	Program Exits To Date	Program Enrollments To Date
0	8	0	12	0	29

Parents and Children Together (PACT) Program

Parents and Children Together (PACT) Program

New Enrollments (Month)	Program Participants	Pending Terminations	Enrollments (YTD)	Exits (YTD)
0	7	3	0	2

Youth and Education

Promise Plus Program

The Education Team utilized the community OHA Family Days to recruit new students to the Education Initiative schools. This model supports OHA students attending twelve (12) OUSD schools with high rates of chronic absenteeism and academic challenges (e.g. high school diploma attainment, literacy). Twenty-eight (28) new OHA families completed a registration form to enroll their student into the Education Initiative schools.

OUSD Schools	Previous School Yr. Enrollment	1 st Qtr. 2022 Registered	Total Enrollment
Prescott Elementary	0	4	0
Martin Luther King, Jr.	11	5	11
Lockwood Steam Academy	17	4	17
Markham Elementary	3	2	3
West Oakland Middle	14	4	14
Westlake Middle	0	5	0
Elmhurst Middle	0	0	0
Frick Impact Middle	0	1	0
McClymonds High	0	3	0
Oakland High	0	0	0
Fremont High	0	0	0
Castlemont High	0	0	0
Non-Partner Schools	51	0	51
Total	96	28	96

Tutoring Referrals

Referrals	In-Progress	Assigned Tutor	Total Assigned Tutor (YTD)
0	10	30	30

Tutoring services and referrals for tutoring are continued during the summer months. It is our goal to increase tutoring services during the school year with an increased presence by FCP and engagement at school site meetings.

Summer Lunch Program

In partnership with the City of Oakland, FCP concluded the facilitation of its eight week (8) free summer lunch program on July 28th with three hundred and forty-two (342) lunches being served between Peralta and Lockwood. In addition to receiving lunch, the youth got the opportunity to participate in t-shirt designing, art & crafts projects, academic computer games, NAHRO poster contest and take part in a fieldtrip to the Oakland African American Museum.

Oakland African American Museum

FCP conducted a field trip to the Oakland African American Museum on July 14th with thirty-one (31) OHA youth participants from the Summer Lunch program. The youth were provided lunch and swag bags for their trip. The youth got a tour of the museum, they read books, explored the onsite library and learned history through the exhibitions.



Camp Mendocino

On July 13th, the FCP Education team chaperoned thirty-nine (39) OHA youth to San Francisco City College to be transported to Camp Mendocino for a 10-day overnight camp through the partnership with the Boys and Girls Club of San Francisco. The youth got the opportunity to participate in outdoor activities ranging from swimming, hiking, team building, basic outdoor survival techniques, archery, and campfires. OHA provided the youth with sleeping bags and camping supplies to support their trip. Campers returned on July 22nd and expressed gratitude for the trip exposure and much excitement for next year.



Run, Roar, and Read End of Summer Literacy Events

FCP hosted two (2) youth end-of-summer literacy events at the KaBOOM! playgrounds at Peralta Village and Lockwood Gardens with ninety-six (96) OHA youth in attendance. At the events, youth engaged in a “Reading Relay” that encouraged spelling and reading. Each youth received a backpack filled with school supplies and received a prize bag. The parents and children participated in the arts and crafts activities and light refreshments were provided. These events were opportunities to reconnect with the existing Promise Plus families and enroll new families into the education program.



ROSS Program/Senior Services

Resident Opportunities Self Sufficiency (ROSS) Program

Program	ROSS Participants	New Enrollees (Month)	YTD (Exits)
Public Housing	149	0	4

One hundred and one (101) senior residents from Peralta Village, Lockwood Gardens, Palo Vista Gardens and Campbell Village received a Seniors Connect newsletter. The seniors received patriotic stickers, a festive magnetic picture frame, a large print word puzzle book, and a 4th of July wreath kit as their art project.

The July Seniors Connect Newsletter “4th of July” edition included information regarding OHA Family Day block parties at Lockwood Gardens and Peralta Village, the July “Zoom on the Move” calendar, and notice of availability of free at-home COVID test kits, if needed. The newsletter also showcased seniors who completed their art projects from June.



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 kits and the Seniors Connect Newsletter.



Senior Lunch "Grab & Go" Hot Meals - Peralta Village residents

Twenty-eight (28) Peralta Village senior residents participated in the Spectrum meal program. Three hundred and thirty-one (331) hot meals were provided to seniors throughout the month and they received weekly educational materials and resources provided by Spectrum.

Senior Lunch Delivery Program

	<i>Monthly Total</i>	<i>YTD</i>
Meals "Grab &Go"	331	2,280

Special Programs

FYI Program Housing Workshop

On July 26th, the FCP department hosted its 2nd housing search workshop to support the FYI participants with their housing search. Two (2) FYI participants attended for the second time to receive an in-depth check-in and coaching session on how to interact with landlords and manage their stress of Oakland's housing search. Both participants received additional rental listings, and one was referred to FCP for employment services.

Health and Wellness

Food Programs - Peralta Village & Lockwood Gardens

FCP continues to partner with the Alameda County Community Food Bank to conduct two (2) food pantries, one (1) at Peralta Village and one (1) at Lockwood Gardens. FCP resources were provided in each food bag, the "Zoom on the Move calendar" job fair announcements and some health care resources.

Food Pantry

Support Items	Lockwood Garden	Peralta Village
Food Bank (Food bags)	48	70
Semi Freddi's bread donation	75	75

Food Assistance

	Senior Lunch Food Delivery	Peralta Village	Lockwood Gardens	Total
Food bags provided	331	70	48	449
Total people served	28	148	112	288

Zoom on the Move Virtual Workshops

FCP's "Zoom on the Move" virtual workshop series included sessions on the FCP Homeownership program and the Family Self-Sufficiency (FSS) program orientations.

Zoom on the Move Attendance Table

Organizations	Number of Sessions (Month)	Number of Participants (Month)
FCP Homeownership	1	4
FSS Orientation	2	9
Total	3	13

Wellness Checks

FCP conducted two-hundred and forty-six (246) wellness calls to ensure residents wellbeing and to outreach FCP services and resources.

FCP Program	Monthly Total	YTD
FSS	32	197
General Support	49	254
OHA Seniors	101	800
ROSS	46	498
Section 3	3	20
PACT	7	16
FUP	8	45
Total	246	1830

Homeownership

One (1) Section 8 senior resident successfully purchased a two (2) bedroom, 1 bath home in East Oakland for \$536,000 through OHA homeownership program. This resident been working with FCP homeownership partners for the past two years, after FCP recommended she opened an IDA account to save toward a down payment on a home. She saved over \$5,000 towards her goal and received additional down payment assistance from several other sources including Alameda County Boost, Neighborhood LIFT, WISH/IDA, the Black Wealth Initiative and received a seller's credit to assist her with the closing cost. This Section 8 resident was able to achieve her goal of homeownership.



Other updates:

- Two (2) homeownership program participants continues to search for a home.
- Four (4) residents participated in the "Zoom on the Move" Homeownership Q&A session facilitated by the homeownership team on July 19th.
- Currently, nineteen (19) residents have met the homeownership program's minimum income, savings, and credit requirements, and seventeen (17) are going through the Section 8 Eligibility process; one (1) is working on obtaining loan approval, and one (1) is waiting for additional down payment assistance funding from A.C. Boost.
- The Homeownership Coordinator responded to fifteen (15) program inquiries by phone or email.

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	\$400,000
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	0

Homeownership Program

Current Homeowners	Total Homes Purchased (Since 2004)	Program Terminations (YTD)	Program Graduates (YTD)	Pending Refinance	Total Homes Refinanced (YTD)
80	121	0	1	0	1

Civic Engagement

OHA Resident Advisory Board (RAB)

On July 13th, the Resident Advisory Board held a virtual meeting with seven (7) RAB members in attendance. Five (5) RAB members also attended the RAB debrief and agenda planning committee meetings.

OHA Volunteer Program

On July 8th, four (4) RAB members, which includes one (1) OHA Commissioner volunteered for the OHA Family Day event at Lockwood Gardens.

	RAB committee meetings	RAB Meetings	Volunteers	Total
OHA Residents	5	7	4	16
Non OHA Residents	0	0	0	0
Total	5	7	4	16

OHA Family Day at Lockwood Gardens

On July 8th, FCP, OPO, and OHAPD held its first OHA Family Day event at Lockwood Gardens with the support of OHA Commissioner William Mayes. All the families at Lockwood Gardens and OAHPI AMPs 9 & 10 received a golden ticket to attend the event which included a DJ, taco truck, face painting, inflatable games, community organization with resources, training and employment opportunities and treats for youth.



Twenty-four (24) community partners tabled the event and many provided residents with resources and swag gear.

Partner organizations included: Alameda County

Community Food Bank, Life ElderCare-Health

Forward/Fall Prevention, Spectrum Meal Program and

LIHEAP Program, Alameda County Asthma Start

Program, West Oakland Health Center, Civicorps, Black

Cultural Zone, Oakland Natives, Clean Slate, United

States Postal Service, Allied Universal, Laney College,

Ryde Trans, Oakland Public Library Children's Services,

Healthy Havenscourt Club House, Fire Station 29, Family

Paths, The East Bay Permanent Real Estate Cooperative,

Oakland Neighborhood Services Coordinator, Women

Infants & Children, OHA Recycle Team, OHA Human Resources, OHAPD Cadets, and

the FCP Department. FCP raffled Chromebooks to OHA residents who expressed interest in FCP programs.



Site Services

COVID-19 Relief Closet

The COVID-19 Relief closet filled 32 orders for residents in need.

Resident Orders	Bulk Orders	Total
32	0	32

Transportation

	OHA	Bus Pass	BART Pass	Gas Card	Total
Adults	1	0	0	0	1

Site Outreach

FCP staff conducted door-to-door outreach to one hundred and fifty-five (155) OAHPI sites in amps 9, 10, 13, 14, and Lockwood Gardens and Peralta. Residents received a golden ticket invitation to attend OHA's Family Day block parties for both Lockwood Gardens and Peralta Village along with other department resources.

Site Intervention and Service Referrals

The Site Intervention team engaged with fourteen (14) residents through referrals and continued providing services to twenty-two (22) previously referred families as well as closed nine (9) referrals. Referral families received counseling and supportive services in areas such as housing search, lease compliance, domestic violence, health, and mental health.

Development	Rent	HQS	Lease Comp.	Supportive Services	Housing Search	Completed	Completed YTD
Lockwood	1	0	0	0	0	1	27
Peralta	1	1	0	1	0	2	46
Deep East (9)	0	0	0	0	0	0	2
East (10)	0	0	0	0	0	0	4
Fruitvale (11)	0	0	0	0	0	0	9
San Antonio (12)	0	0	0	0	0	0	2
West (13)	0	0	0	1	2	0	10
North (14)	0	0	0	0	0	0	14
Asset Management	0	0	0	0	0	0	0
Leased Housing	0	1	0	2	20	6	45
OHAPD	0	0	0	0	0	0	0
Total	2	1	0	3	22	9	159

Leased Housing Department- July 2022 Report

2011 Housing Choice Voucher Wait List

There are a total of **303** applicants on the waitlist. OHA has reconciled its purged records for a final applicant list.

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
October 2021	61	49
November 2021	37	34
December 2021	64	62
January 2022	44	39
February 2022	46	43
March 2022	64	62
April 2022	94	79
May 2022	130	121
June 2022	92	79
July 2022	76	67

Mainstream Section 8

Intake Date	# of Families invited	# of Families attended
September 21, 2021	87	30
January 13, 2022	111	35
March 10, 2022	61	16

OAHPI Intake

Intake date	# of families invited	# of families attended	# of families removed from waitlist	# Referred pending
August 26, 2021	24	14	0	1
October 14, 2021	95	59	7	3
November 18, 2021	30	10	1	7
December 16, 2021	138	77	2	11
January 27, 2022	164	82	39	29
April 2022	N/A	0	0	22
May 2022	N/A	0	0	5
June 2022	0	0	0	5
July 2022	210*	TBD	TBD	43

*Intake appointments scheduled on 8/4

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 pending
July 2021	0	0	0	2
August 2021	0	0	0	1
October 2021	151	38	25	0
Dec 2, 2021	89	7	82*	13
February 10, 2022	100	19	0	0
March 24, 2022	100	29	0	7
April 28, 2022	0	0	0	6
May 2022	154	105	139*	8
June 2022	0	0	0	2
July 2022	0	0	0	0

*no show 2nd intake appointment

Waitlist Openings:

Leased Housing and Office of Property Operations are planning to open the Public Housing waitlists for Lockwood and Peralta in September 2022.

Summary Report

June 2022

July 2022

Eligibility

Waitlist Activities and Port-in

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

Project Based Voucher and Tenant Protection Vouchers

• New Move-in Intake and briefing PBV/TPV	30	28
• Relocation vouchers issued for OAHPI Households	0	0

Special Programs (including non-MTW)

Intake, briefing and voucher issued:

• HUD VASH	1	4
• Mod Rehab/S+C to Section 8	3	4
• Intake, briefing: Local Programs/ PACT	0	0

Public Housing and OAHPI Eligibility:

• Intake	0
• Processing for Eligibility	13
• Referred Households	67

Total new vouchers issued (tenant & unit based)	34	36
Denial of Admission/Withdrawals	139	0

Owner Services

Initial Inspections

• Move-in inspections	226	213
• Passed Inspections	101	89
• New contracts (new, transfer, port-ins)	221	145

Rent Increases

• Rent increases requested	408	424
• Rent increases approved	280	336

Summary Report

June 2022

July 2022

- Rent increases denied/declined
- Rent increases pending review/HQS

35

59

38

26

Annual Inspections

- Total number of Annual Inspections performed
- Number of annual inspections passed
- Failed with owner and tenant items
- Inspections rescheduled, vacant, or cancelled
- No Shows

722

678

247

264

279

191

116

153

80

70

Reasonable Accommodations

- Total number of requests received
- Total number approved
- Total number pending
- Total number denied

60

48

37

27

10

14

12

7

Occupancy

- Total annual recertification scheduled
- Total annual recertifications completed
- Total interim recertifications completed
- Transfer voucher within Oakland
- Portability vouchers issued
- Total no. of transfer vouchers issued
- Total no. of Decisions to Terminate Assistance
- Total Meet & Discuss appointments
- Resolution cases

277

212

210

171

201

152

39

42

24

15

63

57

23

19

0

1

147

131

Special Programs

- Interims completed
- Recertifications completed
- Field recertifications
- Transfer port vouchers issued
- Resolution cases

99

98

159

107

0

0

26

18

34

107

Program Terminations

- Informal Hearings held
- Termination upheld
- Termination reversed
- Pending outcome

0

0

0

0

0

0

0

0

Summary Report

	June 2022	July 2022
• Requests for Executive Review	0	0
• ER Termination upheld	0	0
• ER Termination reversed	0	1
• ER Outcome pending	2	1

Customer Service

• Walk in visitors	0	0
• 1540 Leased Housing main phone line	2,944	2,937
• Avg. calls/day to Customer Service	155	163

LEP Calls

• Cantonese/Mandarin	46	71
• Spanish	37	30
• Vietnamese	11	16

Leased Housing Department Special Programs and Initiatives:

VASH

OHA has a total allocation of 526 VASH vouchers and 310 leased. OHA received a new allocation of 130 new vouchers effective January 1, 2021. OHA received 2 new referrals. 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. OHA approved a conditional award of 18 vouchers to the Lake Park affordable housing project and 8 vouchers were awarded to 285 12th Street

Mainstream

OHA has a total allocation of 212 Mainstream vouchers (MS5/MS28), 197 utilized and 11 searchers. On July 8th, OHA submitted a funding request for 50 additional Mainstream and \$500 per awarded voucher for extraordinary administrative fees.

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 recommending 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 34 CCR's for review and processing.

Portability

A total of 19 participant households ported in from other PHA's. OHA is absorbing all port in households except VASH and EHV.

There are 61 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. The EHV dashboard is available on the website www.oakha.org.

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 and Unit Repair.

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 \$44,229 in vacancy loss to 12 owners. Units had an average vacancy period of 105 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 \$1,000 signing bonus. This is for all owners who sign a contract with OHA.

OHA paid 55 new owners a \$1,000 bonus/\$55,000.

Apartment Repair Loan –OHA will reimburse owners up to \$2,250 for repairs made to fix Housing Quality Standard fail items on units that have never received HUD subsidy.

The repairs must be verified by OHA. Once the Housing Assistance Payment (HAP) contract is signed and repairs are verified, OHA will reimburse the owner requests received within 30 days of HAP contract execution. This incentive launched November 2021.

OHA paid 2 owners a total \$2,354.00.

New Contracts Entered for Owner Payment July 2022

PBV	51
Section 8	90
HUD VASH	2
TRA/Shelter Plus	1
Mod Rehab	0
Other	1
Contracts Entered for Payment	145

Project Based Vouchers

Projects in the pipeline

95th and International - Expected October 2022

Program Compliance Team

Program Compliance team is focused on the analysis, prevention or remedial action, if necessary, to prevent or correct program noncompliance by participants and owners. Program Compliance staff works with all the Leased Housing teams as well as the Oakland Housing Authority Police Department and the Executive Office. The team conducted 21 client interactive/warning meetings, processed 17 owner notification letters, resolved 17 late rent notices, resolved 62 resolution cases and processed 10 proposed termination notices. Additionally, the team assigned 0 police reports. There were \$50,083 calculated 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 424 rent increase requests. There were 124 Housing Choice Vouchers completed. A total of 241 were Project Based Vouchers and Mod Rehab. The average rate of increase was 4% and average amount approved was \$73.

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 May 23, 2022, the Board of Commissioners passed Resolution 5078 approving funding in the amount of \$4,209,693 for FY23 to serve an additional 40 homeless families with children. The BOC further approved expansion for an additional 40 Community Cabin exits in FY23. The total FY 23 budget is \$4,209,693.

The program can serve up to 180 households in FY23.

- a) Program Details - Services, Funders, Service Providers and Target Population
Total number of households to be served: **Minimum: 100, Maximum:180**

Oakland Housing Authority - OPRI Units			Min: 87 HH	Max: 180 HH
Services/ Funder	# of 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

TBD	20-40	Community Cabins	ROOTS	ROOTS
Oakland Department of Violence Prevention (Formally known as 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	27	3

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: no HQS passed inspection and incomplete or missing documentation

Available	Referrals received	Households Admitted	Households in eligibility process and inspection
50	57	17	21

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

As of June 2022 TOTALS	Total Units	Vacant or Non-Eligible		
		Eligible Units	Eligible Units	Subsidy Per Unit

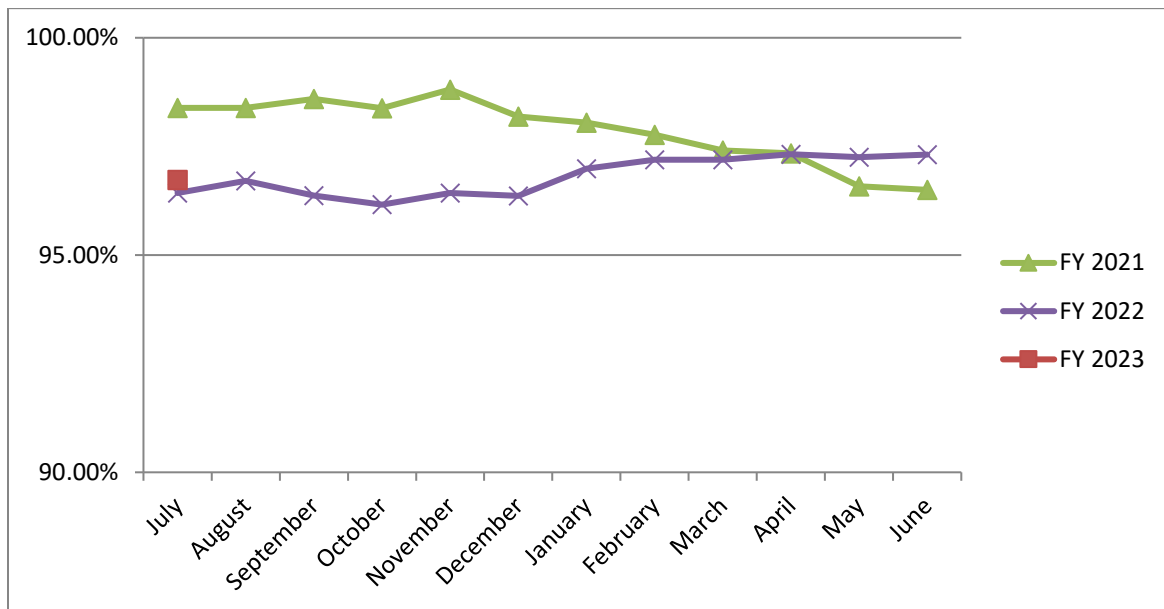
	311	116	195	\$897
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- All properties received subsidy increase with FY21 HUD Fair Market Rent.

Property Operations Department

Occupancy Report

Public Housing Occupancy Rates - TOTAL PORTFOLIO 96.73%



All Authority Public Housing Units

Month	Occupancy Rate
August 2021	96.71%
September 2021	96.37%
October 2021	96.16%
November 2021	96.43%
December 2021	96.36%
January 2022	96.99%
February 2022	97.19%
March 2022	97.19%
April 2022	97.32%
May 2022	97.25%
June 2022	97.31%
July 2022	96.73%

Authority Managed Public Housing Units

Development	Total Units	Non-dwelling Units/Exempt	Available Units	Occupied Units	Units in Turnover	Reserved Units	Vacant and Available	Previous Month Occupancy Rate	Current Month Occupancy Rate
Lockwood Gardens	372	2	370	359	9	1	1	97.30%	97.30%
Peralta Villa	390	2	388	376	6	1	5	98.45%	98.45%
Total	762	4	758	735	15	2	6	97.89%	97.89%

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	227	14	4	8	15	83.96%	84.70%
East	258	0	258	225	12	3	14	4	86.82%	87.21%
Fruitvale	270	3	267	255	9	0	0	3	94.38%	95.51%
San Antonio	244	4	240	226	8	0	4	2	94.17%	94.17%
West	231	0	231	215	9	7	0	0	94.81%	93.07%
North	239	0	239	226	6	4	1	2	94.98%	94.56%
Total	1,520	17	1,503	1,374	58	18	27	26	91.35%	91.42%

OAHPI – PACT Program

Portfolio	Total Units	Office Units for Admin Purposes	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	15	1	0	0	0	2	2	78.90%	84.20%

Recertification Report

Authority Managed Public Housing Units

Development	Completed Annual Recertifications	Recertifications/ Outstanding	Recertifications/ Legal	Current Month Backlog
Lockwood Gardens	26	16	4	12
Peralta Villa	18	6	5	1
Total	44	22	9	13

Tenant Rent Collections (REVISED June 2022 Data)

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected
Lockwood Gardens	\$94,045	\$73,447	78.10%
Peralta Village	\$143,880	\$112,904	78.47%

OAHPI Project Based Section 8 Units (Includes HAP)

Portfolio	Charged	Collected	Percent Collected
Deep East	\$513,539	\$426,599	83.07%
East	\$551,909	\$430,609	78.02%
Fruitvale	\$634,711	\$566,188	89.20%
San Antonio	\$534,600	\$479,945	89.78%
West	\$489,569	\$439,192	89.71%
North	\$550,175	\$511,672	93.00%

Tenant Rent Collections

Authority Managed Public Housing Units

Development	Charged	Collected	Percent Collected
Lockwood Gardens	\$139,193	\$133,242	95.72%
Peralta Village	\$140,891	\$118,598	84.18%

OAHPI Project Based Section 8 Units (Includes HAP)

Portfolio	Charged	Collected	Percent Collected
Deep East	\$532,265	\$475,184	89.28%
East	\$566,488	\$497,915	87.90%
Fruitvale	\$647,975	\$610,818	94.27%
San Antonio	\$546,419	\$519,027	94.99%
West	\$493,165	\$447,771	90.80%
North	\$565,691	\$519,733	91.88%

Tenant Accounts Receivables

Authority Managed Public Housing Units

Development	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total TARs
Lockwood Gardens	\$92,885	\$61,054	\$44	\$609,748	(\$61,413)	\$702,316
Peralta Villa	\$66,286	\$48,069	\$0	\$344,520	(\$58,262)	\$400,612

* 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	\$100,669	\$95,506	(\$3,303)	\$1,137,916	(\$37,828)	\$1,292,961
East	\$107,573	\$93,851	\$0	\$1,488,646	(\$51,820)	\$1,638,249
Fruitvale	\$97,489	\$81,568	\$0	\$885,026	(\$66,240)	\$997,844
San Antonio	\$57,032	\$52,177	\$50	\$529,204	(\$98,170)	\$540,294
West	\$88,760	\$66,384	(\$299)	\$584,015	(\$83,825)	\$655,036
North	\$87,702	\$77,735	(\$2,744)	\$753,825	(\$136,180)	\$780,338

* 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	\$27,248	\$32,308	\$0	\$309,624	\$0	\$369,180
East	\$42,299	\$38,042	\$0	\$396,525	(\$100)	\$477,467
Fruitvale	\$22,356	\$20,111	\$0	\$392,420	(\$202)	\$434,685
San Antonio	\$30,134	\$21,180	\$0	\$263,453	(\$6,945)	\$307,822
West	\$30,182	\$31,502	\$1,707	\$446,528	(\$1,665)	\$508,254
North	\$31,181	\$24,139	\$0	\$304,737	(\$1,443)	\$358,614

* 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	\$1,093	\$1,051	\$0	\$82,434	(\$6,214)	\$78,364
Peralta Villa	\$790	\$522	\$0	\$47,202	(\$1,472)	\$47,042

*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	\$3,658	\$3,658	\$0	\$374,231	(\$18,439)	\$363,107
East	\$2,750	\$2,750	\$0	\$209,398	(\$15,609)	\$199,289
Fruitvale	\$190	\$1,583	\$0	\$155,674	(\$16,741)	\$140,706
San Antonio	\$1,114	\$1,835	\$0	\$185,216	(\$8,194)	\$179,971
West	\$2,458	\$0	\$197	\$65,634	(\$36,219)	\$32,070
North	\$168	\$811	\$0	\$189,504	(\$16,745)	\$173,737

*Past tenants

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

Portfolio	0-30 Days	31-60 Days	61-90 Days	90+ Days	Prepays	Total HAP Owed
Deep East	\$0	\$0	\$0	\$230,190	(\$7,848)	\$222,342
East	\$0	\$0	\$0	\$178,391	(\$13,071)	\$165,320
Fruitvale	\$0	\$0	\$0	\$138,915	(\$3,379)	\$135,535
San Antonio	\$0	\$0	\$0	\$76,144	(\$7,114)	\$69,029
West	\$2,329	\$2,329	(\$965)	\$84,759	(\$3,330)	\$85,122
North	\$0	\$2,457	\$0	\$80,082	(\$3,994)	\$78,545

* 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	280	176	168	288
Peralta Villa	390	41	208	181	68
Total	762	321	384	349	356

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	523	137	262	398
East	278	568	148	256	460
Fruitvale	270	69	208	179	98
San Antonio	244	61	125	108	78
West	231	241	192	176	257
North	239	303	181	145	339
Total	1,540	1,765	991	1,126	1,630

Legal Report

Legal Report – Authority Managed Public Housing Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
Aug-21	0	0	0	\$ -
Sep-21	0	0	0	\$ -
Oct-20	0	1	1	\$ 600.00
Nov-21	0	0	0	\$ -
Dec-21	0	0	0	\$ -
Jan-22	0	0	0	\$ -
Feb-22	0	0	0	\$ -
Mar-22	0	0	0	\$ -
Apr-22	0	0	0	\$ -
May-22	0	0	0	\$ -
Jun-22	0	0	0	\$ -
Jul-22	0	0	0	\$ -

Legal Report – OAHPI Project Based Section 8 Units

Month	Voluntary Move Out/Abandonment	Eviction	Total Vacated	Balance
Aug-21	2	0	2	\$ 251.00
Sep-21	0	0	0	\$ -
Oct-21	0	0	0	\$ -
Nov-21	0	0	0	\$ -
Dec-21	0	0	0	\$ -
Jan-22	0	0	0	\$ -
Feb-22	0	0	0	\$ -
Mar-22	1	0	0	\$ 4,024.00
Apr-22	0	0	0	\$ -
May-22	1	0	1	\$ 51,975.52
Jun-22	0	0	0	\$ -
Jul-22	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
Lockwood Gardens	2	0	359	0
Peralta Villa	2	0	376	0
Total	4	0	735	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	28	37	1	0	227	0
East	38	43	5	0	225	1
Fruitvale	28	38	0	0	255	0
San Antonio	26	42	0	0	226	0
West	27	43	0	0	215	0
North	23	32	4	0	226	0
Total	170	235	10	0	1,374	1

Emergency Rental Assistance Program

*Emergency Rental Assistance Program information is a cumulative summary of payments received

Emergency Rental Assistance - OAHPI Project Based Section 8 Units

Portfolio	# Residents Processed	Assistance Processing	# of Residents Paid	Assistance Received	Total Dollars
Deep East	31	\$0	17	\$164,995	\$164,995
East	13	\$0	6	\$49,368	\$49,368
Fruitvale	12	\$0	6	\$35,745	\$35,745
San Antonio	35	\$282	17	\$121,585	\$121,867
West	23	\$3,192	13	\$122,656	\$125,848
North	28	\$6,944	16	\$99,393	\$106,337

Emergency Rental Assistance – Authority Managed Public Housing Units

Portfolio	# Residents Processed	Assistance Processing	# of Residents Paid	Assistance Received	Total Dollars
Lockwood Gardens	77	\$0	17	\$95,966	\$95,966
Peralta Village	54	\$0	37	\$130,985	\$130,985

Additional Rental Assistance Resources - OAHPI Project Based Section 8 Units

Portfolio	Alameda County	BACS	City of Oakland	EDC	Assistance Received
Deep East	\$0	\$3,233	\$3,146	\$10,512	\$16,891
East	\$0	\$10,467	\$0	\$6,648	\$17,115
Fruitvale	\$0	\$0	\$1,623	\$15,563	\$17,186
San Antonio	\$4,785	\$0	\$10,789	\$14,473	\$30,047
West	\$2,604	\$32,290	\$2,062	\$47,167	\$84,123
North	\$0	\$10,796	\$7,238	\$0	\$18,034

Additional Rental Assistance Resources –Authority Managed Public Housing Units

Portfolio	Alameda County	BACS	City of Oakland	EDC	Assistance Received
Lockwood Gardens	\$0	\$0	\$9,937	\$0	\$9,937
Peralta Village	\$0	\$562	\$7,238	\$0	\$7,800

Capital Improvement Department

Unit Renovations

	OHA	OAHP
Units Completed and Returned to OPO in July	3	6
Units Received From OPO in July	2	3
Units Completed in Fiscal Year 2022-23 To Date	3	6

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/OAHP Completed in July:

- 676 Fairmount Avenue soft story
- 368 62nd Street soft story
- Campbell Village gable dry rot
- 2925 E 22nd St. roof
- 2435 26th Ave. roof
- 2435 26th Ave. dry rot
- 2451 Renwick St. roof
- 1263 65th Ave Unit F
- 1115 Poplar Way
- 4100 Allendale #1
- 8383 Mandela Parkway Unit F
- 1919 E 15th St. #5
- 9703 Cherry #2
- 2228 48th Ave. #5
- 2139 Seminary #104
- 2139 Seminary #204

In the Preconstruction/Construction Process:

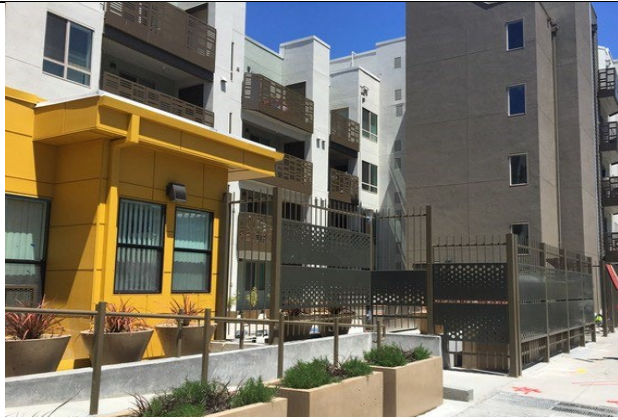
- 1248 34th Avenue soft story seismic retrofit
- 59 Pearl Rd. roof
- 950 40th Street concrete repairs
- 1125 65th Ave. Unit A fire repairs

- 3716 Allendale site concrete
- 4068 Allendale stair replacement

Administrative Buildings

- Service Center Driveway asphalt R&R, reseal, and stripe
- Additional card reader locations
- 1619 Harrison rooftop HVAC unit sound attenuation
- 1619 Harrison automatic doors

Oak Groves Rehab - OHA/RAMP Development



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

Project Description:

Project Address:	620 17 th St. & 570 16 th St.	Affordability Targeting:	30-60% of AMI
Project Type:	Acquisition/Rehabilitation	Architect:	Okamoto-Saijo Arch.
Number of Units:	151	General Contractor:	BBI Construction Inc.
PBVs:	149	Property Management:	John Stewart Co.
Target Population:	Low-Income Seniors	Total Development Cost:	\$86.4MM

Permanent Funding Sources:

• Tax Exempt Perm Loan:	\$23,600,000	• OHA Ground Lease Loan	\$599,901
• Seller Carryback Loan:	\$34,400,000	• Release of Forward Commit. Fee:	\$472,000
• - Accrued/Deferred Interest:	\$1,729,173	• Deferred Developer Fee:	\$5,449,437
• OHA Sponsor Loan	\$15,000,000	• GP Equity	\$100
		• Tax Credit (LP) Equity	\$44,967,088

OHA Board Authorizing Resolutions:

- No. 4696, 07/25/16: Okamoto-Saijo Architecture Contract
- No. 4728, 07/27/17: BBI General Contractor Contract
- No. 4743, 04/03/17: Overland Pacific & Cutler Relocation Contract
- No. 4767, 08/28/17: HUD Section 18 Disposition and PBV Award
- No. 4801, 04/09/18: Okamoto-Saijo Architecture Budget Increase
- No. 4803, 06/04/18: BBI General Contractor Contract Amendment
- No. 4837, 09/24/18: OHA as Development Partner and Option to Lease Land & Improvements
- No. 4838, 09/24/18: Creation of New OAHPI Development Corporation
- No. 4848, 02/11/19: Section 18 Disposition and Financing and Withdrawal of OHA Development LLC from Partnership
- No. 4869, 05/13/19: Substitute RAMP for OAHPI in RHI Oak Groves LLC and Execute County Environmental Land Use Covenants
- No. 4880, 07/22/19: Amend Resolution 4848 to Update Financing
- No. 4890, 10/14/19: OHA as Co-Guarantor with RAMP and Unit Count Confirmation
- No. 4898, 12/09/19: Add California Bank & Trust as Co-lender
- No. 4899, 12/19/19: Amend Resolution 4898 to Remove California Bank and Trust as Co-lender and Reapprove US Bank as Sole Lender

Affiliate Board Authorizing Resolutions:

- No. 19-001, 07/09/19: Secure Financing
- No. 19-002, 07/09/19: Secure Financing, Implement Rehabilitation, and Act as Guarantor-Developer
- No. 19-003, 10/22/19: Amendment to Resolution No. 19-001 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson, and to Confirm the Unit Count
- No. 19-004, 10/22/19: Amendment to Resolution No. 19-002 to Clarify Existing Guarantee Obligations, have OHA Act as Co-Guarantor until Environmental Closure, to Authorize Patricia Wells to Execute Documents Previously Executed by Eric Johnson
- No. 19-005, 10/22/19: Enter into Assignment & Assumption Agreement with OHA for Relocation Contract and Amend Contract to Add Moving Services
- No. 19-006, 10/09/19: Partnership Co-lender Bifurcation
- No. 19-007, 10/09/19: Add California Bank & Trust as Co-Lender and Bifurcate Construction/Permanent Loan Using Two Promissory Notes - one Recourse to RAMP and the Partnership and one Non-recourse
- No. 19-008, 12/09/19: Amend No. 19-005: Amend Relocation Contract, Secure Temporary Housing with Extended Stay America, and Contract with Chipman Movers
- No. 19-009, 12/19/19: Amend No. 19-006: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender
- No. 19-010, 12/19/19: Amend No. 19-007: Re-approve US Bank as Sole Lender and Remove California Bank & Trust as Co-lender

Approved OHA/Affiliate Funding:

RAMP: \$100 GP Equity

Disbursements to Date:

\$100 GP Equity

Current Project Status: Work is completed on Oak Grove North and almost complete at Oak Grove South.**Construction Progress:**

% Complete on 2/28/22: 99.99%

% Complete last Month: 99.99%

Scheduled Completion Date: 6/2022

New Hires:

Number of New Hires: 161

Number of Section 3 Hires: 47

% Section 3: 29.19%

Construction Contract Status:

Original Contract Amount	\$44,117,725.00	Pending Change Orders (PCOs)	\$0.00
Approved Change Orders	\$ 5,099,609.85	Potential Future Changes	\$0.00
Current Contract Amount	\$49,217,334.85	Potential Contract Amount	<u>\$49,217,334.85</u>

Milestones Completed:**Oak Grove North**

- The building is fully occupied

Oak Grove South

- The building is fully occupied
- Minor punchlist items are expected to be completed in August

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 the Authority's offices on the 1st and 2nd floors.

Project Description:

Project Address:	1621 Harrison Street	Affordability Targeting:	50% AMI or less
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:

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

Disbursements to Date:

\$795,400

Current Project Status:

Predevelopment: As of July 31st, thirteen (13) residents have voluntarily transferred to Oak Groves. Staff have restarted predevelopment work including architectural / engineering plan development, relocation planning, and environmental assessments.

Milestones Completed Past Month:

Predevelopment activities are ongoing.

Partnerships with Nonprofit Developers

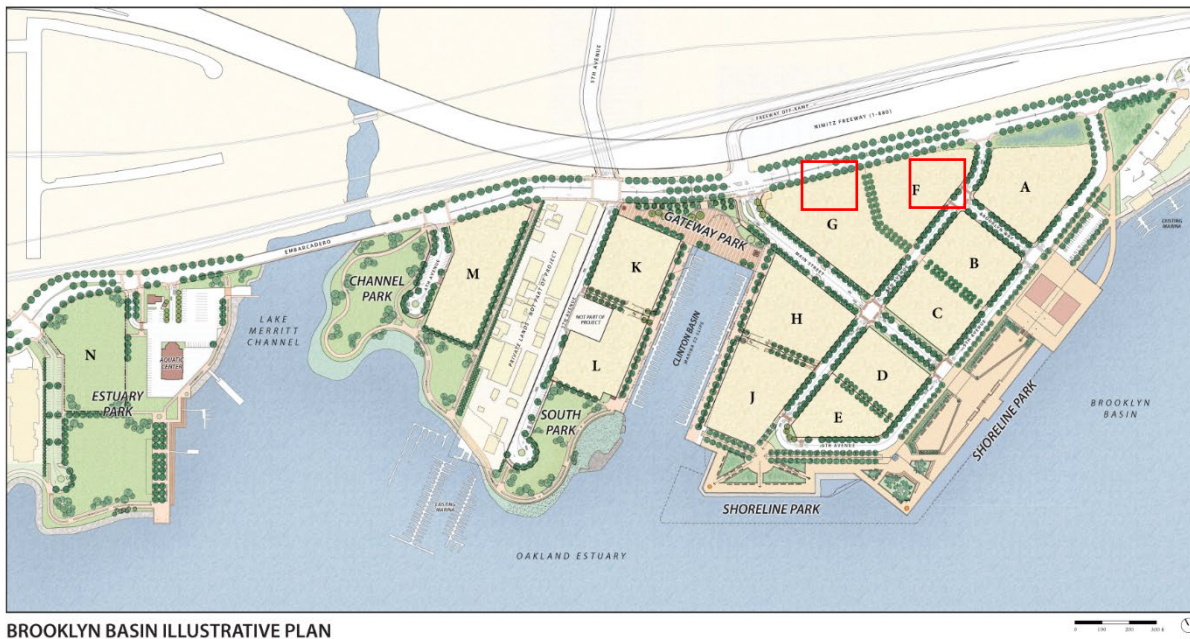
Brooklyn Basin Master Plan

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 (Paseo Estero) and 2 (Vista Estero) include a total of 211 units on Parcel F. Both projects were completed in January 2021.

Paseo Estero includes 101 units for very low-income families and Vista Estero includes 110 units for very low-income seniors.

Photo: Front view of Vista Estero.

Photo credit: David Wakely

Project Description:

Project Address:	255-285 8 th Avenue	Affordability Targeting:	30-60%
Project Type:	New Construction	Other Uses:	None
Number of Units:	211	Architect:	HKIT Architects
PBVs:	132	General Contractor:	Nibbi Brothers
Target Population:	Paseo Estero - families Vista Estero - seniors	Property Management:	MidPen
		Total Development Cost:	\$137.2M

Permanent Funding Sources:

• OHA Acquisition Funds (included in City Loan)	• City of Oakland	\$12,670,000
\$5,000,000	• Tax Credits – Wells Fargo	\$70,076,353
• Federal Home Loan Bank AHP	• General Partner Equity	\$580,507
\$1,690,000	• Permanent Mortgage –	
• Deferred Dev. Fee	Wells Fargo/Freddie Mac	\$37,111,000
\$9,623,545		
• Parcel T Reimb.		
\$455,798		

OHA Board Authorizing Resolutions:

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

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:

MTW: \$10,000,000 Land Acquisition

Disbursements to Date:

\$10,000,000

Current Project Status:

Construction is 100% complete and achieved 100% occupied in July 2021. All construction period financing was converted to permanent financing on January 14, 2022.

Construction Progress:

% Complete on 1/31/21:	100%
% Complete last Month:	100%
Start Date	12/20/18
Projected Completion Date	1/31/21
Actual Completion Date	12/30/20

New Hires:

Number of New Hires:	767
Number of Section 3 Hires:	65
% Section 3:	8.47%
% Local Residents:	31.55%
% Local Apprentices:	27.12%

Milestones Completed Past Month:

Project is a finalist for a Pacific Coast Builders 2022 Gold Nugget Award for “Best Affordable Housing Community – 60 Units / Acre or More”.

If 100% construction completion has been achieved, was the project delivered On Time? Was the project delivered Within Budget? If not, please explain.

Both Paseo Estero and Vista Estero were completed early and within budget.

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: Main entrance to Foon Lok West with newly installed public art bike racks designed by Civic Design Studio.

Project Description:

Project Address:	311 9 th Avenue	Affordability Targeting:	20-60%
Project Type:	New Construction	Other Uses:	None
Number of Units:	130	Architect:	HKIT Architects
PBVs:	65	General Contractor:	Nibbi Brothers
Target Population:	Very low-income families and formerly homeless individuals and couples	Property Management:	MidPen
		Total Development Cost:	\$108.7M

Permanent Funding Sources:

• OHA Acquisition Funds (included in City loan)	• Alameda County A1 Funds	\$9,698,000
• SF Federal Home Loan Bank AHP	• Tax Credits – Wells Fargo	\$50,907,000
• CA HCD – No Place Like Home	• General Partner Equity	\$110,000
• City of Oakland	• Permanent Mortgage – CA Community Reinvestment Corporation	\$19,970,000
\$1,290,000		
\$5,500,000		
\$12,442,000		

OHA Board Authorizing Resolutions:

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

Affiliate Board Authorizing Resolutions – Not applicable

Approved OHA/Affiliate Funding:

MTW: \$10,000,000 Land Acquisition

Disbursements to Date:

\$10,000,000

Current Project Status:

Construction is 100% complete. The Temporary Certificate of Occupancy was issued on 5/9/22. The project is 78% leased overall including 64 of the 65 PBV units are leased.. The project team is targeting an April 2023 conversion.

Construction Progress:

% Complete:	100.00%
% Complete last Month:	100.00%
Start Date	7/30/20
Scheduled Completion Date	4/30/22
Actual Completion Date:	5/9/22

New Hires:

Number of New Hires:	316
Number of Section 3 Hires:	35
% Section 3:	11.08%
% Local Residents:	43.99%
% Local Apprentices:	48.18%

Milestones Completed Past Month:

TCO received on 5/9/22 and the final permit card sign off was received on 7/6/22. The Final Certificate of Occupancy is still pending and is not expected to be received for 8-12 months.

If 100% construction completion has been achieved, was the project delivered On Time? Was the project delivered Within Budget? If not, please explain.

Project was completed within the approved contract completion date but nine (9) days later than the original schedule. As of 8/1/22, project is within budget.

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.*

Photo: Partially graded site for Foon Lok East on the right; completed Foon Lok West on the left.

Project Description:

Project Address: 389 9 th Avenue	Affordability Targeting: 20-60%
Project Type: New Construction	Other Uses: None
Number of Units: 124	Architect: HKIT Architects
PBVs: 61	General Contractor: Nibbi Brothers
Target Population: Very low-income families, formerly homeless individuals and couples	Property Management: MidPen
	Total Development Cost: \$109.7M

Permanent Funding Sources:

- OHA Acquisition Funds (included in City loan)
- City of Oakland
- CA HCD – No Place Like Home (homeless funding)
- CA HCD – Cal Housing Accelerator Program
- General Partner Equity
- Permanent Mortgage – Century Housing

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: \$10,000,000 Land Acquisition	\$10,000,000

Current Project Status:

Project closed on all construction financing on 5/27/22. The Notice to Proceed was issued to the general contractor, Nibbi Brothers, on 5/27/22. Peripheral slab installations are underway; pile driving is complete; elevator and ejector pit slab pours are nearly complete; trenching and underground electrical, water and sewer stub outs are underway.

Construction Progress:	New Hires:
% Complete: 7.43%	Number of New Hires: 0
% Complete last Month: 0%	Number of Section 3 Hires: 0
Start Date: 5/27/22	% Section 3: 0%
Projected Completion Date: February 12, 2024	% Local Residents: 0%
Actual Completion Date: TBD	% Local Apprentices: 0%

Milestones Completed Past Month: Closed on all construction financing on 5/27/22. Contractor mobilized and started site work on 6/6/22.

If 100% construction completion has been achieved, was the project delivered On Time? Was the project delivered Within Budget? If not, please explain.

Project is still under construction.

285 12th Street – Partnership with EBALDC



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

Project Description:

Project Address:	285 12 th Street	Affordability Targeting:	20%-70% AMI
Project Type:	New Construction	Other Uses:	3,500 sq. ft. commercial
Number of Units:	65	Architect:	David Baker Architects
PBVs:	16 regular PBVs, 8 HUD-VASH PBVs	General Contractor:	Roberts-Obayashi Corp.
Target Population:	Low-income families, 7 special needs units	Property Management:	EBALDC
		Total Development Cost:	\$61.7M
		Placed in Service Date:	

Targeted Permanent Funding Sources:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Tax Credit Investor Equity • Permanent Hard Loan • OHA Land Purchase • General Partner Equity • Deferred Developer Fee | Soft Loans & Grants <ul style="list-style-type: none"> • OHA Loan • Multifamily Housing Program (MHP) • Infill Infrastructure Grant (IIG) |
|--|---|

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.
- Reso. No. 5089, 6/27/22: Conditional award of 8 HUD-VASH Project-Based Vouchers.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

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

Disbursements to Date:

\$6,874,259.22

Current Project Status:

Predevelopment – EBALDC is continuing architecture and engineering design, refining construction cost estimates, and applying for funding. EBALDC submitted an application for \$19.3 million in MHP and \$4.5 million in IIG funding through the California Department of Housing and Community Development Super NOFA. Awards are expected to be announced in December. If the project receives these awards, it would have all of the sources of financing it needs to be able to apply for tax exempt bonds and 4% low income housing tax credits.

Milestones Completed Past Month:

Submitted MHP & IIG Super NOFA application.

If 100% construction completion has been achieved, was the project delivered on time? Was the project delivered on budget? If not, please explain: Project is in predevelopment phase.

500 Lake Park – Partnership with EAH



OHA is partnering with EAH on the development of a 53-unit affordable housing building on the former site of the Kwik-Way Drive-In, in the Grand Lake Neighborhood of Oakland.

Project Description:

Project Address:	500 Lake Park	Affordability Targeting:	20%-60% AMI
Project Type:	New Construction	Other Uses:	2,900 sq. ft. commercial
Number of Units:	53	Architect:	Lowney Architecture
PBVs:	18 VASH Vouchers	General Contractor:	JH Fitzmaurice
Target Population:	Low-income families; 20 units for homeless or at-risk veterans	Property Management:	EAH
		Total Development Cost:	\$75.2 M
		Placed in Service Date:	

Targeted Permanent Funding Sources:

<ul style="list-style-type: none"> • Tax Credit Investor Equity • Permanent Hard Loan • OHA Land Purchase • General Partner Equity • Deferred Developer Fee 	Soft Loans & Grants <ul style="list-style-type: none"> • OHA Loan • Calif. HCD Veterans Housing & Homelessness Prevention Program (VHHP) • Calif. HCD Multifamily Housing Program (MHP) • Calif. HCD Infill Infrastructure Grant (IIG) • City of Oakland
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OHA Board Authorizing Resolutions:

- Reso. No. 4900, 2/3/20: Land purchase and soft loan in combined amount not to exceed \$7,500,000. Conditionally awarded 14 HUD-VASH Project-Based Vouchers.
- Reso. No. 5088, 6/27/22: Conditional award of 4 additional HUD-VASH Project-Based Vouchers.

Affiliate Board Authorizing Resolutions – Not applicable.

Approved OHA/Affiliate Funding:

MTW: \$7,500,000 for land purchase and loan

Disbursements to Date:

\$6,499,291

Current Project Status: Predevelopment – EAH is continuing architecture and engineering design, refining construction cost estimates, and applying for funding. EAH submitted an application for MHP and IIG funding through the California Department of Housing and Community Development Super NOFA. Awards are expected to be announced in December. If the project receives these awards, it would have all of the sources of financing it needs to be able to apply for tax exempt bonds and 4% low income housing tax credits.

Milestones Completed Past Month:

Submitted MHP & IIG Super NOFA application.

If 100% construction completion has been achieved, was the project delivered on time? Was the project delivered on budget? If not, please explain: Project is in predevelopment phase.

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	35	1	65	0	0	0	65	100.00%	100.00%
Adel Court	30	0	0	0	30	0	1	1	29	93.33%	96.67%
Campbell Village	154	2	0	1	151	0	7	7	144	95.36%	95.36%
Palo Vista	100	0	0	1	99	0	1	1	98	100.00%	98.99%
Linden Court	38	0	0	0	38	0	3	3	35	89.47%	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	5	5	40	91.11%	88.89%
Foothill Family	21	0	0	0	21	0	1	1	20	95.24%	95.24%
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	1	1	36	97.30%	97.30%
Lion Creek IV	21	0	0	0	21	0	1	1	20	100.00%	95.24%
Total	692	2	35	3	652	0	23	23	629	96.68%	96.47%

Recertification Report - Contract Managed Public Housing Units

Development	Completed Annual Re-certifications	Re-certifications/ Outstanding	Re-certifications/ Legal	Total Backlog
Harrison Towers	4	0	0	0
Adel Court	0	0	0	0
Campbell Village	9	1	0	1
Palo Vista Gardens	1	0	0	0
Linden Court	0	1	0	1
Mandela Gateway	4	0	0	0
Chestnut Court	0	3	0	3
Lion Creek Crossings	0	0	0	0
Foothill Family	0	0	0	0
Total	18	5	0	5

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	\$26,440	\$28,261	-\$1,821	-6.89%	\$2,008	\$31	\$0	\$218
Adel Court	\$10,599	\$10,105	\$494	4.66%	\$749	\$840	\$11,731	\$13,814
Campbell Village	\$53,516	\$50,949	\$2,568	4.80%	\$11,793	\$5,231	\$31,430	\$51,022
Palo Vista Gardens	\$32,514	\$30,928	\$1,586	5%	\$2,051	\$1,897	\$13,657	\$19,191

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	1	17	18	0
Adel Court	30	0	0	0	0
Campbell Village	154	1	28	28	1
Palo Vista Gardens	100	0	26	26	0
Chestnut Court	38	8	20	26	2
Linden Court	45	24	59	73	10
Mandela Gateway	46	2	9	2	9
Lion Creek Crossings	157	0	0	0	0
Foothill Family	21	0	0	0	0
Total	692	36	159	173	22

Senior Site Activities

Outreach Efforts/Social Activities	Harrison Towers	Adel Court	Palo Vista Gardens	Total
Wellness Phone Calls	150	10	15	175
Mercy Brown Bags	70	34	54	158
Case Management	4	N/A	N/A	4
Home Management	9	N/A	N/A	9
Benefits/Insurance Support	16	N/A	N/A	16
Birthday Cards	7	1	9	17
Laundry Card Refill	N/A	N/A	13	13
Bingo / Dominoes	39	N/A	3	42
Arts and Crafts	8	N/A	N/A	8
Tai Chi/Meditation Class	8	N/A	3	11

iPad Learning Class	7	N/A	N/A	7
ESL Class	7	NA	N/A	7
Fun Friday / Card Games	40	N/A	N/A	40
Movie Day	9	0	0	9
Walk Club	3	N/A	17	20
Fourth of July Celebration Lunch	N/A	15	30	45

Food Resources

- Mercy Brown Bags/Produce Bags:** in July, the Mercy Brown Bag program provided seventy (70) produce bags to Harrison Towers residents, thirty-four (34) bags to Adel Court residents, and fifty-four (54) bags to Palo Vista residents. Each Mercy Brown Bag included a variety of fresh and canned food items such as potatoes, eggs, tilapia, canned tuna, cereal, milk, rice, oranges, pears, apples, plums, cucumbers, tomatoes, onions, celery, mustard greens, pork chops, chicken breast, and ground beef. The management team is continuing to bag groceries and deliver them to residents with mobility issues.



Health & Wellness

- Wellness Checks:** the property management staff at Harrison Towers walks the floors every Tuesday of the week to ensure that the notices left at residents' doors have been received. If management observes that notices have been left out for a few days and/or residents do not answer their doors, the team calls the resident and their emergency contacts to check-in on them. In July, the respective management team was able to get in touch with each household, making a total of one hundred fifty (150) wellness calls to Harrison Towers residents, ten (10) calls to Adel Court residents and fifteen (15) calls to Palo Vista residents. When calling each household, the property management staff assess residents' wellness

with a series of questions that were designed to determine whether the residents would require additional support and/or assistance.

- **Birthday Celebrations:** in the month of July, seven (7) Harrison Towers residents, one (1) Adel Court resident, and nine (9) Palo Vista residents celebrated their birthdays. To commemorate the birthdays, property management staff at Harrison Towers continued the tradition of delivering a birthday gift bag and a birthday card to each celebrant. Each gift bag included snacks, hand soap, laundry detergent, household cleaning products, and a birthday cupcake.

Celebrants at Adel Court and Palo Vista Gardens were also provided with a birthday goodie bag, and were able to celebrate their birthday with other residents in the community room. Those celebrating their birthdays expressed much gratitude and appreciation for the lunch and recognition. One Adel court celebrant was extremely thankful as he thought everyone had forgotten his birthday, so he was pleasantly surprised by the birthday acknowledgement.



- **Social Activities:** residents at Harrison Towers continue to participate in games and social activities. In July, residents had an opportunity to sign-up for and participate in activities such as Bingo, Tai Chi, iPad and ESL classes. During this month, a total of thirty-nine (39) Harrison residents came together to play Bingo, forty (40) residents enjoyed Fun Fridays, while another eight (8) residents got together for Tai Chi. In July, the management team included a stop at Snow Park during their walk club activities, where three (3) residents took advantage of the beautiful weather and enjoyed a walk around Lake Merritt. Additionally, seven (7) residents benefitted from an iPad learning class while another seven (7) participated in an ESL class.

Similarly, at Adel Court and Palo Vista Gardens, as in-person social activities have opened back up, the management team helped to coordinate several fun activities for the residents in July, including Bingo, meditation classes, and a walk club. At

Palo Vista, three (3) residents participated in a meditation class, three (3) residents got together for Dominoes, while another seventeen (17) participated in the walk club. The resident service coordinator had also planned a bus charter for shopping and movie trips for both Adel Court and Palo Vista residents, but the outings were cancelled as there were not enough residents signed up. The coordinator is planning a beach trip to Sausalito as well as a movie outing to Alameda based on recommendations from the residents, for the month of August.



- **Supplementary Services:** this month at Harrison Towers, through appointment-only meetings, the management staff was able to provide sixteen (16) residents with supplemental services. These services included language translation, such as assistance reading food stamp letters, reading bank statements and social security letters, as well as calling the social security office with the tenants to inquire about benefits, calling AT&T for billing, scheduling medical appointments, and filling out reasonable accommodation request forms.
- **Fourth of July Celebration Lunch:** to celebrate the Fourth of July holiday, the resident service coordinator at Adel Court and Palo Vista Gardens planned a delicious lunch of smash burgers and chicken sandwiches. A total of thirty (30) Palo Vista residents enjoyed the celebration together in the community room while fifteen (15) Adel Courts residents had the lunches delivered to them.



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



OAKLAND HOUSING AUTHORITY POLICE DEPARTMENT



Celebrating the Swearing in Ceremony of Our Newest Officers



E. OLIVIA HERON



JUSTIN NUNEZ



TIEN NGUYEN

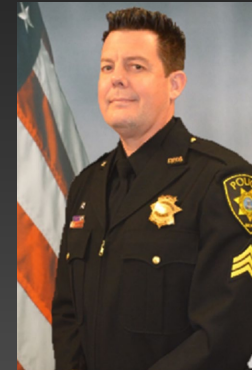


KATE MESANKO



MASIO RAYFIELD

Department Awards



Employee of the Year
Sergeant Casey Mooningham



Medal of Merit
Officer Ismael Velasquez



Commander's Award
Sergeant Ramon Jacobo



Commander's Award
Lead PSA Cullis Hawkins











NATIONAL ASSOCIATION OF HOUSING
AND REDEVELOPMENT OFFICIALS

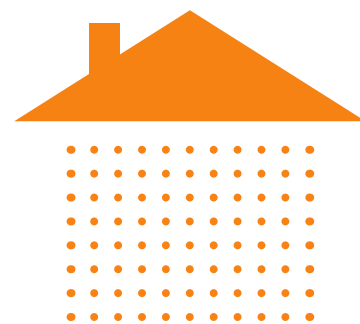
NAHRO 2022

AUGUST

ADVOCACY

AGENDA

FEDERAL HOUSING SOLUTIONS WORK



NAHRO Advocacy Agenda

We are facing an unprecedented affordable housing crisis in communities across the country. According to the 2022 State of the Nation's Housing Report by the Joint Center for Housing Studies of Harvard University, rent increased 12% nationwide last year and 46% of renter households pay more than 30% of their incomes in rent, with 24% paying more than half their income. Households of color are disproportionately rent burdened.

NAHRO has solutions that work. We thank Congress for its continued support for the programs administered by the nation's public housing agencies, affordable housing providers, and community development organizations. Investments in programs like the Emergency Housing Voucher program have kept over 25,000 families housed, the Low-Income Housing Tax Credit has created 3.6 million homes for over 8 million families, and public housing provides 1.2 million families with a home. These investments by Congress make a huge difference in NAHRO communities and for households across the country.

NAHRO recommends the following actions to strengthen the housing tools Congress made available to address our current housing crisis:

1. ADDRESS HOUSING SCARCITY
2. EXPAND ACCESS TO HOUSING VOUCHERS
3. INCREASE HOUSING VOUCHER EFFECTIVENESS
4. PRESERVE PUBLIC HOUSING
5. PASS TIMELY, ROBUST ANNUAL APPROPRIATIONS

ADDRESS HOUSING SCARCITY

NAHRO Recommends:

NAHRO's members work hard to provide safe, affordable housing for families, elderly households, and people with disabilities. The nation faces severe housing problems including skyrocketing rents, housing inflation, and a lack of supply. This combination of factors makes it increasingly difficult for families to find an affordable home. New housing must be built to ensure all Americans have access to a safe and secure home. Congress can lower housing construction costs by making significant investments in the nation's housing stock and strengthening community development tools to meet the growing demand for more affordable housing.

HOME and CDBG

The HOME Investment Partnerships and Community Development Block Grant (CDBG) programs play a critical role in helping to finance the development and preservation of affordable housing. Despite the importance and demonstrated success of these programs, both were cut significantly in the past decade. Between FY 2010 and FY 2015, HOME was cut by \$900 million and has yet to reach its pre-Budget Control Act peak. CDBG was cut by \$175 million in FY 2022, despite widespread support.

Low-Income Housing Tax Credit

The Low-Income Housing Tax Credit (LIHTC) is one of the most important tools available for increasing our affordable housing stock. The program has a proven track record. Since its creation in 1986, LIHTC has created over 3.6 million new homes for over 8 million families. NAHRO supports the Affordable Housing Credit Improvement Act (S. 1136/HR 2573) and urges Congress to adopt this important legislation to strengthen LIHTC.

INCREASE
the annual per capita
LIHTC allocation by

50%

INCREASE
HOME funding to
\$2.5 billion and CDBG
funding to \$4.2 billion

EXEMPT
public housing preservation
bonds from the overall
bond volume cap

REDUCE
the private activity
bond test from 50% to

25%

for the 4% Tax Credit

EXPAND ACCESS

TO HOUSING VOUCHERS



Housing vouchers are one of the most effective tools in the fight against housing instability, homelessness, and overcrowding. The Housing Choice Voucher (HCV) program currently serves approximately 2.3 million families, giving them the opportunity to rent a home from a private landlord in the neighborhood of their choice. Despite the great need, only one in four families who are eligible to receive rental assistance currently receive subsidies.

Expanding the HCV program to anyone eligible would stabilize millions of families and allow them to become economically stable. Expansion of the voucher program must be done in conjunction with robust affordable housing supply production and adequate support for Public Housing Agencies through administrative fees.

NAHRO Recommends:

MAKE

Emergency Housing
Vouchers permanent

EXPAND

the Housing Choice
Voucher program to serve
all eligible families

SHIFT FUNDING

for the Housing Choice
Voucher program from
annual appropriations to
mandatory spending

INCREASE HOUSING VOUCHER EFFECTIVENESS

Low-income families must be able to access existing and new housing in the current market. The Housing Choice Voucher (HCV) program provides families with access to the private market through federal subsidies, but Congress must ensure PHAs have all the tools necessary to overcome barriers to housing in their rental markets.

To give families their best chance of finding and leasing a home, PHAs should be able to offer resident services like housing search assistance, short-term financial assistance (e.g., security deposits, application fees, etc.), and increasing landlord engagement. NAHRO supports

offering these benefits to residents through the use of administrative fees, Housing Assistance Payments (HAP) funding, and HAP reserves.

To ensure units are available for families, NAHRO also supports the pre-inspection of units. Families may still choose to lease a unit that is not pre-inspected or request another inspection at their discretion.

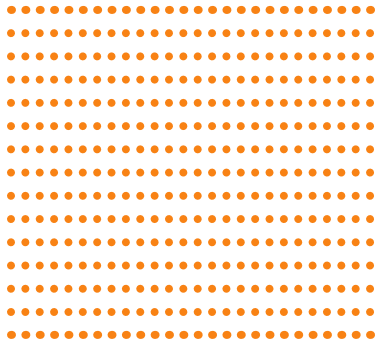
Recent rental market inflation has left too many units out of reach for families. To ensure that families are able to afford safe, well-built units in any neighborhood, NAHRO supports increasing a PHA's ability to set payment standards up to 130% of the Fair Market Rent.

NAHRO Recommends:

PROVIDE
resident services to
families through the use
of voucher and administrative
accounts

MAKE
it easier for families
to find homes by
allowing the pre-
inspection of units

INCREASE
PHA payment
standard discretion for
vouchers to keep up with
rental inflation



PRESERVE

PUBLIC HOUSING

Chronic underfunding of the Public Housing Capital Fund program has placed the inventory at risk, and Capital Fund appropriations lag dangerously behind accruing modernization needs. In 2010, the national Public Housing Capital Needs Assessment showed that the total backlog for public housing capital funding was \$26 billion with a projected growth rate of approximately \$3.4 billion per year. The report noted that each year the cost of the backlog compounds at a rate of 8.7% due to inflation and the increased cost of addressing deferred maintenance. Even when accounting for attrition and other federal capital programs like the Choice Neighborhood Grants and Rental Assistance Demonstration (RAD), NAHRO estimates that this backlog exceeds \$70 billion.

Public housing is a critical affordable housing tool and is not subject to the sharp increases currently being seen on the private rental market. Preserving public housing is particularly important in rural communities that lack access to private investments that can be used to build affordable housing.

NAHRO Recommends:

PROVIDE

at least \$70 billion in
funding to fill the Public
Housing Capital Fund
backlog

FULLY FUND

the Public Housing Capital
and Operating Funds
annually

MAKE

all voluntary preservation
and redevelopment tools,
like the Rental Assistance
Demonstration, available to all
public housing agencies

PROVIDE TIMELY, ROBUST ANNUAL APPROPRIATIONS

Congress should provide full funding, through regular Congressional order, of affordable housing and community development programs to maximize the potential of all Americans and meet the needs of the nation's communities. In the current affordable housing crisis, it is more important than ever for Congress, HUD, and other federal agencies to function efficiently and effectively through sensible program design and regulation and timely funding of federal programs.

Continuing resolutions maintain a consistent level of funding for federal programs approved by Congress for the previous fiscal year. Because of the rapid increase in housing, material, and labor costs, flat funding acts as a funding cut and impacts the number of people served.

Congress should avoid a full-year continuing resolution and should be mindful of the cost increases to HUD programs in the event of a full-year continuing resolution to avoid terminating assistance to families.

Additionally, continuing resolutions cause delays to Public Housing Agencies, as well as states and localities, that receive funding through the Community Development Block Grant, HOME, Public Housing Capital Fund, and other formula grants since allocations are calculated only after a full-year appropriation is enacted.

NAHRO members appreciate recent robust appropriations, but the lateness of final spending bills has been an unnecessary challenge to already difficult work.

NAHRO Recommends:

PROVIDE
robust funding levels
that match or exceed the
House-approved FY 2023
Transportation-HUD
spending bill

ENSURE
passage of FY 2023
Transportation-HUD
spending bill prior to the
beginning of the fiscal year
on October 1

ABOUT NAHRO

The National Association of Housing and Redevelopment Officials (NAHRO), established in 1933, is a membership organization of more than 19,500 housing and community development providers, professionals and volunteers throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families, and support vibrant communities that enhance the quality of life for all. They administer more than 3 million homes for more than 8 million people.

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Your Meetings - 2022 NAHRO Virtual Hill Day

Wednesday, August 03, 2022


Rep. Jimmy Panetta (D) [CA-20]

Virtual Meeting: Click for details on how to join. You'll be able to join online or by conference phone number.
Seamus McKeon, Legislative Assistant

10:00 AM PDT
(1:00 PM EDT)

Rep. Barbara Lee (D) [CA-13]

Virtual Meeting: Click for details on how to join. You'll be able to join online or by conference phone number.
Erika Ninoyu, Legislative Assistant

11:00 AM PDT
(2:00 PM EDT)

Sen. Dianne Feinstein (D) [CA]

Virtual Meeting: Click for details on how to join. You'll be able to join online or by conference phone number.
Brent Palmer, Legislative Assistant ; Taylor DuBard, Legislative Correspondent

11:30 AM PDT
(2:30 PM EDT)

Rep. Jim Costa (D) [CA-16]

Virtual Meeting: Click for details on how to join. You'll be able to join online or by conference phone number.
Tara Adams

12:00 PM PDT
(3:00 PM EDT)

Rep. Jackie Speier (D) [CA-14]

Virtual Meeting: Click for details on how to join. You'll be able to join online or by conference phone number.
Felix Wu, Legislative Assistant

12:30 PM PDT
(3:30 PM EDT)

Sen. Alex Padilla (D) [CA]

Virtual Meeting: Click for details on how to join. You'll be able to join online or by conference phone number.
Adrienne Epstein ; Julian Garcia, Legislative Correspondent

2:00 PM PDT
(5:00 PM EDT)