U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

July 2, 2025

Patricia Wells
Executive Director
Oakland Housing Authority
1619 Harrison Street
Oakland, CA 94612

Subject: Oakland Housing Authority FY 2026 Annual MTW Plan Approval

Dear Ms. Wells:

The Department of Housing and Urban Development (HUD) has reviewed the Oakland Housing Authority's (OHA) FY 2026 Annual Moving to Work (MTW) Plan, which was submitted on April 11, 2025. I am writing to inform you that the Plan, as submitted on April 11, 2025, is approved.

The Department's approval of this Annual MTW Plan is limited to approval of policies and actions authorized by the 1937 Act and flexibilities waiving provisions of the 1937 Act authorized by the MTW Agreement, including local, non-traditional activities in compliance with Notice PIH 2011-45. In providing assistance to families under programs covered by this Plan, OHA must comply with the rules, standards, and policies established in the Plan as well as all applicable federal requirements other than those provisions of the 1937 Act waived by the MTW Agreement. Documents relying upon the approved Plan (i.e., Administrative Plan, Admission and Continued Occupancy Plan, etc.) should be updated to reflect those policies. Also, the approved Plan and all required attachments and documents should be available for review and inspection at OHA's principal office during normal business hours.

Thank you for your continued efforts to implement an effective and meaningful MTW program. Please contact Kai Jennings at kai.a.jennings@hud.gov if you have any questions.

Sincerely,

Pravin Krishnan

Pravin Krishnan
MTW Program Director
Office of Public Housing Investments

cc: Trevor Auser, San Francisco Regional Office

Oakland Housing Authority

MAKING TRANSITIONS WORK
ANNUAL PLAN

HOMES THAT HEAL, **COMMUNITIES** THAT THRIVE

FISCAL YEAR 2026 // JULY 1, 2025 - JUNE 30, 2026

Fiscal Year 2026 MTW Annual Plan

Prepared by:
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Housing Authority of the City of Oakland, California

Fiscal Year 2026 MTW Annual Plan

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Section I. Introduction

Message from the Executive Director

At the Oakland Housing Authority (OHA), we approach our work with a holistic vision: housing is not merely a structure—it is a catalyst for stability, opportunity, and transformation. As we embark on Fiscal Year (FY) 2026, we are committed to ensuring that every resident has access to the resources and support necessary to achieve long-term success, while also addressing the urgent challenges of housing insecurity within our community.

This year, we are proud to introduce a new Moving to Work (MTW) activity designed to directly address the needs of Oakland's unhoused population. By leveraging the lessons learned from the rapid and successful deployment of Emergency Housing Vouchers (EHV) and capitalizing on the strong partnerships we've built with the Alameda County Continuum of Care, this initiative will provide targeted housing assistance coupled with essential supportive services. Together with our partners, we will prioritize assistance for those who need it most, ensuring that housing stability becomes a reality for more families and individuals.

OHA recognizes that meeting the needs of our community requires a well-rounded approach. To expand and enhance resident services, we are introducing health hubs and dedicated spaces that offer convenient access to nutritious food and wellness resources, addressing immediate food insecurity while promoting sustainable, healthier lifestyles. Simultaneously, the Family and Community Partnerships department is scaling up services that enrich lives and create opportunities, from youth engagement programs and digital literacy training to wellness initiatives for seniors. These programs are designed to meet the unique needs of every family member, empowering them to achieve their goals while fostering stronger, healthier communities.

Housing providers are critical allies in this mission, and we are deepening our collaboration through an expanded suite of owner incentives. New programs, including referral bonuses, application fee assistance, and mediation services, will attract and retain landlords while creating more housing opportunities for our families. These partnerships are instrumental in ensuring long-term housing security for Oakland residents.

Additionally, we are proud to announce the receipt of transformative funding that addresses critical challenges. A $600,000 grant will provide safe housing and vital services for survivors of human trafficking, empowering them to rebuild their lives. A $1.37M grant will assist families facing financial instability due to the health challenges of their infants, ensuring housing stability during these pivotal moments.

At OHA, transformation remains at the heart of everything we do. Every new home, every strengthened partnership, and every expanded service represents another step toward empowering residents and uplifting our community. Together—with the dedication of our staff, the vision of our Board of Commissioners, and the unwavering support of our partners—we are not just providing housing but creating opportunity, resilience, and brighter futures for all.

Thank you to all of our partners and the community for joining us in this transformative journey.

Introduction

The Oakland Housing Authority (OHA) was established in 1938 to assure the availability of quality housing for low-income persons. OHA operates federally funded and other housing assistance programs and reaching over 16,000 of Oakland's lowest-income families including the elderly and persons with disabilities. The mission of the OHA is:

> *To assure the availability of quality housing for low-income persons and to promote the civic involvement and economic self-sufficiency of residents and to further the expansion of affordable housing within Oakland.*

MTW Demonstration Program

The United States Department of Housing and Urban Development (HUD) selected OHA to participate in the Moving to Work (MTW) Demonstration program in 2001. OHA executed its first MTW agreement with HUD in March of 2004. Initially, a seven-year agreement was executed, which would have expired on June 30, 2011. However, OHA and HUD signed the Amended and Restated Moving to Work Agreement (Agreement), which extended OHA's participation in the MTW Demonstration through June 30, 2018. In December 2015, Congress authorized the extension of the MTW agreements of the 39 existing MTW agencies to terminate in year 2028, and in March 2024, Congress passed the Consolidated Appropriations Act of 2024, extending MTW contracts an additional 10-years prolonging the current terms through 2038. This extension, which HUD officially noted on December 23, 2024, allowed OHA to continue its localized housing programs and to continue to implement various innovations that remove barriers to housing for OHA families. Since September 2022, HUD admitted 99 agencies to the expansion of the MTW Demonstration Program. Currently, OHA is one of 138 public housing authority participants in the demonstration nationally.

The MTW Demonstration waives certain provisions, implementing requirements, and regulations of the Housing Act of 1937. In addition, using MTW waivers, OHA may combine funding from different HUD programs such as public housing operating subsidy, Capital Fund, and the Housing Choice Voucher (HCV) program funds, into a Single Fund Budget with flexibility to use the funding as approved across programs. MTW offers a unique opportunity for housing authorities to explore and test new and innovative methods of delivering housing and supportive services to low-income residents. OHA may use MTW funds in the Single Fund Budget for approved eligible MTW activities including housing assistance, capital improvements, acquisition and new construction, and resident services. In addition, OHA's agreement allows the MTW funds to be used outside of the traditional public housing and HCV programs to support local housing activities. OHA renamed the MTW program *"Making Transitions Work"* in order to acknowledge the various ways

MTW can facilitate transitions for families across the phases of the housing spectrum and to better reflect the potential of the demonstration to positively impact the lives of Oaklanders.

The United States Congress established the following five statutory requirements and three statutory objectives when it approved the MTW Demonstration program:

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

In compliance with its MTW Agreement, OHA must meet each statutory requirement by implementing the activities discussed in this Annual Plan. OHA's plan for achieving each requirement is detailed in Section II. Additionally, OHA must design and implement all approved MTW activities to meet at least one of the statutory objectives. Many of OHA's MTW initiatives meet more than one of the statutory objectives. The goals and various strategies OHA will use to serve the existing 35,000 program participants, and expand assistance to additional families in need, are discussed in Section IV.

Overview of the Agency's Short-Term and Long-Term Goals and Objectives

<u>Short-term Goals and Objectives</u>

Oakland will see many changes in FY 2026, with newly elected representation settling into office locally and federally, but OHA will remain steadfast in its efforts to provide housing assistance to as many Oaklanders as possible. In FY 2026, OHA is committed to building on existing and fostering new relationships with officials, as evidenced by the Authority's collaboration with District 6 Councilmember and Interim Mayor, Kevin Jenkins and will continue to address the affordable housing shortage in Oakland holistically.

The number of families and individuals living on the streets in Oakland during the 2024 Point in Time (PIT) count increased. According to the PIT count, 5,485 homeless individuals were reported in 2024, compared to 5,055 in 2022. The PIT Count tallies people experiencing both sheltered and unsheltered homelessness on a single night in January to provide a snapshot of the homeless population and is conducted every two years. To address homelessness, capitalize on efficiencies learned from programs started under the American Rescue Plan, and improve housing outcomes for previously homeless families, OHA is introducing a new referral partnership through the local Continuum of Care (CoC) to ensure homeless families are receiving supportive services and housing, utilizing inter-agency collaboration.

In addition to inter-agency collaboration, OHA will focus on utilization of Housing Choice Vouchers (HCVs), special purpose vouchers, and project-based vouchers (PBVs) using various strategies. Through single fund flexibility, OHA will provide on-demand mental health treatment for participants who have called the Oakland Housing Authority Police Department (OHAPD), deploy innovative and flexible funding mechanisms to build new affordable housing, and ensure housing supports are available to OHA participants.

OHA will continue to support and fund affordable housing efforts by developing affordable housing, completing affordable housing projects in the development pipeline, and providing funding assistance to new projects submitted to OHA through various pipelines that otherwise would fall short of resources.

Priorities for FY 2026:

- Stabilize utilization of HCVs awarded at 90%
- Lease all public housing and PBV sites to at least 97%
- Complete at least 60-unit rehabilitations across all OHA-managed properties
- Underscore improvements in reporting and transparency through refining dashboards based on real-time business system information

- ❖ Collaborate with local partners to address the homelessness crisis and work towards solutions, both short and long term, while expanding permanent supportive housing efforts.
- ❖ Educate staff on effectively working with special needs populations, such as human trafficking survivors.

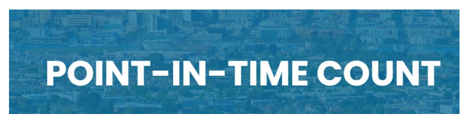
<u>Long-term Goals and Objectives</u>

OHA will remain nimble and expand participation with Oakland entities and elected officials to quickly respond to unexpected situations, participate and inform the local legislative process while monitoring state and national legislation, and advocate strategically to achieve overall agency priorities and goals.

As new technology requires testing and time to ensure proper use, HOTMA implementation has been postponed to FY 2026. To remain in compliance with HUD regulations, OHA will implement Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) during the FY.

The activities described in the Annual Plan build on OHA's legacy and experience through innovation and serve as tools to support and implement long-term strategic goals, which were approved by the Board of Commissioners in 2021. The long-term goals are:

Sustained high standards of customer service for residents and stakeholders



Oakland remains an extremely expensive city, with a cost of living 40% higher than the national average, with housing expenses 82% higher than the national average. With these statistics, it is not surprising that there continues to be a rise in the homeless population. According to the January 2024 Point-in-Time Count (PIT), an annual snapshot of the number of individuals in shelters, temporary housing, and in unsheltered settings, the primary cause of homelessness was housing loss related. The PIT count revealed the racial discrepancies remained, with Black/African American residents of Oakland represented 21.8% of the general population yet accounted for 52.5% of the homeless population. During FY 2026, OHA is committed to addressing this homelessness crisis using MTW flexibilities and will work to establish a Memorandum of Understanding (MOU) with the local continuum of care to serve families who have been living on the streets. An inter-agency MOU is critical as OHA can provide housing support but needs the CoC to provide the supportive services that are needed to keep families housed. Based on the PIT count, 31% of homeless households reported a serious mental illness, 25% reported a substance use disorder, and 44% reported as chronically homeless. OHA understands the critical importance of holistic support for participants and utilizes the Family and Community Partnerships Department to provide some supports, but having a dedicated team to support services for families transitioning out of homelessness is critical to the success of the participants.

To uphold superior standards of customer service, OHA has established a dynamic Stakeholder and Community Engagement (SCE) team. This team is dedicated to addressing a wide range of customer complaints and inquiries directed to the executive office from external stakeholders including applicants, residents, property owners, community partner organizations, vendors, HUD, or the Mayor's Office. Beyond conflict resolution and active de-escalation efforts, the team demonstrates a commitment to building positive relationships while conducting thorough reviews of policies and procedures, making recommendations to ensure customer-centered policies align with OHA's goals and mission. Strategically positioned, the SCE team not only seeks out new and beneficial partnerships for OHA but also imparts knowledge on OHA policies and procedures to existing partners. In FY 2026, the SCE team plans to continue to track the frequently encountered issues, while also providing data-driven policy and procedure recommendations to improve efficiencies throughout the agency.

Position OHA as a Sustained Leader in the Preservation of Units and Expansion of Affordable Housing

OHA supports these ambitious goals and acknowledges this is a critical step to move the needle on reducing homelessness while also expanding access to housing by supporting the development, preservation and rehabilitation of affordable housing. As described in #08-01, OHA anticipates providing funds to assist eight new affordable housing developments that may begin construction during the FY. The Rental Assistance Subsidy (RAS), described in detail in the "Use of Single Fund Flexibility" section, is projected to subsidize approximately 401 families through the addition of new affordable units in projects that will apply through various sources such as new state Homekey funding recipients, City of Oakland new construction NOFA project awards, and OHA's Request for Proposal process. The RAS is a creative use of capital and assets for development and repositioning activities and support of projects falling short of resources where OHA can bridge the gap.

As funding mechanisms and OHA's experience using MTW flexibilities has evolved, so too has our creativity to think outside the box to meet the continuing challenges presented by the pandemic, inflation, rising interest rates, and labor and materials costs which exacerbate the shortage of housing locally and nationwide. HUD is exploring a new research program to assist low-income families with cash payment subsidies instead of Housing Assistance Payments (HAP), to potentially mitigate some of the barriers to securing housing. During FY 2026, OHA plans to continue exploring the possibility of using MTW flexibilities to pilot a similar cash payment subsidy program to increase families served by OHA funds. OHA plans to reach a 50% ratio of Project-Based Vouchers (PBV) to HCVs and complete long-term, multi-year development projects, while simultaneously identifying and evaluating potential projects using new underwriting tools and pro-active strategies developed by staff. By developing a strategic approach and policies in line with agency short- and long-term development goals, OHA will be well-positioned to seize new opportunities and expand service-enriched housing.

Provide Sustained, Impactful and Humane Resident Services, Community Engagement and Community Safety Programs

OHA has many resident facing staff departments that are responsible for resident and community engagement, including Leased Housing, Property Management, OHA Police Department (OHAPD), and the Stakeholder and Community Engagement (SCE) Team. While all OHA staff engage with the community, the Family and Community Partnership (FCP) Department is tasked with supporting regular and meaningful engagement with participants. The FCP team will continue to assess the needs of OHA participants to design and deliver impactful services. The services provided to participants range from emergency support when a family is in crisis, to long term programs designed to support the educational and/or employment goals of individuals and families to assist them in achieving success. OHA staff support families through the process of finding an apartment and becoming successfully leased to remain stably housed in a safe and secure environment. The "Use of Single Fund Flexibility" section describes many of our activities planned for impactful services, community engagement and resident safety and security.

OHA's programs are designed to serve a wide spectrum of families with an array of services to support every family member. It starts with search navigation assistance, which the FCP department provides, with one dedicated staff member to help those struggling to find an apartment in Oakland's competitive market. Once a family is housed, a plethora of programs and services are available to support the youth, parents, adults and seniors. Holistic and varied programs are carefully selected to provide support to all aspects of life from achieving educational and employment goals, to basic yet critical needs such as food availability, mental health and parenting support, and wellness health checks all delivered through MTW single fund flexibility.

During the FY, OHA will expand the existing Digital for All project to provide free internet access at more OHA sites. In conjunction with this program expansion, OHA will assist families who have fallen behind on internet payments, as described in the Single Fund Flexibility section.

OHA will continue to support families utilizing the FY 2023 Jobs Plus Grant award to increase, and help overcome barriers to, employment for East Oakland public housing residents, mainly at Lockwood Gardens. The grant provides $2.3M in funding from HUD, with matching funding of $2.3M, provided by many of our partners including the Oakland Private Industry Council, the Lao Family Community Development Center, Oakland Adult and Career Education, and Cyprus Mandela Training Center, as well as MTW single fund flexibility to ensure success. The FCP department plans to assist residents in overcoming challenges to obtaining gainful employment, including limited digital literacy, lack of transportation, accommodations for disabilities, and education, to name a few. Using the Jobs Plus grant, OHA will continue to support East Oakland Works (EOW) to provide individualized case management, digital and financial literacy training, and a variety of resources to address barriers to employment. This initiative projects to serve approximately 282 participants in the Earned Income Disregard program, 229 participant assessments, and plans post-assessment services to 212 participants.

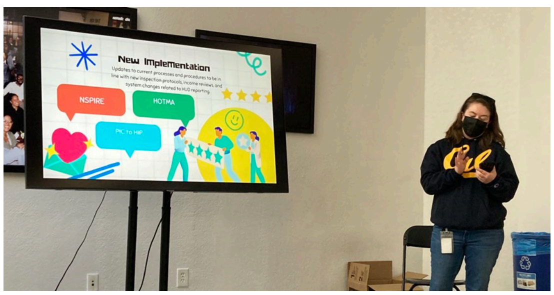
OHA received two new grants, in September 2024, to provide housing support to vulnerable populations. Through the Department of Justice, OHA received the Anti-Trafficking Housing Assistance Grant. In FY 2026, OHA will assist 50 transitional aged youth, 18-25, who are human trafficking survivors through this two-year grant. OHA collaborated with local agencies MISSSEY, Back to the Basics, the Alameda County Family Justice Center, and the Family Violence Law Center to apply for the grant, as the partners will train OHA staff, provide supportive services to survivors, and refer eligible families to OHA for housing.

OHA also was awarded a grant to partner with UCSF Benioff Children's Hospital, located in Oakland, to provide housing supports to families of children with chronic illness, or families who have children in the Pediatric Intensive Care Unit (PICU) or the Neonatal Intensive Care Unit (NICU).

The award-winning Oakland Housing Authority Police Department (OHAPD) will continue to strive for safe and healthy communities through a variety of services. OHAPD regularly engages with participants through community events to build trust and relationships with OHA families. These events include Coffee with a Cop, the Winter Wonderland Toy Drive, and many youth field trips. The relationships allow the officers to provide critical supports to community members. Officers rely on community-based public safety strategies to provide excellent customer service for OHA residents and are consistently working to reduce and deter violent crime. OHAPD plans to increase community awareness, build public trust, and focus on positive outcomes for program participants through their youth explorer program, and expand this program to additional family members through a new initiative, OHAPD Citizen's Academy.

OHA continues to use MTW flexibility to create innovative and unique programs for Oakland families to provide sustained, impactful and humane resident services, exemplified by the partnership with The Kelsey. OHA anticipates working with The Kelsey to implement improved building design to enhance the functionality of the property for all residents. OHA will continue to provide families with services to offer educational growth, employment opportunities, food support, safety, community building, and creative outlets. In FY 2026, OHA will work with departments that have low participant engagement to promote the available services and improve outcomes for all OHA families.

Expand board knowledge of OHA and its Affiliates



OHA will broaden its training efforts, offering sessions both internally and through partnerships with industry groups. These trainings will cover legislative updates, programmatic requirements, and financial management, thereby strengthening staff expertise and organizational capacity to adapt to regulatory changes. With the recruitment of a dedicated Research Analyst, OHA anticipates enhanced data-driven decision-making and resource utilization. Building on the data dashboards developed in FY 2025, OHA will refine policy updates, streamline operational processes, and support in-depth reporting and research—ultimately contributing to greater efficiency, transparency, and community impact.

In anticipation of new regulations and guidance from the current administration and HUD, the Oakland Housing Authority (OHA) remains committed to upholding full compliance with federal standards. To achieve this, OHA will prioritize comprehensive education initiatives for staff, affiliates, and the Board of Commissioners (BOC). By ensuring policies and procedures are carefully aligned with evolving requirements and clearly documented, OHA will maintain transparency and readiness for review.

The MTW Annual Plan

As required by the Agreement, OHA prepares its Annual Plan for submission to HUD each year. OHA uses the standard format described in Attachment B of the MTW Agreement, HUD form 50900. OHA's Annual Plan is intended to provide residents, the public, and HUD with information on OHA's programs and policies, including both approved and planned activities and operating budgets and capital investment plans. The following provides a summary of the sections of the FY 2026 MTW Plan:

Section I. Introduction

This section provides general information about the MTW Demonstration program, an overview of OHA's short-term and long-term goals for FY 2026, and a summary of the Plan.

Section II. General Housing Authority Operating Information

This section includes general housing stock, lease-up, and waiting list information as well as OHA's plan for maintaining compliance with the statutory requirements.

Section III. Proposed MTW Activities

This section includes information on the following proposed MTW activities. OHA proposes one new activity this year.

Section IV. Approved MTW Activities

This section includes information on all approved and ongoing MTW activities.

Section V. Sources and Uses of Funding

This section includes summary budget information for FY 2026 including planned sources and uses for MTW and non-MTW (special purpose) funds.

Section VI. Administrative

This section includes information on Board of Commissioners approvals and agency certifications.

Section VII. Appendix

This section includes additional information explaining the MTW Plan public outreach process, additional policy changes, and non-MTW related activities.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

1) Planned New Public Housing Units to be Added During the Fiscal Year

OHA does not anticipate adding any new public housing units during FY 2026. See Appendix D for an overview of OHA housing stock.

Table 1: Housing Stock Information										
Asset Management Project (AMP) Name and Number	Bedroom Size						Total Units	Population Type*	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2+	3+	4+	5+	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0		N/A	N/A	N/A
N/A	0	0	0	0	0	0		N/A	N/A	N/A
N/A	0	0	0	0	0	0		N/A	N/A	N/A
N/A	0	0	0	0	0	0		N/A	N/A	N/A
Total Public Housing Units to be Added in the Plan Year							**0**			

2) Planned Public Housing Units to be Removed During the Fiscal Year

OHA received approval on the Section 18 application #DDA0008342 to dispose of 253 units in July 2018. Three senior housing sites, Oak Grove North, Oak Grove South, and Harrison Towers were the subject properties included in the application approval. The primary goal of the application was to preserve these units and address longstanding challenges arising from chronic funding gaps in the public housing program. While Oak Grove North and South have been completed and are back in service as PBV sites, OHA staff continue to work on the disposition of Harrison Towers.

Two significant challenges have delayed the project. First, changes to the State of California's tax-exempt bond allocation procedures in late 2020 caused delays in securing the bonds and 4% Low-Income Housing Tax Credits needed to finance critical repairs. And second, due to the complex seismic safety needs of the 13-story tower, OHA determined that it would be prudent to conduct a peer review of the initial seismic strengthening program. A major outcome of the peer review resulted in a change to the engineering team and a full structural re-design. Despite these setbacks, OHA staff continue to move forward with the necessary predevelopment activities, including architectural design, engineering, resident relocation, environmental mitigation planning and other necessary steps to close the construction financing and finalize the disposition of Harrison Towers.

The current target date for finalizing the disposition and closing all construction financing is December 2026, with the execution of the Agreement to Enter into a Housing Assistance Payment (AHAP) contract scheduled immediately prior to closing.

Rental Assistance Demonstration (RAD)/Section 18 Blend Conversions

In June 2024, in collaboration with the owners of Lion Creek Crossing (LCC) Phase I and II, OHA closed on the Low Income Housing Tax Credit re-syndication and RAD/Section 18 conversion of 80 public housing units to RAD and 19 units to Section 18 PBVs. Construction began immediately after closing on the following major rehabilitation scope of work items: improving building waterproofing, repairing, and rebuilding balconies, repairing and replacing deteriorated wood trim and trellises, and repainting the buildings.

OHA expects to use the RAD / Section 18 program in order to obtain the highest number of eligible Tenant Protection Vouchers (TPVs) in each of the conversions. Staff will analyze scenarios and determine the optimal mix of RAD PBVs and TPVs in the conversions. An estimated breakdown between the two types of vouchers based on current construction budgets is shown in Table 4 below but the actual mix of voucher types is subject to change as design and cost estimating for the rehabilitation projects continues. OHA may elect to convert these units through RAD without a Section 18 blend, or to modify the projected mix of voucher types. The plans for these units are further described in Appendix L.

Other RAD / Section 18 transactions that are contemplated for FY26 are the following:

Foothill Family Apartments
Staff continue to work on predevelopment activities for Foothill Family Apartments in preparation for the comprehensive rehabilitation of the property. OHA submitted an application for an allocation of tax-exempt bonds and 4% Low Income Housing Tax Credits in August 2024 but unfortunately anticipates submitting another application for a RAD/Section 18 blend conversion of the 21 public housing units in these properties to PBVs. Rehabilitation will require the temporary relocation of the residents.

Lion Creek Crossing Phase III and IV
Using a similar approach to LCC Phases I and II, OHA is working with the owners of LCC Phases III and IV to evaluate the feasibility of a conversion of the public housing units in those properties to PBV as RAD or RAD/Section 18 blend conversions. The conversion of these public housing units through RAD/Section 18 blends to project-based assistance provides a more stable funding platform that facilitates future refinancing or re-syndication transactions, resulting in greater funding availability for capital improvements to benefit the properties. It also streamlines the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources.

Chestnut Court, Linden Court, and Mandela Gateway

OHA is in active discussions with the owners of Chestnut Court, Linden Court, and Mandela Gateway, three additional legacy OHA HOPE VI projects that have reached the end of their initial tax credit compliance terms, regarding the feasibility of RAD or RAD/Section 18 blend conversions. OHA may submit RAD or RAD/Section 18 blend applications for these properties during the Plan year.

The RAD PBV contracts that will be executed as a result of the RAD conversions have a number of differences compared to other PBV contracts issued by OHA. Notably, with the new RAD PBV contracts the initial rent-setting and rent adjustment mechanisms are tied to the current Annual Contributions Contract (ACC) subsidy and do not allow owners to periodically request market-based rent adjustments as is allowed with customary agency PBV contracts. Additionally, there are a number of tenant protections that will be extended to residents through the RAD program that more closely resemble those afforded under public housing programs, with the intent of avoiding any adverse consequences for tenants as a result of conversion. In general, the tenant protections from the RAD program also apply to Section 18 TPVs in the same property that are obtained through a RAD/Section 18 blend approval.

Table 2: Planned Public Housing Units to be Removed		
AMP Name and Number	**Number of Units to be Removed**	**Explanation for Removal**
Harrison Towers	101	Disposition Application #DDA0008342
Lion Creek Crossing III	37	RAD/Section 18 blend conversion
Lion Creek Crossing IV	21	RAD/Section 18 blend conversion
Foothill Family	21	RAD/Section 18 blend conversion
Chestnut Court	45	RAD/Section 18 blend conversion
Linden Court	38	RAD/Section 18 blend conversion
Mandela Gateway	46	RAD/Section 18 blend conversion
Total Number of Units to be Removed During Plan Year:	**309**	

3) New Housing Choice Vouchers to be Project-Based During the Fiscal Year

In FY 2026, OHA may award Project-Based Vouchers (PBV) to new projects through a OHA Request for Proposals or through another public agency's competitive process. Certainly, OHA plans to enter into Agreements to Enter Into a Housing Assistance Payment (AHAP) contracts for 110 new PBVs through continued lease up of previously conditionally awarded units at new construction properties.

Of the planned AHAPS, 57 PBVs in FY 2026 are new construction units that have previously been awarded throughout the city of Oakland Notice of Funding Availability (NOFA) and 53 are the result of a non-competitive award to the Authority's 77th and

Bancroft project. Below is a breakdown of the expected 110 PBV units where at least an Agreement to an AHAP contract is expected in place by end of FY 2026.

OHA plans to award 121 PBVs through the conversion of public housing units through the Section 18 Disposition and RAD/Section 18 Blend programs at Harrison Tower and Foothill Family Apartments. OHA closed on the refinancing of Lion Creek Crossing (LCC) Phase I and II in June 2024 which included a RAD/Section 18 conversion of 80 public housing units to RAD and 19 units to Section 18 PBVs.

OHA will continue to evaluate and plan the feasibility of converting an additional 238 public housing units in mixed-finance developments, including LCC Phase III (37 units), LCC Phase IV (72 units), Linden Court (38 units), Chestnut Court (45 units), and Mandela Gateway (46 units) to PBV through the RAD and/or RAD/Section 18 Blend conversion programs.

Table 3: Planned New Project-Based Vouchers			
Project-based for the first-time during plan year where at least an AHAP is in place by end of plan year			
Property Name	**Number of Vouchers Project Based**	**RAD?**	**Description of Project**
2700 International	19	No	2700 International will provide affordable housing for extremely low to low-income families as well as 19 units set aside for formerly homeless veterans through 19 PBV VASH, providing 74 units of much needed affordable housing for Oakland and the Fruitvale area.
34th and San Pablo	25	No	This project, in partnership with EBALDC, will provide 60 new homes affordable to families with incomes up to 60% of Area Median Income. The building will contain 13 studios, 13 one-bedroom, 22 two-bedroom, and 12 three-bedroom apartments for a total of 106 bedrooms.
500 Lake Park Avenue	18	No	500 Lake Park Avenue in Oakland is a mixed-use affordable housing development that includes 53 rental apartments and approximately 2,500 square feet of retail space. The project has a conditional award for 18 PBV VASH units.
285 12th St	16	No	A new partnership deal with EBALDC that was in the pre-development phase. This project entails construction of a new 65-unit affordable housing building with 3,500 square feet of commercial space on a former parking lot at 12th and Harrison St. in downtown Oakland.
Mandela Station Affordable	60	No	Mandela Station Affordable is a transit-oriented, mixed-use affordable project at the West Oakland BART station. The project envisions the construction of 240 units of affordable rental apartments and approximately

			16,000 square feet of neighborhood retail space. The project has a conditional award for 60 PBV units.
Harrison Tower	101	No	A new partnership deal with EBALDC that was in the pre-development phase. This project entails construction of a new 65-unit affordable housing building with 3,500 square feet of commercial space on a former parking lot at 12th and Harrison St. in downtown Oakland. Additionally, OHA has also awarded 8 PBV HUD-VASH units to this property.
77th and Bancroft	54	No	77th and Bancroft, located at 2506 76*th* Avenue, is a 0.75-acre vacant land site, formerly the Greenside Public Housing complex, in Oakland's Eastmont neighborhood. This vacant site is owned by an OHA affiliate instrumentality, California Affordable Housing Initiatives, Inc. (CAHI), and it will become a 91-unit senior building with on-site activities and amenities for the community's enjoyment.
Foothill Family Apartments	19	Yes	Foothill Family is a 65-unit public housing property. 19 units will convert to PBV through Rental Assistance Demonstration.
Lion Creek Crossing Phase III	37	Yes	RAD/Section 18 blend conversion of the Public Housing units in a mixed-finance property developed in partnership with Related California and EBALDC. A tax-credit financed rehabilitation of the property will be completed in conjunction with the RAD/Section 18 conversion.
Lion Creek Crossing Phase IV	72	Yes	RAD/Section 18 blend conversion of the Public Housing units in a mixed-finance property developed in partnership with Related California and EBALDC. A tax-credit financed rehabilitation of the property will be completed in conjunction with the RAD/Section 18 conversion.
Linden Court	38	Yes	RAD/Section 18 blend conversion of the Public Housing units in a mixed-finance property developed in partnership with BRIDGE. A tax-credit financed rehabilitation of the property will be completed in conjunction with the RAD/Section 18 conversion.
Chestnut Court	45	Yes	RAD/Section 18 blend conversion of the Public Housing units in a mixed-finance property developed in partnership with BRIDGE. A tax-credit financed rehabilitation of the property will be completed in conjunction with the RAD/Section 18 conversion.
Mandela Gateway	46	Yes	RAD/Section 18 blend conversion of the Public Housing units in a mixed-finance property developed in partnership with BRIDGE. A tax-credit financed rehabilitation of the property will be completed in conjunction with the RAD/Section 18 conversion.
Planned Total Vouchers to be Newly Project-Based:	**549**		

Table 4: Planned Existing Project-Based Vouchers				
Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year.				
Property Name	Number of Project-Based Vouchers	Status at End of Plan Year*	RAD?	Description of Project
Mandela Gateway	30	Leased/Issued	No	An affordable housing project of 187 units in West Oakland for low-income families. The project was leased up in 2004 with 30 PBV units.
Alteheim Senior Housing Phase I	23	Leased/Issued	No	The first phase of Altenheim Senior Housing project in Dimond district of Oakland with 93 units for low-income seniors. The project was leased up in 2007 with 23 PBV units.
Lion Creek Crossings II	18	Leased/Issued	No	The second phase of Lion Creek Crossings project with 146 units in East Oakland for low-income families. The project was leased up in 2007 with 18 PBV units.
Madison Apartments	50	Leased/Issued	No	An affordable housing project of 79 units near downtown Oakland for low-income families. The project was leased up in 2008 with 19 PBV units.
Lion Creek Crossing III	16	Leased/Issued	No	The 3rd phase of Lion Creek Crossings project with 106 units in East Oakland for low-income families. This phase was leased up in 2008 with 16 PBV units.
Seven Directions	28	Leased/Issued	No	An affordable housing project of 36 units in East Oakland for low-income families. The project was leased up in 2008 with 18 PBV units.
Orchards on Foothill	64	Leased/Issued	No	An affordable housing project of 65 units in Lower San Antonio district of Oakland for low-income seniors. The project was leased up in 2008 with 64 PBV units.
Fox Court Apt.	33	Leased/Issued	No	An affordable housing project of 80 units in downtown Oakland for low-income /homeless with HIV/AIDS families. The project was leased up in 2009 with 20 PBV units.
Jack London Gateway	55	Leased/Issued	No	An affordable housing project of 60 units in West Oakland for low-income seniors. The project was leased up in 2009 with 60 PBV units.
14th St at Central Station	20	Leased/Issued	No	An affordable housing project of 99 units in West Oakland for low-income families. The project was leased up in 2007 with 20 PBV units.

Tassafaronga Village Phase I	80	Leased/Issued	No	The first phase of Tassafaronga Village project with 137 units in East Oakland for low-income families. The project was leased up in 2010 with 80 PBV units.
Alteheim Senior Housing Phase II	40	Leased/Issued	No	The second and final phase of Altenheim Senior Housing project with 81 units for low-income seniors. This phase was leased up in 2010 with 40 PBV units.
Fairmount Apartments	16	Leased/Issued	No	An affordable housing project of 31 units in Grand Lake area of Oakland for low-income families and persons with disability. The project was leased up in 2010 with 16 PBV units.
Tassafaronga Village Phase II	19	Leased/Issued	No	The second and final phase of Tassafaronga project with 20 units for low-income/homeless with HIV/AIDS families. The project was leased up in 2010 with 19 PBV units.
Harp Plaza	19	Leased/Issued	No	An affordable housing project of 19 units in Eastmont district of Oakland for low-income families. The project was leased up in 2010.
Effie's House	10	Leased/Issued	No	An affordable housing project of 21 units in Lower San Antonio district of Oakland for low-income families. The project was leased up in 2010.
Drachma Housing	25	Leased/Issued	No	A scattered-site affordable housing project of 14 units in West Oakland for low-income families. The project was leased up in 2010.
Foothill Family Partners	11	Leased/Issued	No	An affordable housing project of 65 units in Bancroft district of Oakland for low-income families. The project was leased up in 2011.
St. Joseph's Senior Apts	83	Leased/Issued	No	An affordable housing project of 84 units in Fruitvale district of Oakland for low-income seniors. The project was leased up in 2011 with 83 PBV units.
OHA Scattered Sites (OAHPI)	1,502	Leased/Issued	No	It is a scattered site public housing disposition project involving 1,502 units for low-income families. The project was assisted with PBV subsidies since 2010.
Lion Creek Crossings IV	10	Leased/Issued	No	The 4th phase of Lion Creek Crossings project of 72 units in East Oakland for low-income families. The project was leased up in 2012 with 10 PBV units.
Savoy Phase 1	55	Leased/Issued	No	The first phase of the Savoy project of 101 units in downtown Oakland for individuals with special needs. The project was leased up in 2012.
Hugh Taylor House	35	Leased/Issued	No	An affordable housing project of 43 units in East Oakland for low-income families. The project was leased up in 2012.

Madison Park Apartments	96	Leased/Issued	No	An affordable housing project of 98 units near downtown Oakland for low-income seniors. The project was leased up in 2012.
Merritt Crossing Apts (6th and Oak)	50	Leased/Issued	No	An affordable housing project of 70 units near Chinatown Oakland for low-income seniors. The project was leased up in 2012 with 50 PBV units.
720 E 11th Street Apts (aka Clinton Commons)	16	Leased/Issued	No	An affordable housing project of 55 units in Eastlake district of Oakland for low-income/homeless with HIV/AIDS families. The project was leased up in 2012 with 16 PBV units.
Harrison Street Senior Housing	11	Leased/Issued	No	An affordable housing project of 73 units near downtown Oakland for low-income seniors. The project was leased up in 2012 with 11 PBV units.
Kenneth Henry Court	13	Leased/Issued	No	An affordable housing project of 51 units in the Bancroft district of Oakland for low-income families. The project was leased up in 2013.
California Hotel Phases 1 and 2	88	Leased/Issued	No	The first and second phase of California Hotel project of 137 units for families of low-income/special needs/homeless/HIV/AIDS. The phase was leased up in 2013 with 88 PBV units.
James Lee Court	12	Leased/Issued	No	An affordable housing project of 26 units for low-income families. The project was leased up in 2013.
Savoy Phase 2	46	Leased/Issued	No	The 2nd phase of the Savoy project of 101 units at downtown Oakland for special needs/homeless/HIV/AIDS individuals. This phase was leased up in 2013.
Slim Jenkins Court	11	Leased/Issued	No	An affordable housing project of 32 units in West Oakland for low-income families. The project was leased up in 2013 with 11 PBV units.
Oak Point Limited (OPLP)	15	Leased/Issued	No	A scattered-site affordable housing project of 31 units in West Oakland for low-income families. The project was leased up in 2013 with 15 PBV units.
Drasnin Manor	25	Leased/Issued	No	An affordable housing project of 26 units in East Oakland for low-income families. The project was leased up in 2013 with 25 PBV units.
St. Joseph's Family Apts	15	Leased/Issued	No	An affordable housing project of 62 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2013 with 15 PBV units.
MacArthur Apts	14	Leased/Issued	No	An affordable housing project of 32 units in Lower Hills district of Oakland for low-income families. The project was leased up in 2013 with 14 PBV units.

California Hotel Phase 3	47	Leased/Issued	No	The third and final phase of California Hotel project of 137 units for low-income/special needs/homeless/HIV/AIDS families. This phase was leased up in 2013 with 47 PBV units.
Lion Creek Crossings V	127	Leased/Issued	No	The fifth phase of Lion Creek Crossings project of 128 units in East Oakland for low-income seniors. The project was leased up in 2014 with 127 PBV units.
Cathedral Gardens	43	Leased/Issued	No	An affordable housing project of 100 units in Uptown district of Oakland for low-income families. The project was leased up in 2014 with 43 PBV units.
Lakeside Senior Apartments	91	Leased/Issued	No	An affordable housing project of 92 units on the banks of Lake Merritt in Oakland for low-income seniors. The project was leased up in 2015 with 91 PBV units.
Marcus Garvey Commons	10	Leased/Issued	No	An affordable housing project of 22 units in West Oakland for low-income families. The project was leased up in 2015 with 10 PBV units.
1701 Martin Luther King Jr. Way	25	Leased/Issued	No	An affordable housing project of 26 units near downtown Oakland for low-income/special needs/homeless/HIV/AIDS families. The project was leased up in 2015 with 25 PBV units.
MURAL aka MacArthur Transit Village	22	Leased/Issued	No	An affordable housing project of 90 units in West Oakland for low-income families. The project was leased up in 2016 with 22 PBV units.
AveVista aka 460 Grand	34	Leased/Issued	No	An affordable housing project of 68 units in Lake Merrit area of Oakland for low-income families. The project was leased up in 2016 with 34 PBV units.
11th and Jackson (Prosperity Place)	35	Leased/Issued	No	An affordable housing project of 71 units in Chinatown Oakland for low-income families. The project was leased up in 2017 with 35 PBV units.
Civic Center TOD	20	Leased/Issued	No	An affordable housing project of 40 units in downtown Oakland for low-income/special needs/homeless families. An AHAP for 10 PBV was executed in 2016.
Redwood Hill Townhomes	27	Leased/Issued	No	An affordable housing project of 28 units in Laurel district of Oakland for low-income/special needs families. An AHAP for 11 PBV was executed in 2017.
3706 San Pablo Avenue	20	Leased/Issued	No	An affordable housing project of 87 units on the cities' border of Oakland and Emeryville for low-income families. An AHAP for 20 PBV was executed in 2017.

Embark Apartments	61	Leased/Issued	No	An affordable housing project of 40 units in North Oakland for low-income/veteran/VASH families. An AHAP for 61 PBV was executed in 2017.
Northgate Apartments	14	Leased/Issued	No	The project, located at 2301 Northgate Avenue, serves low-income families. It is a 5-story 41-unit building completed in 2003. Local schools, public transit, grocery stores, parks are all within half a mile of the property. Resident services are not available on-site but residents have access to RCD's resident services programs. The 14 PBV subsidies will be attached to 8 two-bedrooms and 6 three-bedrooms.
Westlake Christian Terrace West (WCTW)	121	Leased/Issued	No	Westlake Christian Terrace West is one of the 15 Oakland properties that provides permanent affordable housing to elderly seniors. Originally built in 1978 using HUD Section 236 insured financing, the property is located in downtown Oakland at 275 28th Street along the Broadway – Valdez corridor. With a total of 198 one-bedroom units and two manager units, the project provides residents with full kitchens and bathrooms, a community room, laundry room, property management and social services offices and parking.
Paseo Estero and Vista Estero (formerly known as Brooklyn Basin 1 and 2)	132	Leased/Issued	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.
Empyrean	32	Leased/Issued	No	The Empyrean is a 99 unit severely distressed Single-room Occupancy hotel in downtown Oakland which will be converted into 66 affordable studio and 1-bedroom apartments. Leased in Jan. 2019.

Camino 23	26	Leased/Issued	No	An affordable housing project of 32 units in East Oakland for low-income/special need families. An AHAP was executed in 2018 for 26 PBVs.
Oak Groves - North and South	152	Leased/Issued	No	Two residential buildings in downtown Oakland with 152 units of senior housing, 77 units in Oak Grove South and 75 units in Oak Grove North. Both were built in the early 1980s.
Rosa Park	11	Leased/Issued	No	An affordable housing project of 12 units in Uptown district of Oakland for low-income/homeless families. The project was leased up in 2017 with 5 PBV units.
Adeline St. Lofts	20	Leased/Issued	No	An affordable housing project of 79 units in West Oakland for low-income families. The project was leased up in 2018 with 8 PBV units.
Stanley Ave. Lofts	13	Leased/Issued	No	An affordable housing project of 24 units in East Oakland for low-income families. The project was leased up in 2018 with 13 PBV units.
Swan Market	10	Leased/Issued	No	An affordable housing project of 18 units at downtown Oakland for low-income/special need families. The project was leased up in 2017 with 4 PBV units.
Oak Park Apartments	10	Leased/Issued	No	An affordable housing project of 35 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 3 PBV units.
Hisman Hin-Nu Apartments	10	Leased/Issued	No	An affordable housing project of 92 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 7 PBV units.
San Pablo Hotel	31	Leased/Issued	No	An affordable housing project of 143 units near downtown Oakland for low-income seniors. The project was leased up in 2018 with 27 PBV units.
Ambassador Apts	10	Leased/Issued	No	An affordable housing project of 69 units at 3610 Peralta Avenue in Oakland for low-income families. The project was leased up in 2017 with 10 PBV units.
Acts Cyrene (94th and International	14	Leased/Issued	No	An affordable housing project of 59 units in East Oakland for low-income families. The project was leased up in 2017 with 14 PBV units.
Hamilton Apartments	92	Leased/Issued	No	The Hamilton Apartments is located at 510 21st Street in Oakland. The Project was awarded 92 Section 8 Project-Based Vouchers for 92 studios units serving low-income adults.

International Blvd. Apartments	18	Leased/Issued	No	The project, located at 6600 International Blvd. and 1406 Seminary Avenue, serves individuals and families with disabilities. It is an affordable 30-unit housing development that is within close proximity to public transit. The 18 PBV subsidies will be attached to 6 one-bedrooms, 9 two-bedrooms, and 3 three-bedrooms. Resident services are not available on-site but residents have access to RCD's resident services programs.
Fruitvale Transit Village - Phase IIA	66	Leased/Issued	No	An affordable housing project of 94 units in Fruitvale district of Oakland for low-income/VASH families. An AHAP for 66 PBV was executed in 2017.
Courtyards at Acorn	27	Leased/Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020
The Town Center	50	Leased/Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020
Bishop Roy C. Nicholas	16	Leased/Issued	No	This project is part of the RFQ16-008. The project provides safe and affordable housing to very low and extremely low-income senior households. The project is centrally located within close proximity to retail services, hospital facilities, public transportation, and parks.
3268 San Pablo	50	Leased/Issued	No	New construction of a 5-story apartment building with 50 units affordable to low-income seniors (aged 62+). The project is at 100% supportive housing development. The project will demolish an existing building and parking to that occupy the site.
Nova Apartments	56	Leased/Issued	No	New construction of 56 affordable units. The project is 100% supportive housing development for extremely low-income at 20% AMI or below and chronically homeless individuals. The project owner will partner with Lifelong Medical Care to provide on-site supportive services.
Aurora Apartments	43	Leased/Issued	No	New construction of 43 affordable units which will replace a vacant 1,000 sqf industrial building. The project include permanent supportive housing for individuals currently experiencing homelessness.
Coliseum Place	37	Leased/Issued	No	An affordable housing project with 37 PBV which will be attached to 9 units for households who homeless or at for homelessness, 6 units for HOPWA eligible

				households, and 22 units for low-income families.
Oak Street Apartments	25	Leased/Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. The project will serve low-income seniors in particular.
Eastside Arts and Housing	10	Leased/Issued	No	An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland
Sylvester Rutledge Manor	64	Leased/Issued	No	This project is part of the RFQ16-008. The project provides safe and affordable housing to very low and extremely low-income senior households. The project is centrally located within close proximity to retail services, hospital facilities, public transportation, and parks.
Fruitvale Studios	12	Leased/Issued	No	Fruitvale Studios is the rehabilitation of a 24 studios in an enriched service environment. The PBV-subsidy will be provided to 12 units set aside for low-income residents.
95th and International	27	Leased/Issued	No	The Project is the second phase of the previously completed 94th and International project located across the street. This development is important to the continued revitalization and preservation of affordable housing in East Oakland.
Kenneth Henry Court (add'l units under RFQ16-008)	15	Leased/Issued	No	An affordable housing project of 51 units in the Bancroft district of Oakland for low-income families. The project was leased up in 2013.
Foon Lok West (formerly known as Brooklyn Basin 3)	65	Leased/Issued	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children’s play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.

Casa Suenos (formerly knowns as Fruitvale Transit Village - Phase IIB)	75	Leased/Issued	No	Fruitvale Transit Village Phase IIB, a new construction of 94 affordable units, is the third development in the Fruitvale Transit Village, immediately adjacent to the BART station in Oakland's Fruitvale neighborhood.
Foon Lok East (formerly known as Brooklyn Basin 4)	61	Leased/Issued	No	Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018.
7th and Campbell	39	Leased/Issued	No	7th and Campbell involves new construction of 79 units. 39 of these units will be PBV units. The project will provide supportive services through partnership with Building Opportunities for Self Sufficiency (BOSS). Residents will have access to essential supportive services, including: Employment & OJT placement/training; Education assistance/benefits information; Financial counseling/debt counseling; Childcare assistance; Legal and Family law services; Life skills/soft skills; Therapy; Domestic violence counseling; and Food bank/meal support services.
Ancora Place	31	Committed	No	Ancora Place is a 77-unit family project located at 2227-2257 International Blvd. This development will bring a beautiful mid-block building to the San Antonio neighborhood in Oakland. The proposed building will be five stories and include a community room, services office, on-site manager, 5th floor event space, common laundry room and a beautiful courtyard that will be enjoyed by residents. Ancora has received funding from the City of Oakland's voter approved, Measure KK for improved infrastructure and affordable housing.

West Grand and Brush	28	Committed	No	West Grand and Brush involves new construction of 59 units. 28 of these units will be PBV units. The project will provide supportive services including referrals to community resources and benefits, case management, parenting training, life skills training, financial planning, job counseling, conflict resolution, mental health services, and individual and group substance abuse recovery.
Friendship Senior Housing	34	Committed	No	Friendship Senior Housing is 100 percent senior housing development targeting homeless and veterans at 30 percent Area Median Income or below. CHDC will partner with Adobe Services and East Bay Innovations to provide case management services.
Lion Creek Crossing I	36	Committed	Yes	Located in East Oakland, Lion Creek Crossings is the comprehensive redevelopment and revitalization of Coliseum Gardens. This transformative development serves as a catalyst for future transit-oriented development around the Coliseum BART station in Oakland, financed as part of a HOPE VI Grant to the Housing Authority of the City of Oakland. A public-private partnership with East Bay Asian Local Development Corporation (EBALDC) and the Oakland Housing Authority, this 10-year development built over five phases is situated around a 5.7 acre public park with a basketball court, children's play area, natural creek, 12,000 square foot community center that is home to a HeadStart center, child care center, state-of-the-art computer lab, after school program and family resource center. Lion Creek Crossings reconnected the community to transit and open space.
Lion Creek Crossing I	9	Committed	No	
Lion Creek Crossing II	44	Committed	Yes	
Lion Creek Crossing II	10	Committed	No	
Longfellow Corner (formerly known as 3801 MLK)	16	Committed	No	Longfellow Corner (3801 MLK Jr. Way) will be located in the Longfellow neighborhood of Oakland on the prominent corner of Martin Luther King Jr. Way and MacArthur Ave. The proposed development will provide 77 affordable apartments for low-income households in a new, mixed-use, transit-oriented development. Thirty-four of these apartments will be dedicated to serving formerly homeless individuals and families. The project is under AHAP contract for 16 PBV units

4,878	Planned Total Existing Project-Based Vouchers

4) Planned Other Changes to the Housing Stock Anticipated During the Fiscal Year

During FY 2026, OHA will continue to support the development of affordable housing by nonprofit developers thereby significantly increasing the availability of high-quality affordable housing for low-income families, seniors, and persons with disabilities in Oakland.

500 Lake Park Rendering

OHA anticipates helping finance eight new affordable housing developments that may start construction during FY 2026. These new affordable housing developments include 500 Lake Park (53 units), 285 12th Street (65 units), Mandela Station Affordable (240 units), Harrison Tower (101 units), 2700 International Blvd. (75 units), Foothill Family Apts. (65 units), and 77th and Bancroft (90 units), with additional information provided in *Section IV, Activity 08-01.*

All projects are currently working to assemble additional financing sources. If successful with assembling gap financing, they will apply for 4% Low-Income Housing Tax Credits and tax-exempt bonds or 9% tax credits. Depending on success in obtaining financing, one or more of these projects may begin construction in FY 2026.

In addition to the pipeline projects described above, using nonprofit affordable housing development partners, OHA is also potentially in contract negotiations to acquire property. Current, OHA is in contract negotiations with the seller of 401 Santa Clara Avenue, a 103-unit building constructed in 1967, to potentially acquire the property for up to $28,072,000. The property, located in the Grand Lake neighborhood, is well served by grocery stores, restaurants, cafes, Lake Merritt, and public transportation, and is vacant. 401 Santa Clara Avenue will require a substantial amount of rehabilitation due to smoke and some water damage from a mid-size fire, however the property also presents a rare opportunity to provide low-income persons affordable housing in a highly resourced community.

5) General Description of All Planned Capital Expenditures During the Fiscal Year

OHA anticipates a $5.5M dollar FY 2026 Capital Fund Grant which is included in the MTW Block Grant. Through use of its MTW single fund flexibility, OHA projects spending approximately $78.9M on capital projects using MTW funds. Approximately $9M will be invested in public housing properties. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems, and rehabilitating unit interiors. The Authority also will purchase community engagement trailers, senior and disabled vans, and mobile wellness clinics to deliver onsite services, host community meetings, and provide confidential conference space for OHA program participants.

OHA is investing $61.2M in affordable housing development and preservation, including new construction at Mandela Station Affordable, new development at 401 Santa Clara, as well as preservation at Harrison Towers and Foothill Family Apartments. OHA anticipates expending approximately $5.6M of MTW funds on exterior and interior building improvements at eight OHA district offices including Harrison Street and the Service Center.

Staff will use MTW funds to purchase approximately $3.1M of information technology network security, hardware & software, vehicles, security equipment, and office equipment.

A table describing all FY 2026 Capital Expenditures is included in Appendix B.

B. Leasing Information

1) Planned Number of Households Served at End of the Fiscal Year

Housing Choice Voucher (HCV)
In FY 2026, OHA plans to issue Housing Choice Vouchers (HCVs) to families from the newly established waitlist, opened in January 2025. These efforts will ensure OHA meets its allocated voucher capacity, reaffirming the commitment to meeting the housing needs of families in Oakland.

While the issuance of Project-Based Voucher (PBV) assistance has slowed, in FY 2025, OHA renewed several PBV contracts for an additional 20 years, ensuring long-term affordability and stability for families and property owners. OHA conducted a comprehensive review of PBV awards to identify unused subsidies, working closely with partners to increase utilization. In FY 2026, OHA plans to redeploy unused awards to projects better positioned to utilize the subsidy immediately, maximizing the positive impact.

OHA's owner incentive activities, initiated in 2018 under Activity #17-01, will see expanded components in FY 2026, such as the tenant preparation and certification program, referral bonuses for new owner referrals, application fee assistance, and mediation benefits to improve owner satisfaction. These initiatives are designed to recruit new and retain existing landlords, bolstering the overall success of the HCV program. OHA remains steadfast in its mission to serve as many families as possible in Oakland through strategic partnerships and innovative solutions, fostering stability and opportunity for the community.

Local, Non-traditional (LNT)

OHA has several tenant-based local, non-traditional programs to address the needs of specialized populations. Among these is the Sponsor-based Housing Assistance Program, established in 2010, which supports homeless families in encampments and emancipated foster youth exiting the criminal justice system. This program has the capacity to serve approximately 180 families monthly, with projections for FY 2026 indicating consistent service to 100% of potential families, with a goal to serve 180 on average per month. Additionally, under the Building Bridges initiative, OHA plans to serve 30 families per month through BB-CalWorks, a partnership with Alameda County. Combined, OHA projects to serve 210 families through tenant-based local, non-traditional programs. These programs are described in detail in *Section IV, Activity #11-05*.

OHA also offers property-based local, non-traditional programs, with the largest share being Low-Income Housing Tax Credit units developed using MTW single fund flexibility. In FY 2026, OHA will serve approximately 227 vulnerable households through the Building Bridges initiatives. These initiatives include single room occupancy (SRO) units, shared housing and transitional units for Veterans, foster youth and other special needs populations. One program, Key to Home (BB-KTH), is a partnership with Alameda County and local service providers to offer service-enriched housing to homeless families with children. These programs are described in detail in *Section IV, Activity #10-06 and #11-03.*

OHA will explore a transitional housing assistance program in partnership with UCSF Benioff Children's Hospital through the awarded grant to assisting families faced with children experiencing serious or chronic illnesses where the lack of housing is a barrier to improved health outcomes.

OHA expects to reach approximately 1,900 LNT families through these innovative property-based local programs.

Public Housing

In the public housing program, occupancy is projected to remain close to 98% in sites, although the portfolio will be going through both RAD and Section 18 Disposition (discussed above and in the Changes to Housing Stock Section) during the fiscal year which could impact the occupancy rate. Harrison Towers' current target date for finalizing the disposition and closing all construction financing is December 2026, with the execution of the Agreement to Enter into a Housing Assistance Payment (AHAP) contract scheduled immediately prior to closing, converting 101 public housing units to PBV subsidies. Foothill Family Apartments is projected to undergo RAD/Section 18 blend conversions which will convert 21 units of public housing to PBV subsidies.

In total, OHA projects that 17,973 families will be served through all OHA programs during FY 2026, as indicated in Table 7. This number reflects increases in local, non-traditional households and Housing Choice Voucher households as more units are brought online through completion of development initiatives and leasing up PBV units that are in the pipeline through conditional and other awards. Appendix D includes an overview of OHA's Housing Inventory including both MTW and Non-MTW households.

Table 7: Planned Number of Households Served

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

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households Served**
Public Housing Units Leased	15,768	1,314
Housing Choice Vouchers Utilized	179,712	14,976
Local, Non-Traditional: Tenant-Based ^	2,640	220
Local, Non-Traditional: Property-Based ^	17,556	1,463
Local, Non-Traditional: Homeownership ^	0	0
Planned/Actual Totals:	**215,676**	**17,973**

* "Planned Number of Unit Months Occupied/Leased is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households served, the MTW PHA should estimate the number of households to be served.

Table 8: Detail on Local Non-Traditional Number of Households Served

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households Served**
Property-Based	Fund Affordable Housing Development Activities (08-01)	0	0
Property-Based	Fund Affordable Housing Development Activities (08-01) - Tax	10,992	916

	credit units in service in total through the start of FY2026		
Tenant-Based	Local Housing Assistance Program (10-06)- LHAP, SBHAP, BB-CalWorks,	2,640	220
Property-Based	PBV Transitional Housing Programs (11-05)	468	39
Property-Based	PBV Transitional Housing Programs (11-03)	2,172	181
Property-Based	Local Housing Assistance Program (10-06) – KTH	276	23
Property-Based	Local Housing Assistance Program (10-06) – RAS	3,648	304
	Planned/Actual Totals:	**20,196**	**1,683**

* "Planned Number of Unit Months Occupied/Leased is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

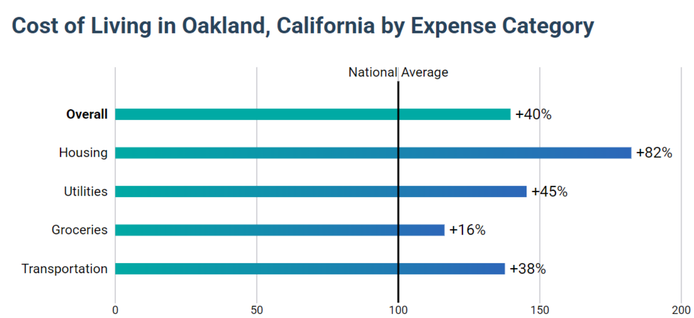
** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households served, the MTW PHA should estimate the number of households to be served.

2) Planned Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Choice Voucher

OHA expects the local rental market to remain stable in FY 2026. Despite the challenges of the pandemic, and the lingering effects, rental cost have stayed high, reflecting continued high demand and limited inventory, particularly in the affordable housing sector. OHA will continue to leverage the MTW flexibility to expand housing opportunities for families in Oakland and streamline the leasing of new units.



To encourage, recruit, and maintain owners, OHA will continue to prioritize and advertise the Owner Incentives activity, approved in 2017, and implemented in 2018. FY 2026 will see the rollout of new and improved components such as referral bonuses for owners referring a new owner to the program, support for applicants in covering rental application fees, expanded security deposit assistance to all voucher programs, mediation assistance for owners and residents, and an incentive designed to motivate homeowners to sell their property to OHA participants residing in the property.

A recent review of the project-based voucher (PBV) awards revealed some partners face challenges leasing units within expected timeframes due to various constraints. OHA plans to reassess unused awards without contingent financing and create strategies to redeploy unused awards to projects better able to utilize the subsidy immediately. This effort aims to maximize efficiency and ensure timely utilization of housing assistance.

To further address the issues with lease up and utilization, OHA will continue to provide the Housing Navigation Search Assistance Program and lease compliance support services to assist clients in locating suitable housing and remaining housed.

OHA historically required participants to reside in a PBV unit for a minimum of two years, instead of one, before requesting a tenant-based voucher. OHA plans to continue the policy and may maintain a waitlist of participants who request tenant-based assistance after a two-year stay in a PBV unit. This MTW adjustment aims to enhance stability in PBV units and optimize resource allocation.

Public Housing

OHA will continue the planning and implementation for a major rehabilitation and disposition of Harrison Towers and will employ strategies to minimize impacts on residents during the project completion. OHA expects to maintain a 3% or less vacancy rate in its public housing units, not impacted by disposition, to ensure quick and efficient transfers if necessary.

Local, Non-traditional

Sponsor-Based Housing Assistance (SBHAP) and Building Bridges Programs

OHA seeks to serve families through local, non-traditional (LNT) program models such as the Sponsor-Based Housing Assistance Program (SBHAP). SBHAP provides service-enriched housing for special needs populations who face challenges accessing the traditional Section 8 and Section 9 programs. The SBHAP partner agencies, selected for their expertise by the City, deliver intensive case management, sponsored leasing and supportive services. However, staffing challenges, including turnover and onboarding of new staff, have impacted leasing efficiency and the full utilization of resources.

With the introduction of a new partnership with City of Oakland to house families transitioning out of the Community Cabins, OHA anticipates a learning curve and potential residual staffing impacts from the pandemic. These factors may continue to affect occupancy rates.

Building Bridges

Building Bridges SRO provides monthly operating subsidies to existing service-enriched single-room occupancy (SRO) units, shared housing and transitional housing designated for veterans, emancipated foster youth, or other special needs populations. Shared and transitional housing units tend to experience higher turnover and vacancy rates compared to other housing types, partly due to staffing challenges among some partner organizations. Despite these issues, certain partners have maintained consistent occupancy levels since the program's inception.

Under the Building Bridges-CalWORKs program, OHA provides up to two years of rental assistance for formerly homeless clients of the Alameda County Social Services Agency (ACSSA) CalWORKs. These clients, who are housed in Oakland, are employable and actively pursuing self-sufficiency through planning efforts. OHA anticipates stable leasing activity for this program in FY 2026, contingent on referrals from partner agencies.

The Building Bridges – Key to Home (KTH) program projects to serve 23 families through a local property-based housing assistance program in partnership with Alameda County and OAHPI. Alameda County will provide supportive services and case management and OAHPI will contract with a third-party to provide property management and additional resident supportive services. OHA does not anticipate any leasing issues with this program.

Homekey

OHA remains open to collaboration with the City of Oakland and the California Department of Housing & Community Development through the Homekey Program, which rapidly expands housing opportunities for individuals experiencing homelessness or at-risk of homelessness. Projects under this program are subject National Environmental Policy Act (NEPA) compliance.

Rental Assistance Subsidy (RAS)

The Rental Assistance Subsidy (RAS) program will continue to support affordable housing projects in FY 2026. RAS funds will support capital operating reserves for qualifying projects, as detailed in the Use of Single Fund Flexibility section. Eligible projects must meet NEPA and Housing Quality Standards (HQS) requirements and undergo subsidy layering reviews where necessary. Projects slated to use this funding are described in more detail in *Section IV, Activity #10-06*.

C. Wait List Information

Table 10: Planned Waiting List Information				
Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population served.				
Waiting List Name	**Description**	**Number of Households on Waiting List**	**Waiting List Open, Partially Open, or Closed?**	**Will the waitlist be opened during the plan year?**
Housing Choice Voucher: Tenant-Based	Community Wide	5,000	Closed	No.
Housing Choice Voucher: Project-Based - OHA Managed	Site-Based	600	Closed	No.
Housing Choice Voucher: Project-Based- Third Party Managed	Site-Based (Third Party Managed)	46,497	Open	Yes, anticipating open waitlists at certain sites this FY. Some sites continuously open.
Public Housing - OHA Managed	Site-Based (OHA Managed)	295	Closed	No.
Public Housing- Third Party Managed	Site-Based (Third Party Managed)	1,250	Open	Yes

Table 11: Planned Changes to the Waiting List in the Plan Year	
Please describe any actual changes to the organizational structure or policies of the waiting lists(s), including any opening or closing of a waiting list, during the Plan Year.	
Waiting List Name	**Description of Actual Changes to the Waiting List**
Housing Choice Voucher: Tenant-Based	This waitlist will not be opened during FY 2026.

Housing Choice Voucher: Project-Based - OHA Managed	OHA may explore continuously open waitlists for certain bedroom sizes and also may group applicants by bedroom size requirements.
Housing Choice Voucher: Project-Based- Third Party Managed	Lion Creek Crossings phase 1-5 is a joint waitlist and will be open for all bedroom sizes.
Public Housing - OHA Managed	Some waitlists may be combined to improve efficiency. OHA does not plan to open this waitlist during the FY.
Public Housing- Third Party Managed	Waitlists will be open for all bedroom sized for Lion Creek Crossing phases III and IV. Applicants for any sites converting through RAD will be maintained as is on combined site-based waitlists or transferred to existing PBV site-based waitlists for these sites with the date and time of application being maintained.

Section III. Proposed MTW Activities

This section includes information on proposed MTW activities where OHA is requesting HUD approval.

Proposed MTW Activities					
Activity #	**Fiscal Year Implemented**	**MTW Activity Name**	**Description**	**Statutory Objective(s)**	**Authorization(s)**
26-01	2026	Coordinated Housing Collaborative: Tenant-based Voucher Referrals	OHA will establish a dedicated pipeline of Housing Choice Vouchers, allocating up to 20% of new HCVs issued annually to serve homeless individuals and families referred through the Continuum of Care. This activity mirrors efficiencies and lessons learned from implementation of the Emergency Housing Voucher program and develops a solution to help make experiences of homelessness become brief, rare, and non-recurring.	Increase housing choices	Attachment C. D.3.

MTW Activity #26-01: Coordinated Housing Collaborative: Tenant-based Voucher Referrals

A. Describe the Proposed Activity

Under OHA's MTW Agreement with HUD, OHA is authorized to modify voucher program rules through exceptions to the standard HCV program, for the purposes of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods. OHA has designated use of housing choice voucher resources for the purpose of ending homelessness.

OHA plans to work in conjunction with the Continuum of Care to prioritize and identify chronically homeless, homeless families and other homeless populations. OHA plans to work with the Alameda County Continuum of Care and Coordinated Entry partner organizations to establish a dedicated pipeline to prioritize, identify, and serve prioritized individuals and families experiencing homelessness. By executing a Memorandum of Understanding and data-sharing agreement with organizations that provide supportive services to encourage housing stability and retention for households exiting homelessness or those who are at risk of homelessness. Mirroring successful and collaborative partnerships formed during the implementation of the Emergency Housing Voucher program, the Authority will implement this initiative as a solution and as a program efficiency to address more directly the regional challenge of homelessness. As there is a large need for vouchers for the homeless population, OHA may utilize additional partnerships with other homeless service agencies in the City and County, or other homeless service providers.

To ensure a balanced approach between addressing the urgent need for housing among Oakland's homeless population and ensuring access for families on the HCV tenant-based waitlist, OHA will implement a proportional allocation policy where the Authority will determine annually the appropriate ratio of referrals that will be accepted for every applicant from the waitlist who receives a voucher. Simply, in FY 2026, for every five newly issued HCVs, OHA will issue one voucher to a household referred from the Coordinated Entry prioritization list. By maintaining a structured ratio, OHA will serve both low-income families from the waitlist and the most vulnerable populations experiencing homelessness, ensuring that all Oakland residents have access to stable housing opportunities.

ii. Describe how the proposed activity will achieve one or more of the three statutory objectives

This proposed activity aligns with the statutory objectives of reducing costs and achieving greater cost effectiveness in Federal expenditures and increasing housing choices for low-income families, particularly for those experiencing chronic homelessness. The CoC will perform an assessment of all referrals, which will reduce the barriers experienced by a searcher exiting homelessness. By establishing a dedicated pipeline of Housing Choice Vouchers for individuals referred through our local CoC, OHA can swiftly connect those in critical need with stable homes—removing impediments that often delay or prevent vulnerable households from obtaining assistance. This design also leverages supportive services and case management, which are funded by the County, to promote sustained housing stability, making it both cost-effective and people-focused.

iii. Provide the anticipated schedule for achieving the stated objective

OHA anticipates implementing this activity in this FY.

B. Cost Implications

OHA anticipates that the proposed activity will not impact HAP expenditures significantly.

C. Need/Justification for MTW Flexibility

OHA will use the authorization provided in Attachment C. D.3.(a) and (b) and D.4. OHA is authorized to determine income qualifications, adopt and implement any reasonable policy for verifying family income and composition and determining resident eligibility that differ from the currently mandated program requirements. Additionally, OHA is authorized to determine tenant selection procedures and criteria and preferences that differ from the currently mandated program requirements. OHA plans to develop a partnership with the local CoC to ensure the homeless population, who is most in need, receives housing assistance in combination with supportive services.

The 2024 Point-in-Time (PIT) Count revealed a significant homelessness crisis in Oakland, with 5,485 individuals experiencing homelessness, marking a 10% increase since 2022. Oakland represents 58% of Alameda County's homeless population, despite constituting only about a quarter of the county's overall population. This disparity highlights the acute need for targeted interventions in Oakland to address the rising number of individuals and families experiencing homelessness.

Section IV. Approved MTW Activities: HUD Approval Previously Granted

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

Table 12 provides a list of all approved MTW activities including the year the activity was implemented and the primary statutory objective(s) the activity is intended to achieve. Each activity has been assigned a number based on the fiscal year in which the activity was identified and approved (e.g. 14-01 indicates that the activity was identified and approved in the FY 2014 MTW Annual Plan).

Table 12: Approved MTW Activities					
HUD Approval Previously Granted					
Activity # and Fiscal Year Approved	**Fiscal Year Implemented**	**MTW Activity Name**	**Description**	**Statutory Objective(s)**	**Authorization(s)**
25-01	2025	Asset Limit Modification	Allow OHA to increase the asset limit specified in HOTMA to establish an increased limit of $250,000 and extend the program eligibility for 6 additional months.	Increase housing choices	Attachment C, Section D.8.
24-01	2024	Development of Local Forms	Allow OHA to develop local versions of HUD forms to streamline processing and address MTW policies and waivers.	Reduce costs to achieve greater cost effectiveness	Attachment C, Section C. 2, 4, 9, section D.1, D. 7, and section E.
20-01	2020	Emergency Relief from Interim Re-certifications	Allow wage earning families to self-certify income decreases due to an emergency situation and have OHA pay all or a portion of a tenant's rent for the duration of the declared disaster period.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.c, and Attachment D, Use of Funds
17-01	2017	Owner Incentives Program	Program to provide support and benefits to existing owners and incentives for owners to join the HCV program.	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, Section B.1, D.1.a and d, D.5, Attachment D, Section D and Use of Funds

17-02	2018	Automatic Rent Increase	Offer owners an automatic rent increase on the HAP contract anniversary date.	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, D.2.b.and c.
15-01	2016	Local Area Portability Reform	Revises portability policies in the Housing Choice Voucher program to limit ports between local area jurisdictions except for special circumstances.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.g
15-02	2016	Modified Utility Allowance Policy	Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.11, D.2.a
14-01	2016	Alternative Re-certification Schedules	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program per OHA discretion.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c
13-01	2017	Rent Reform Pilot Program	Creates a pilot program to test rent reform strategies at	Reduce costs and achieve greater cost	Attachment C, Section C.4, C.11

			Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households. • Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households. • Eliminate all deductions and earned income disallowance. • Recent increases in income excluded in recertification. • Absolute minimum rent of $25.	effectiveness Provide incentives for families with children to become economically self-sufficient	Section D.1.c Section D.2.a
12-01	2012	PBV Modifications: Eliminate Caps, Time Limits on PBV Allocations, Modify PBV contract	Eliminates the cap on the total number of units the Authority can project-base, the number of units that can be project-based in a development, and the Time Limit to add additional PBV units to an existing HAP contract.	Increase housing choices	Attachment C, Section D.1.e, Section D.7
11-01	2011	PBV Occupancy Standards	Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a	Increase housing choices	Attachment C, Section D.7

			development (e.g. LIHTC program).		
11-02	2017	Standardized Transfer Policy	Creates standard transfer policies in the public housing, Section 8, Section 9 and project-based assistance programs to increase housing choices for residents.	Increase housing choices	Attachment D, Use of Funds.
11-03	2017	SRO/ Studio Apartment Preservation Program	Develops a sub-program tailored to the needs of developments with SRO and studio units. OHA will commit long-term subsidies to developments where there is a need to preserve the housing resource.	Increase housing choices	Attachment C, Section D.7
11-05	2011	Transitional Housing Programs	Permits transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program, which provides transitional service enriched housing to families returning from prison to reunite with their children and other specialized populations.	Increase housing choices	Attachment C, Section B.1., B.4, D.1.a, b Attachment D, Section B.2
10-01	2010	Specialized Housing Programs	Increases allocation of resources to Local programs to improve outcomes and leverage MTW funds.	Provide incentives for families with children to become economically self-sufficient	Attachment D, Use of Funds
10-02	2010	Program Extension for Households Receiving $0 HAP	Extends the period of time that a household can remain in the Section 8 program while receiving zero	Provide incentives for families with children to become	Attachment C, Section D.1.b, D.3.a

			HAP assistance from 6 months to 24 months.	economically self-sufficient	
10-03	2010	Combined PBV HAP Contract for Multiple Non-contiguous Sites	Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.a, D.7
10-04	2010	Alternative Initial Rent Determination for PBV Units	Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.2, D.7
10-05	2010	Acceptance of Lower HAP in PBV Units	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place.	Increase housing choices	Attachment C, Section D.7
10-06	2010	Local Housing Assistance Program	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to	Increase housing choices	Attachment D, Use of Funds (SBHAP, BB-CW, Program), Attachment C, D.1.f, D.1.a and D.3.a (LHAP Programs)

			partnering agencies providing service enriched housing to special needs populations.		
10-07	2010	Disposition Relocation and Counseling Services	Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.	Provide incentives for families with children to become economically self-sufficient Increase housing choices	Attachment D, Use of Funds
10-08	2011- Re-proposed 2021	Redesign FSS Program	Redesigns the FSS Program to incorporate best practices in the industry and encourage partnerships with community-based programs and initiatives.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section E
10-09	2010	Alter Minimum Stay Requirement in PBV Units	Alters the 12-month minimum stay requirement for tenants in PBV units to extend or shorten the time period a tenant has to wait to move.	Increase housing choices	Attachment C, Section D.7
09-02	2010	Intervention and Stability Program	Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in-place.	Reduce costs and achieve greater cost effectiveness	Attachment D, Use of Funds
08-01	2008	Fund Affordable Housing Development Activities	Utilize single-fund budget flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.	Increase housing choices	Attachment D, Use of Funds
06-01	2006	Site Based Wait Lists	Establishes site-based wait lists in all public	Reduce costs and achieve	Attachment C, Section C.1

			housing sites, HOPE IV sites, and developments with PBV allocations.	greater cost effectiveness	
06-02	2006	Allocation of PBV Units: Without Competitive Process	Allows for the allocation of PBV subsidy to developments owned directly or indirectly, through an affiliated partner, by OHA without using a competitive process.	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.a
06-03	2006	Allocation of PBV Units: Using Existing Competitive Process	Allows for the allocation of PBV subsidy to qualifying developments using the City of Oakland NOFA/RFP or other existing competitive process.	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.b

A. Implemented Activities

OHA is currently implementing the following activities:

Table 13 provides a list of all approved activities that will be implemented during FY 2026. The table includes the year the activity was implemented and the primary statutory objective(s) the activity is intended to achieve. Each activity has been assigned a number based on the fiscal year in which the activity was identified and approved (e.g. 14-01 indicates that the activity was identified and approved in the FY 2014 MTW Annual Plan).

Table 13: Implemented Activities

Activity # and Fiscal Year Approved	Fiscal Year Implemented	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)
24-01	2024	Development of Local Forms	Allow OHA to develop local versions of HUD forms to streamline processing and address MTW policies and waivers.	Reduce costs to achieve greater cost effectiveness	Attachment C, Section C. 2, 4, 9, section D.1, D. 7, and section E.
17-01	2017	Owner Incentives Program	Program to provide support and benefits to existing owners and	Expanding housing choice and reduce costs	Attachment C, Section B.1, D.1.a and d, D.5, Attachment D,

			incentives for owners to join the HCV program.	to achieve greater cost effectiveness	Section D and Use of Funds
15-01	2016	Local Area Portability Reform	Revises portability policies in the Housing Choice Voucher program to limit ports between local area jurisdictions except for special circumstances.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.g
15-02	2016	Modified Utility Allowance Policy	Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.11, D.2.a
14-01	2016	Alternative Recertificatio n Schedules	Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program per OHA discretion.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.4, D.1.c

12-01	2012	PBV Modifications: Eliminate Caps, Time Limits on PBV Allocations, Modify PBV contract	Eliminates the cap on the total number of units the Authority can project-base, the number of units that can be project-based in a development, and the time limit to add additional PBV units to existing HAP contracts.	Increase housing choices	Attachment C, Section D.1.e, Section D.7
11-01	2011	PBV Occupancy Standards	Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program).	Increase housing choices	Attachment C, Section D.7
11-02	2017	Standardized Transfer Policy	Creates standard transfer policies in the public housing, Section 8, Section 9 and project-based assistance programs to increase housing choices for residents.	Increase housing choices	Attachment D, Use of Funds,
11-03	2017	SRO/ Studio Apartment Preservation Program	Develops a sub-program tailored to the needs of developments with SRO and studio units. OHA will commit long-term subsidies to developments where there is a need to preserve the housing resource.	Increase housing choices	Attachment C, Section D.7

11-05	2011	Transitional Housing Programs	Permits transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program, which provides transitional service enriched housing to families returning from prison to reunite with their children and other special populations.	Increase housing choices	Attachment C, Section B.4, D.1.a and b, Attachment D, Section B.2
10-01	2010	Specialized Housing Programs	Increase allocation of resources to the Local programs to improve outcomes and leverage MTW funds.	Provide incentives for families with children to become economically self-sufficient	Attachment D, Use of Funds
10-02	2010	Program Extension for Households Receiving $0 HAP	Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months.	Provide incentives for families with children to become economically self-sufficient	Attachment C, Section D.1.b, D.3.a
10-05	2010	Acceptance of Lower HAP in PBV Units	In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place.	Increase housing choices	Attachment C, Section D.7

10-06	2010	Local Housing Assistance Program	Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service enriched housing to special needs populations.	Increase housing choices	Attachment C, Section D.1.f, D.1.and D.3.a (LHAP Programs), Attachment D, Use of Funds (SBHAP, BB-CW Programs)
10-09	2019	Alter Minimum Stay Requirement in PBV Units	Alters the 12-month minimum stay requirement for tenants in PBV units to extend or shorten the time period a tenant has to wait to move.	Increase housing choices	Attachment C, Section D.7
09-02	2010	Intervention and Stability Program	Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in-place.	Reduce costs and achieve greater cost effectiveness	Attachment D, Use of Funds
08-01	2008	Fund Affordable Housing Development Activities	Utilize single-fund budget flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.	Increase housing choices	Attachment D, Use of Funds
06-01	2006	Site Based Wait Lists	Establishes site-based wait lists in all public housing sites, HOPE IV sites, and developments with PBV allocations.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section C.1

06-02	2006	Allocation of PBV Units: Without Competitive Process	Allows for the allocation of PBV subsidy to developments owned directly or indirectly, through an affiliated partner, by OHA without using a competitive process.	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.a
06-03	2006	Allocation of PBV Units: Using Existing Competitive Process	Allows for the allocation of PBV subsidy to qualifying developments using the City of Oakland NOFA/RFP or other existing competitive process.	Reduce costs and achieve greater cost effectiveness Increase housing choices	Attachment C, Section D.7.b

MTW Activity #24-01: Development of Local Forms

Plan Year Approved: 2024

Plan Year Implemented: 2024

Plan Year Amended: None

Description/Update

Under this initiative, OHA has developed local versions of forms, as needed, to address MTW policies, streamline processing, utilize “plain language”, and address local housing market features. OHA plans to develop local versions of the Project-Based Voucher (PBV) Housing Assistance Payment (HAP) contracts, the PBV Agreement to enter into a HAP contract, the Family Self-Sufficiency (FSS) Contract of Participation, and the Utility Allowance Schedule. OHA has already obtained HUD approval in previous years for modified versions of the following forms: the PBV Tenancy Addendum, the Request for Tenancy Approval, the Statement of Family Responsibility, the Housing Choice Voucher (HCV) HAP Contract, and the Authorization Release Form/ Privacy Act Notice. Consolidating the modified forms into one activity will save the agency time and money. Any changes to the HAP form will be submitted to HUD for review and will include language noting that funding for the contract is subject to the availability of appropriations and other required provisions identified by HUD. Development of any local form must meet all applicable HUD requirements.

This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in Federal expenditures by simplifying forms that are used by program staff and participants.

Planned Non-Significant Changes: OHA has no planned non-significant changes for this activity.

Planned Changes to Metrics/Data Collection: OHA will report the outcomes of this activity in the narrative section.

Planned Significant Changes: OHA has no significant changes planned for this activity.

Modified Forms:

Modified Form #	Modified Form Name	Why it was Modified	Approval Status
52530 A (Part 2)	Part 2 of HAP Contract (New Construction or Rehabilitation)	MTW: OHA revised Section 11 (Family Right to Move) to state that a family may request tenant-based assistance after two years of tenancy.	Previously Approved
52530-A (Part 1)	PBV HAP Contract (New Construction or Rehabilitation)	Modified to include Activities 12-01 and 06-01- added the ability to establish site-based wait lists and modified the Income-Mixing Requirements to remove PBV Caps. Also adds new exhibits.	Previously approved
52530-B (Part 1)	PBV HAP Contract (Existing Housing)	Modified to include Activities 12-01 and 06-01- added the ability to establish site-based wait lists and modified the Income-Mixing Requirements to remove PBV Caps.	Previously approved
52531-A	PBV AHAP (Part1)	Modified to include new exhibits.	Previously approved
52650	Family Self Sufficiency Contract of Participation	Modifies escrow determinations to include Table A, from Activity 10-08.	Previously approved
52667	Utility Allowance Schedule	Modified to be consistent with Activity 15-02. a) Changed name to "Section 8 Utility and Appliance Allowances for Tenant- Paid Utilities." b) Modified fuel types to match HUD Utility Schedule Model c) As a reminder, PHA is not required to have an allowance for each of the fuel types, only those that are regionally appropriate.	Previously approved
52517	HCV/PBV RTA	Modified form to a) Change the structure types to match the 50058, b) Modified the fuel types to match the utility schedule, c) Utility responsibility chart updated – only one column to complete per utility, d) Added section for Agent information to be included.	Previously approved

52641-Part A, B, & C	HCV HAP Contract	In Part B added MTW revision to include OHA revised section 4(b)(4): Term of the Hap Contract to state that the HAP contract terminates automatically 24 months after the last HAP Payment to the owner. (Activity 10-01) In Part C a signature line was added.	Previously approved
52530-C	Tenancy Addendum	MTW: OHA revised Section 11 (Family Right to Move) to state that a family may request tenant-based assistance after two years of tenancy or an amount determined by OHA.	Previously approved
52578-B	Statement of Family Responsibility	MTW OHA revised section 5 A and B regarding "Family Right to Move" to state that a family may request tenant-based voucher assistance after two years of tenancy or an amount determined by OHA.	Previously approved
9886	Authorization Release Form/ Privacy Act Notice	OHA extended the expiration from 15 months to 42 months to accommodate the biennial and triennial recertification cycles. (Activity 10-02)	Previously approved

MTW Activity #17-01: Owner Incentives Program

Plan Year Approved: 2017

Plan Year Implemented: 2017

Plan Year Amended: 2023

Description/Update

The HCV program has been impacted by a dramatically escalating rental market and very limited inventory which has led to much longer search times than usual and multiple voucher extensions being granted for families searching for housing. According to Zillow, market rents increased by 21.6% in Oakland in 2016. In 2015, OHA saw hundreds of owners choose to leave the program or remove units by not re-leasing to HCV participants resulting in the loss of approximately 824 units of affordable housing. In response to these market conditions, OHA is implementing the Owner Incentives Program activity to support existing and recruit new owners to the program to offset the exodus.

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

- Vacancy loss payments of up to two months HAP will be offered to existing HCV owners if they re-rent a unit previously occupied by an HCV tenant to another HCV participant within six months of contract cancellation.

- Pre-qualifying unit inspections will be offered to all HCV program owners to expedite the lease up process and minimize delays or losses due to inspections. Inspections will not be linked to a participant and OHA will allow owners up to 120 days to find a tenant once an inspection has been passed. No additional costs are anticipated.

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

- Leasing Incentive Payment – Provides an owner $1,000 to execute a new lease with a new HCV participant.

- Capital Improvement Payment – Offer owners that have failed a second inspection and are entering abatement a payment of up to $2,250 to address approved capital improvement issues related to the reason for the HQS inspection failure. Landlords will apply for the payment and furnish documentation on the estimated repair costs for the improvement. These funds do not need to be repaid.

- Homeownership Incentive – OHA will reimburse owners up to $25,000 in closing related costs to cover inspections, sewer lateral work, and city and county transfer taxes for owners using title company closing statements and verified invoices, for owners willing to sell their house to an HCV participate who is currently renting the house through the HCV program.

- Exception Payment Standards Hubs - OHA may establish exception payment standards up to 150% of the Fair Market Rents (FMRs) without HUD approval for owners and units that are in hubs with low voucher presence or low concentration of poverty. These hubs might include proximity to multiple transit resources and grocery/retail centers, schools within walking distance, recent tenant lease-up data, third-party market research information supporting the increase, forums with staff and residents, properties less than 10 years old, districts with high public school ratings/test scores, and/or low poverty and crime rates. This includes units that are fully accessible and meet the requirements of the Uniform Federal Accessibility Standard (UFAS).

Landlord Referral Bonus – existing owners will be paid $250 to refer a new owner to the program if the referral signs a HAP contract.

- Security Deposit for up to one month's rent – applicable to all voucher programs.

- Application Fee – a payment of up to $100 per household for all voucher programs to cover application fees using gift cards to reduce wait times.

- Mediation Benefit - contracting with one or more mediation organizations to offer mediation services, with in-person and virtual options. OHA intends to use existing on-site spaces as neutral in-person mediation locations for owners and tenants in conflict. This resource will be provided with the intention to increase owner retention and satisfaction. OHA will pay for up to two sessions per active HAP contract, once per year.

Designed to broaden the market of available units to untapped areas of the city, OHA anticipates that this activity will maintain or increase the number of owners participating in the HCV program and anticipates the number of units available for families to rent will increase as result of new landlord participation and the capital improvement payment option. Additional impacts will be increased leasing success rates for vouchers issued, increased overall voucher utilization rate and decreased voucher extensions, due to more units being made available.

Planned Non-Significant Changes: OHA intends to add some additional incentives and expand existing incentives to other voucher types. New incentives to be piloted are:

- **Ready, Set, Rent!** is a four-module training series developed by OHA that serves as an owner incentive program while also benefiting searchers seeking stable rental opportunities. This initiative underscores essential skills such as budgeting, credit awareness, property maintenance, and lease compliance, enabling prospective renters to become responsible, knowledgeable tenants. By partnering with graduates of this program, housing providers gain the confidence that comes from renting to individuals who demonstrate strong financial literacy, reliable communication, and an understanding of lease obligations. Through this mutually beneficial arrangement, Ready, Set, Rent! fosters trusting relationships between owners and tenants, ultimately contributing to a more stable, supportive housing environment for everyone involved.

Planned Changes to Metrics/Data Collection: OHA will no longer be utilizing the HUD standard metrics to report on this activity. We will report on the number of owners who received incentives in the narrative.

Planned Significant Changes: OHA has no planned significant changes for this activity.

MTW Activity #15-01: Local Area Portability Reform

Plan Year Approved: 2015

Plan Year Implemented: 2015

Plan Year Amended: 2015

Description/Update: A local area portability policy that limits elective moves between jurisdictions within the nine Bay Area counties identified by the Association of Bay Area Governments: Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County. When housing authorities in neighboring counties administer OHA vouchers this causes a loss in 80 percent (80%) of the administrative fee. While the objective of the HCV program is to provide increased housing options for families, OHA finds that many households exercise the option to move with their vouchers to neighboring housing authorities, especially those without MTW programs or with higher payment standards. Given the prevalence of local area ports, the areas of concentration of port requests, and their negative impact on program administration and self-sufficiency goals, OHA limits ports between jurisdictions in all nine counties and initially implemented the policy in five counties. The policy will be expanded to include additional jurisdictions as needed and will be used to control the number of voucher holders searching so that an already tight market is not flooded, potentially causing families to lose the opportunity for subsidized housing as their search timeline expires.

OHA anticipates that some households will need to move out of Oakland for special needs. This new portability policy will allow families to move their tenant-based vouchers locally under limited circumstances such as the following exceptions:

- Reasonable accommodation for persons with a disability
- Verifiable employment opportunity more than 35 miles from the unit and at least 20 hours per week minimum wage applicable in the state
- Situations covered underneath the Violence Against Women Act (VAWA)
- Participants porting for education for the head of household and or spouse only will need to show proof of full-time enrollment at a college or university
- Verifiable threat to the physical safety of the family
- OHA ports where the receiving Public Housing Authority (PHA) absorbs the voucher

- Ports for vouchers that OHA is administering (unabsorbed) due to those vouchers porting in from another PHA

- Declared natural disaster or state of emergency

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

OHA allows current households that have ported prior to implementation of this activity to remain in the current jurisdiction. However, this policy does apply to any port-out households that requested to port to another jurisdiction after FY 2016.

Outgoing portability will be minimized to jurisdictions in five of the nine counties, which will lead to administrative efficiencies and cost savings from less frequent processing of burdensome ports-outs. OHA will track the number of port requests received from participants. If the data demonstrates that OHA residents request to port to other local jurisdictions, OHA will exercise its authority and expand the activity to include jurisdictions in the remaining four Bay Area counties. OHA will provide a minimum 30-day notification of the new policy to all households.

OHA anticipates that this activity will lead to a reduction in administrative time spent processing local area ports. This policy will reduce the drain of vouchers out of OHA's portfolio and thus will reduce administration costs for both OHA and the receiving housing authorities. The activity also may result in stabilizing project-based voucher properties and the surrounding neighborhoods by reducing the turnover rates and creating longer term tenants. OHA anticipates being able to better control the number of voucher holders searching so as not to oversaturate a tight market with families that are searching for housing in low inventory conditions. OHA may elect to allow ports to counties that are absorbing depending on voucher availability.

OHA also anticipates a decrease in the cost of wait list management by limiting the number of applicants that apply and receive assistance from OHA and port after they complete the one-year residency requirement or those applicants that are processed but do not ever lease up.

OHA will measure the 35-mile limit for verifiable employment from the City of Oakland from the resident's unit and not the City of Oakland border for consistency and clarity. OHA may elect to allow ports to neighboring counties that are currently restricted if those counties are absorbing to regulate voucher availability. OHA will have the option to end the absorption of port-ins based upon market conditions.

Planned Non-Significant Changes: OHA does not have any planned non-significant changes for this activity.

Planned Changes to Metrics/Data Collection: OHA will continue to track the number of port requests received and the number accepted, and report these in the narrative and will no longer utilize the HUD standard metrics.

Planned Significant Changes: OHA has no significant changes planned for this activity.

MTW Activity #15-02: Modified Utility Allowance Policy

Plan Year Approved: 2015

Plan Year Implemented: 2015

Plan Year Amended: None

Description/Update: A modification to past policies which streamlines utility allowances to be consistent with the household's minimum subsidy or occupancy standard and eliminates the utility allowance payment. OHA administrative costs for providing a tenant utility allowance and/or a reimbursement payment will decrease, causing tenants to exercise conservation methods or select more energy/water efficient homes. The activity was implemented in the tenant-based portfolio. Implementation within the public housing portfolio is currently on hold as a phased approach is developed.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to this activity.

Planned Changes to Metrics/Data Collection: OHA will report on the average utility allowance by bedroom size and by family type in the narrative and will no longer use the HUD standard metrics.

Planned Significant Changes: OHA does not plan to make any significant changes to this activity.

MTW Activity #14-01: Alternative Recertification Schedules

Plan Year Approved: 2014

Plan Year Implemented: 2014

Plan Year Amended: 2020

Description/Update: Regulations require annual recertification and verification to determine that a household meets program requirements. In FY 2007, MTW activity #07-01 was approved allowing for a triennial recertification schedule for elderly and/or disabled households on a fixed income in the public housing and voucher programs. In the interim years, at the discretion of the

Executive Director, an automatic adjustment may be applied to the households' housing payment equal to the cost-of-living adjustment (COLA) made to the households' related income subsidy program. This activity has been implemented in the traditional MTW programs. This schedule has been effective at reducing staff time and costs, as well as being less intrusive and time-consuming for residents. Activity #14-01 incorporates changes made by Activity #07-01 and changes the recertification schedule for wage earning households to once every two years. All households that report no income, no income from wages, or temporary income remain on an annual recertification schedule to report increases in income. The offer of flat versus income rent will be made based on the recertification schedule for each public housing household. This activity also incorporates a customized OHA form for the authorization to release information to replace HUD form #9886. OHA will use the activity for RAD voucher holders.

OHA and participant families will continue to experience time savings due to fewer re-examinations, and with the proposed amendment, OHA will save additional staff time by eliminating the need to process and update consent forms between scheduled reexaminations and reduce instances of proposed program termination for non-receipt of consent forms. Participant families on the biennial or triennial schedule may also see income savings as a result of OHA not recalculating rent portions during the interim.

OHA reviewed the activity and determined that most households would benefit from the biennial recertification schedule and would also result in cost savings in staff time. OHA elected not to implement the Cost-of-Living Adjustments (COLA) for the Triennial households as described in the FY 2015 plan. OHA plans to apply this activity to RAD voucher holders.

During declared disaster periods OHA may allow self-certification for all interim reexaminations (form HUD 50058-MTW action type three), eliminating the need for verification by staff who may be limited or inundated with requests during an emergency. This allows participants quick relief due to decreases in income or changes in circumstances relating to the declared disaster. The Executive Director will determine the duration of the period for self-certification and staff will inform participants that after the short-term emergency period is over all verification as well as a limited requirement to report subsequent income increases will resume and will be expedited.

OHA plans to exclude income reporting requirements for additional income due to participation in pilot programs designed to test the concept of guaranteed income. As OHA explores the possibility of offering participants a cash assistance subsidy, instead of HAP, OHA will identify how the cash assistance will be classified. It is expected that these programs will be relatively short term (1-2 years) in duration and OHA expects to prioritize re-certifications for participants in these programs to occur at the beginning of their pilot program participation.

Planned Non-Significant Changes: OHA does not have any non-significant changes to this activity in FY 2026.

Planned Changes to Metrics/Data Collection: OHA will continue to report on the number of families that are eligible for biennial and triennial reexaminations in the narrative of this activity but will not use the HUD standard metrics.

Planned Significant Changes: OHA has no significant changes planned for this activity.

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

Plan Year Approved: 2012

Plan Year Implemented: 2012

Plan Year Amended: 2021

Description/Update: Eliminate caps and time limits on project-based voucher (PBV) allocations. This activity was created in FY2010 when existing regulations limited Public Housing Authorities (PHAs) to project-basing up to 20 percent (20%) of the amount of budget authority allocated to the PHA by HUD in the PHA voucher program. Additionally, PHAs were limited to project-basing up to 25 percent (25%) of units in a single development. The Housing Opportunity Through Modernization Act (HOTMA) has increased the per project cap by allowing PBV allocations of up to the greater of 25% or 25 units in a project. Under HOTMA, OHA would be restricted to award PBV allocations of up to 20% of its ACC authorized units and the greater of 25% or 25 units per project.

Existing regulations state that a HAP contract may be amended during the three-year period immediately following the execution date of the HAP contract to add additional PBV contract units in the same project. Previously, OHA received approval in the FY 2010 MTW Plan to remove the cap on the number of PBVs allocated to a single development. This activity was further expanded in the FY 2012 Plan to eliminate caps on PBV allocations in all areas.

This activity extends the long-term affordability of housing units using PBV assistance by allowing OHA to award projects to developers that will make efforts to leverage the PBV funding to preserve or create additional affordable housing opportunities for Oakland residents.

OHA reserves the option to issue new PBV awards during the upcoming fiscal year. OHA is dependent on developers submitting allocation requests and will award PBV's based on need and funding availability. Currently, 50% is the maximum percentage of the portfolio that may be project-based, in accordance with the Board of Commissioners approved policy.

Planned Non-Significant Changes: OHA does not have any non-significant changes to this activity in FY 2026.

Planned Changes to Metrics/Data Collection: The number of PBV units OHA subsidizes will still be included in Section II of this plan, and in the report, but is removing the standard HUD metrics associated with this activity. OHA will still include Table 14: Total Number of PBV Units Awarded Above the 25% Cap in this activity.

Planned Significant Changes: OHA has no significant changes planned for this activity in FY 2026.

MTW Activity #11-01: PBV Occupancy Standards

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: None

Description/Update: Developing PBV occupancy standards to be consistent with the occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program). Based on family composition, under this activity a family may qualify for a larger bedroom size than they would have under the previous policy. The activity applies to new participants in the PBV program and to in-place families whose household composition changes would require them to relocate. This activity will make consistent occupancy standards for all units in a development regardless of source of subsidy, thereby, increasing housing options for households assisted with PBVs. This activity is largely dependent upon participant families requesting changes to household composition and its utilization is affected by these requests. OHA may use this activity to admit homeless families into units that are larger than the occupancy standard required for the family size to ameliorate the homeless crisis in Oakland. OHA would offer subsidy consistent with unit size, instead of family size to enable eligibility for families who would otherwise not meet the occupancy standards for the unit. OHA plans to use this activity for RAD voucher holders.

OHA may allow families to occupy units for which their family composition may not meet the occupancy standard. Family composition is a dynamic characteristic that changes over time leading to ever-changing waitlists that do not align with static housing inventory. OHA implements a housing first prioritization, removing barriers to housing, like occupancy standards, for otherwise eligible homeless families.

Planned Non-Significant Changes: OHA has no non-significant changes to propose for this activity in FY 2026.

Planned Changes to Metrics/Data Collection: OHA will report on the families who fall outside of the occupancy standards and received an alternative bedroom size or remained housed with this activity in the narrative section. OHA will no longer utilize the HUD standard metrics.

Planned Significant Changes: OHA has no planned significant changes for this activity in FY 2026.

MTW Activity #11-02: Standardize Transfer Policy

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: N/A

Description/Update: Adopt a policy to allow residents to transfer between Section 8 and Section 9 programs and MTW programs within the OHA portfolio. Amend the current transfer policies to standardize the procedures across programs. Policy may include provisions such as the length of tenancy required to request a transfer voucher, impacts to the HCV wait list, and a cap on the number of transfer vouchers issued annually. Families may be required to complete a two-year tenancy or longer to be eligible to request a transfer voucher from either the public housing or PBV program. In order to limit the impact on the HCV waitlist, the issuance of vouchers may be subject to a ratio policy whereby at least one or more new vouchers are issued to families selected from the HCV tenant-based waiting list for every public housing or PBV transfer voucher issued. Typically, the ratio is five to one to ensure OHA meets the needs of residents who may not already be housed. To control demand, OHA will limit the number of transfer vouchers available to no more than 10 percent (10%) of the total units in the public housing and PBV programs combined per year and the amount of transfer requests granted is subject to the Executive Director's discretion. OHA may also use this activity to allow moves from local, non-traditional programs (LNT) to the traditional section 8 and 9 authorized programs once a family has graduated from the LNT program and sufficiently demonstrated housing stability. For FY 2026, OHA plans to continue limiting transfers from local, non-traditional programs into the HCV program.

Families searching for housing often reach the limit of search times and even with time extensions granted, families are unable to find suitable housing resulting in loss of opportunity for subsidy. OHA may use this standardized transfer policy to increase housing choice by offering eligible families at risk of losing their subsidy, vacant units in PBV assisted units or public housing. This activity will also allow OHA to increase housing choice for those families that request transfers due to emergency situations, reasonable accommodation or compliance with occupancy standards, where units may not be available within the same program type but are available within the OHA portfolio. OHA may use this activity to manage compliance with OHA occupancy standards as family size and composition changes may cause families to be housed in units that are no longer appropriate based on occupancy standard guidelines, resulting in a more efficient utilization of Federal resources.

Planned Non-Significant Changes: No non-significant changes are planned.

Planned Changes to Metrics/Data Collection: OHA will no longer use the standard HUD metrics for this activity. OHA will report in the narrative on the number of inter-program transfers that occur as a result of this activity (emergencies, RAs).

Planned Significant Changes: OHA has no planned significant changes for this activity.

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

Plan Year Approved: 2011

Plan Year Implemented: 2018

Plan Year Amended: N/A

Description/Update: Develop a sub-program to award long-term housing assistance to Single Room Occupancy (SRO) and studio apartment developments. Based on local market conditions, OHA will extend assistance to programs that operate SRO housing given the high need for housing in Oakland. Due to high market rate rents and a very low inventory of affordable housing units, hard to house populations are being adversely affected as developers opt to convert SRO housing to other uses. OHA reserves the right to issue another Request for Qualifications (RFQ) based on need, City of Oakland priorities, and funding availability. In FY 2026 OHA plans to continue to provide housing assistance to Board approved partners to provide housing assistance with qualified owners, property managers, and developers of service enriched rental housing through the Building Bridges - SRO local program. All providers had existing service enriched single occupancy housing units which were targeted to serve special needs populations.

Planned Non-Significant Changes: No non-significant changes planned for this activity.

Planned Changes to Metrics/Data Collection: OHA will no longer use the Standard HUD Metrics table for reporting purposes and will use the narrative to describe the services provided and number of families served, both by the individual partners and the combined total of families served.

Planned Significant Changes: OHA has no planned significant changes for this activity.

MTW Activity #11-05: Transitional Housing Program

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: N/A

<u>Building Bridges – Shared and Transitional Housing</u>

The Building Bridges (BB) initiative is comprised of several local programs. The BB-Shared and Transitional local programs model target housing resources, alongside supportive services funding, toward a household to dramatically improve outcomes through County, City and housing authority systems alignment. In FY 2025, partners such as Operation Dignity, the City of Oakland (Families in Transition & Matilda Cleveland) and Henry Robinson in addition to those listed below will offer Shared/Transitional housing to several hard-to-house populations.

Operation Dignity (SRO-Transitional)

House of Dignity (585 8th St. in Oakland) provides shelter and transitional housing to male veterans who are homeless. They offer 30 beds of transitional housing and 15 of shelter, as well as 9 rooms dedicated to permanent housing (including HUD-VASH). This program offers up to two years of transitional housing combined with supportive services to help veterans exit to permanent housing and connect to community services that support their housing stability. The operation began serving families through Building Bridges in November 2017. As referrals have increased, OHA expects to achieve full capacity during FY 2025.

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

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

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

FIT started serving families through Building Bridges in March 2018.

City of Oakland – Matilda Cleveland (Transitional Housing)

The Matilda Cleveland (MC) Program is a 14-unit project for homeless families that is designed to assist them with transitioning to permanent housing. All families are referred to MC through a Coordinated Entry process via the Family Front Door. Families enrolled in the project are able to receive various support services designed to help them achieve self-sufficiency and get permanent housing in the least possible time. Families receive access to case management, employment support services and access to mental health and housing search assistance. Some of the specific goals of the project include the following:

- 80% of the MC THP families will exit to permanent housing.
- 50% of the MC THP families will have length of stays of less than or equal to six months.
- 95% of the MC THP families will exit to known destinations.
- Of clients who are eligible for but not yet enrolled in mainstream benefits 90% will have started the enrollment process within 30 days of program entry
- 80% of clients of clients who are in the program at the end of the contract period or who have exited during the contract period will have obtained or maintained non-cash mainstream benefits.
- 75% of clients who are in the program at the end of the contract period or who have exited during the contract period will have maintained or increased their income during the program year.

MC joined the Building Bridges program in March 2018.

Peter Babcock House (Shared Housing)

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

St. Mary Presentation House (Shared Housing)

St. Mary's offers homeless seniors the experience and support of structure congregate housing to prepare for independent living providing on-site support designed to help seniors maintain their physical and mental health and sobriety. Ninety-five percent of the seniors are over age 55 and are either at risk of or currently experiencing homelessness. Program objectives are:

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

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

St. Mary Closer to Home (Shared Housing)

St. Mary Closer to Home offers homeless seniors the experience and support of structures congregate housing to prepare for independent housing and living. The program provides on-site support designed to help seniors maintain their physical, mental health, and sobriety. 95% of the seniors are over 55 years old and receive less than $11,000 per year through SSI.

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

Planned Non-Significant Changes: This activity remains ongoing. OHA plans to work with local government agencies and other non-profits to explore using unused facilities to provide temporary housing assistance to homeless (OUSD) students and their families. The program will provide shared and transitional housing using a shallow housing subsidy and families may be able to transition into a project-based voucher unit after stabilization depending on voucher availability.

Building Bridges: Hospital to Home

OHA launched a partnership with UCSF Benioff Children's Hospital aimed at addressing the critical issue of housing insecurity for families grappling with serious or chronic medical conditions. OHA will provide families with furnished housing for up to 24 months. To enhance the comprehensive support system, UCSF Benioff Children's Hospital will contribute wrap-around services, including dedicated case management and assistance in transitioning to permanent housing.

Department of Justice Anti-trafficking Housing Program

OHA received a $600,000 grant from the Department of Justice, Office for Victims of Crime. The goal of this grant is to understand and address barriers to housing and supportive services for 50, transition-aged and former foster youth, who are survivors of sex and labor trafficking in Alameda County, California. The Authority's goal for this project is to formalize local partnerships to co-create survivor-centered and culturally relevant integrated housing and supportive services for survivors of human trafficking in Alameda County. These integrated, healing-focused services will be paired with low-barrier, short-term (up to 24 months) housing assistance to increase the likelihood of stability and successful outcomes for eligible participants.

Planned Changes to Metrics/Data Collection: OHA will no longer use the Standard HUD Metrics table for reporting purposes and will use the narrative to describe the services provided, employment status, average income and number of families served, both by the individual partners and the combined total of families served.

Planned Significant Changes: There are no significant changes for this activity.

MTW Activity #10-01: Specialized Housing Programs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

Description/Update: In partnership with local organizations, OHA operates local non-traditional programs to serve the needs of low-income Oakland residents. This activity increases the allocation of resources to these programs to improve outcomes and leverage MTW funds to increase funding for services and other supports for MTW local non-traditional programs.

Planned Non-Significant Changes: OHA may increase this activity to report on all leveraged funds for local programs.

Planned Changes to Metrics/Data Collection: OHA will report funds leveraged through local partners in the narrative.

Planned Significant Changes: OHA has no planned significant changes for this activity.

MTW Activity #10-02: Program Extension for Households Receiving Zero HAP

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update: Modify the HCV program rules to allow participants receiving a Housing Assistance Payment (HAP) of zero ($0) to remain in the program for up to 12 months before being terminated from the program. This activity will apply to RAD voucher holders. This activity removes incentives for families to end employment or reduce sources of income in order to maintain housing assistance, encourages employment and provides additional security for participants trying to increase their income.

OHA extends the regulatory period by six months (versus the existing 2010-approved MTW extension of 18 months) to allow residents that achieve zero HAP the option to have a total 12-month period to remain on the program. They can revert to HAP one time during this period and if zero HAP is achieved a second time, the family will be notified that they have used their one option for extension and they will graduate/be terminated from the program.

OHA has included in Appendix J a revised form HUD-52641 – Housing Assistance Payment (HAP) Contract which includes a revision to section 4(b)(4) (Term of HAP Contract) to state that the HAP contract terminates automatically after 12 months after the last HAP payment to owner.

Planned Non-Significant Changes: OHA has no non-significant changes planned for this activity.

Planned Changes to Metrics/Data Collection: OHA will not use the standard HUD metrics to report on this activity. OHA will continue to provide the average earned income of households affected by this policy and report the number of families utilizing this activity in the narrative.

Planned Significant Changes: OHA has no significant changes planned for this activity.

MTW Activity #10-05: Acceptance of Lower HAP in PBV Units

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

Description/Update: As a result of public housing disposition, some households may meet the definition of “over-housed” based on differences in the occupancy policies in the public housing and HCV 8 programs. Additionally, a member of a PBV assisted family may leave or be removed from the household composition for one reason or another, during the course of an assisted tenancy. As a result, a family may no longer qualify for a unit they occupy and would be required to relocate to an appropriately sized unit when one may not be available. In these situations, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family as opposed to the actual number of bedrooms in the unit and the family would not have to be displaced. OHA may opt to accept a lower HAP to house families in units when there are no families on the waitlist that qualify for the size units that are available.

This activity is used to ensure access to housing for families impacted by disposition and preservation of affordable units when a family's subsidy standard becomes less than the PBV unit size during the course of the tenancy.

Planned Non-Significant Changes: OHA has no planned non-significant changes to this activity.

Planned Changes to Metrics/Data Collection: OHA will no longer use the Standard HUD Metrics table to report on this activity and will instead report the number of families utilizing this activity, and on the cost savings in the report narrative.

Planned Significant Changes: OHA has not planned significant changes to this activity.

MTW Activity #10-06: Local Housing Assistance Programs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update:

LHAP

The Local Housing Assistance Program (LHAP) activity through initiatives like the Sponsor-Based Housing Assistance Program (SBHAP) provides support to households that might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP provides subsidies to eligible households and to partnering agencies operating service-enriched housing for low-income households with special needs. LHAP programs serve families in partnership with the City of Oakland's Department of Human Services and the Oakland PATH Rehousing Initiative. LHAP programs leverage the expertise and experience of the non-profit, community-based service providers to provide rental housing assistance through the form of rental subsidies, utility assistance, security deposits, etc. to individuals who come from homeless encampments or are exiting the criminal justice system or are emancipated foster youth.

Originally, 44 households were on this program. During FY 2026, OHA projects only 10 households will remain of the original LHAP families.

SBHAP

OHA requires that SBHAP program participants pay no more than 30% of their income towards rent, participants must meet the same income limits as the HCV program, and they must pass federal immigration eligibility requirements. All housing units subsidized are required to meet the HQS. Participant families are assisted by providers contracted by the City of Oakland and receive supportive services along with the housing assistance offered under the activity. OHA's contracts with the City leveraged resources, expertise, and community connections to deliver housing related services to up to 180 hard-to-house households on an annual basis in Oakland. This is an increase of 40 households which are housed by the City in Community Cabins. OHA implements a step-down program to allow program participants that have been stably housed for more than a year to transition to an HCV.

First Place for Youth supports the young adults in the SBHAP program with a variety of supportive services that focus on education and employment. The goal of the My First Place program is to help youth access the community resources available to them. Education and Employment Specialists (EES) work closely with the youth to help them get employment in their chosen field and to gain hands on experience.

In addition to the EES, each young adult receives coaching from a Youth Advocate (YA) that they work with weekly. YAs assist the young adult participants to make sure that they are practicing self-care and being mindful of their emotions and reactions to strong emotions in their daily lives. YAs work closely to determine if youth participants needed additional mental health support or community resources and helped connect them to the resources to best allow them to feel supported and balanced, so they can focus on their education and employment goals.

After demonstration of housing stability for one year, pending availability, OHA may elect to offer program participants the option to apply for an HCV and OHA does plan to implement this during FY 2025 pending availability of HCVs. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.

BB-CalWORKs

Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA used its MTW resources to leverage commitments from ACSSA to provide wrap around case management services that address employment barriers and assist with access to other needed community resources. Based on funding availability, families who successfully complete the CalWORKs program and maintain their housing may be referred to eligibility screening for an HCV at OHA's discretion. OHA plans to continue this practice during FY 2026 pending availability of HCVs. OHA anticipates serving 30 families per month during the FY.

Building Bridges Key to Home Pilot Program (BB-KTH)

Permanent Supportive Housing Partnerships

Building Bridges Key to Home Pilot Program (BB-KTH)

Description

OHA will partner with the Oakland Affordable Housing Preservation Initiative (OAHPI), Alameda County Health Care Services (HCSA) and Abode Services to provide property-based housing assistance to 23 families through a new local housing assistance pilot program. The program will provide a coordinated exit for families with children out of Project Roomkey interim housing into more long-term supportive housing managed by a third-party homeless service provider and property manager contracted by OAHPI to provide resident community services and property management. The program will have a tiered tenant rent structure based on Area Median Income (AMI). The AMI categories for program participant rents are as follows with all families being at least at 50% AMI or below:

AMI Range	Flat Rent Amount **
• 0% - 5%	$50
• 6%-10%	$100
• 11%-19%	$200
• 20%-39%	$300
• 40%-50%	$400

** Subject to change based on Utility Allowance review (will not exceed 30% of participant income)

Program participants will pay a flat rent based on AMI income category and sign an annual lease. Participants will be re-certified for AMI status bi-annually. Supportive services and case management will be provided by HCSA and Housing Consortium of the East Bay (HCEB). OHA plans to continue the program for a minimum of 15 years with an option to extend for 5 years, provided funding availability. OHA projects the costs to provide rental assistance for 15 years to 23 households to be $9,279,000. If the program is extended another 5 years, the projected overall costs are $12,372,000. Initial funding will be provided by CARES Act and MTW funds and subsequent years will be funded through MTW single fund flexibility.

Initially, vacant units will be occupied by eligible Project Roomkey households and subsequently by Oakland families with children under 18 using the County's coordinated assessment and entry system that prioritizes eligible tenants based on criteria other than "first-come-first-serve", including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services.

The range of services that the County will offer include but are not limited to:

1. General services including outreach, goal planning, information and referral, case management, living skills assistance, coordination of services, conflict resolution, housing retention skills development and eviction prevention;
2. Benefits/money management assistance including assistance applying for public benefit programs, referrals for payee services, credit counseling referrals, civil legal assistance linkages, and assistance with budgeting and establishing bank accounts;
3. Integrated, co-occurring treatment resources that include individualized assessment and treatment planning and coordinated care for physical health/medical, mental health, and substance use conditions;
4. Linkages and coordination with primary care and medical providers, health education, HIV/AIDS care and referrals;
5. Mental health services including individual assessment and counseling, group counseling, psychiatric care and referrals, referrals and advocacy;
6. Substance use/abuse services including individual assessment and counseling, group counseling, referrals to treatment programs and ongoing support;
7. Employment/vocational/educational training, on and off-site training, educational opportunities, financial assistance for work training at education, and work opportunities connected with the services program; and
8. Community building/social activities including peer support, outings and field trips, organizing/political activities, consumer/tenant involvement opportunities and support;
9. Adequate and convenient transportation to off-site services

Utilization of services is voluntary for participants of the pilot program.

OHA may elect to use referrals from partners to house specialized populations such as but not limited to homeless families with children. These families may be offered supportive services if they are participants in programs or studies that involve supportive services.

Rental Assistance Subsidy (RAS) Program

The Oakland Housing Authority's new Rental Assistance Subsidy (RAS) program offers an important and streamlined source of funding that ensures the sustainable and healthy operation of properties that serve Extremely Low-Income households at or below 30% of the Area Median Income (AMI). The RAS program is a 15-year subsidy designed to provide financial stability for projects serving Oakland's most vulnerable residents, many of whom are formerly homeless, that would otherwise operate at a deficit. RAS is thoroughly explained in the Single Fund Flexibility Section of this Plan. The following projects have received a commitment of RAS funding by OHA.

Homekey/RAS-

<u>Inn at Coliseum Way</u>

The Inn at Coliseum Way, located at 4801 Coliseum Way, entails the conversion of an underutilized motel into 36 Homekey units as permanent supportive housing (plus one manager's unit). The project is a joint venture of Danco Communities and Operation Dignity.

All units will target people experiencing homelessness earning no more than 30% AMI. Referrals to Homekey units shall be made through the Alameda County Coordinated Entry System (CES).

The project will also include a new lounge area, community kitchen, office spaces for onsite support services and property management, as well as a newly landscaped courtyard. Construction completion is projected for January 2025 and full occupancy by the start of the FY.

The Phoenix

The Phoenix will be located at 801 Pine Street in the West Oakland Prescott neighborhood and will be comprised of 101 total newly constructed modular units, with 49 units targeting persons who are chronically homeless.

The Phoenix will also include a 7,000 square foot community building which will be home to a robust resident services program. The Phoenix is an integral part of a 316-unit mixed-income, mixed-use master plan. The entire master-planned site is approximately 4.65 acres in size; the Phoenix affordable site is 0.90 acres of that total, and will be jointly owned by, East Bay Asian Local Development Corporation (EBALDC) and Allied Housing / Abode. Construction completion is projected for May 2025.

3050 International Boulevard

3050 International is a 76-unit project (one manager's unit) sponsored by Satellite Affordable Housing Associates (SAHA) serving low-income individuals and families with 40% of units set-aside for homeless households. The project is targeted to serve households between 20%-50% AMI with 31 units set aside for formerly homeless households. The project will include ground commercial spaces for a community health clinic and cultural center owned and operated by the Native American Health Center. The health clinic will offer primary care and dental services. The project does not have a PBV award from OHA. Construction began March 2024, and is projected to be completed in December 2025.

Lakehouse – East 12th Street

Lakehouse – East 12th Street is a 91-unit affordable family development that is a joint venture between EBALDC, Jordan Real Estate Investments and the Unity Council. The property will serve 67 families whose incomes range are between 40% - 60% of the median income and 23 formerly homeless families and transitional-aged foster youth with a full range of supportive services. The project is located in the Eastlake neighborhood one block away from Lake Merritt. Construction began in April 2024 and is projected to be completed in April 2026.

Lake Merritt BART Senior Housing -RAS

Lake Merritt BART Senior Housing is a 97-unit transit-oriented affordable development for low-income and formerly homeless seniors located in Oakland's Chinatown neighborhood. Forty-four units, or 45% of the total number of units, will be set aside for formerly homeless seniors. The project will be constructed on BART-owned land directly over the Lake Merritt BART station and will be the first of four buildings that are part of larger-multi-phase transit-oriented development in partnership with Strada Investment Group and BART. Construction began in September 2024 and has a projected completion date of August 2026.

Planned Non-Significant Changes: Detailed new projects as described above.

Planned Changes to Metrics/Data Collection: OHA will no longer report on the standard HUD metrics but will report the number of families served through this activity in the narrative section.

Planned Significant Changes: OHA has no planned significant changes for this activity.

MTW Activity #10-08: Redesign FSS Program

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update: OHA launched the Family Self Sufficiency (FSS) program redesign built on best practices in the industry and, where applicable, working in tandem with other community-based programs and initiatives. Proposed changes are as follows: (1) Expand eligible participation to MTW local non-traditional programs; (2) Allow for the full-time student rule to apply to Head of Household (HOH)/Co-head/Spouse; (3) Implement an FSS escrow Table with defined income ranges and associate escrow amounts. OHA anticipates that this re-design will incent increased participation in the FSS program by encouraging increased skills and job training among program participants which includes those who are enrolled in school or educational programs. The current program and escrow calculation is designed to allow families who are low income or not working to accumulate more escrow as they become employed. OHA is proposing changes that would allow escrow to be accumulated for those that are both high and low wage earners. These changes will have an impact on escrow earnings which will allow for a wide range of income levels to accrue escrow sooner than they would have otherwise and support the statutory objective of providing incentives for families with children to become self-sufficient.

The goal of the FSS program is to facilitate and support participants to become self-sufficient. OHA defines self-sufficiency for this activity as the ability to meet individual and household needs, plan for and achieve short and long-term goals, deal with emergencies with resilience, and use information and skill sets to find and take advantage of available resources. Metrics to measure achievement of self-sufficiency will be defined as graduating from FSS and receiving the balance of the escrow account.

Currently, OHA offers the FSS program to the following housing programs: Public Housing, Project Based Voucher, and Housing Choice Voucher (HCV). OHA plans to allow other families not eligible under regulations to participate in the FSS program, including MTW local non-traditional program participants. Per 24 CFR 984.103, eligible families are defined as: current residents of public housing (section 9) and current Section 8 program participants, as defined in this section, including those participating in other local self-sufficiency programs.

Program regulations do not allow for the Head of Household (HOH)/Co-head/Spouse participants to receive the full-time student exclusion that is provided to other adult household members. OHA is requesting that all earnings above $480 be excluded for full-time student HOH/Co-Head/Spouses during the first two years of participation in the FSS program. Per 24 CFR 5.609 © (11), earnings in excess of $480 for each full-time student 18 years or older (excludes the head of household and spouse). OHA proposes allowing this student exclusion as an option for HOH/Co-head/Spouses. OHA anticipates that allowing this waiver will encourage higher learning, job training, and increased wages for FSS families, supporting the statutory objective of providing incentives for families with children to become self-sufficient.

Per 24 CFR 984.305, (1) Determining the family's baseline information. When determining the family's baseline annual earned income and the baseline monthly rent amounts for purposes computing the FSS escrow credit, the PHA or owner must use the amounts on the family's last income re-examination.

Per 24 CFR 984.305, (2) Computation of amount. The FSS credit amount shall be the lower of: (i) Thirty (30) percent of one-twelfth (1/12) (i.e., two and a half (2.5) percent) of the amount by which the family's current annual earned income exceeds the family's baseline annual earned income; or (ii) The increase in the family's monthly rent. The increase in the family's monthly rent shall be the lower of: (A) The amount by which the family's current monthly rent exceeds the family's baseline monthly rent; (B) For HCV families, the difference between the baseline monthly rent and the current gross rent (i.e., rent to owner plus any utility allowance) or the payment standard, whichever is lower; or (C) For PBV, Mod Rehab, and PBRA families, the difference between the baseline monthly rent and the current gross rent (i.e., rent to owner or contract rent, as applicable, plus any utility allowance).

Per 24 CFR 984.305, (3) Ineligibility of FSS Credit. FSS families who are not low-income families (i.e., whose adjusted annual income exceeds eighty (80) percent of the area median income) shall not be entitled to any FSS credit.

The current regulatory method to calculate escrow incentivizes working families to quit their job to start the program at a lower baseline income and monthly rent. The current method also disincentivize current participants from increasing their adjusted annual income beyond 80% of the area median income. OHA is requesting a waiver from the above regulations to implement a new method for calculating escrow credit. Escrow credit will be based only on the earned income range for the household as defined below in Table A. This method of calculating escrow uses the FSS Household's current Annual Earned Income to determine escrow. It also removes the ineligibility for escrow credit when an FSS Household's Adjusted Annual Income exceeds 80% of the area median income. OHA proposes the following schedule ranges for earned income with an associated escrow credit corresponding to the income range. See table A below for proposed income ranges and escrow credit:

Table A: FSS Income/Escrow Table	
$10,000 - $14,999	$50
$15,000 - $19,999	$75
$20,000 - $24,999	$100
$25,000 - $29,999	$125
$30,000 - $34,999	$150
$35,000 - $39,999	$175
$40,000 - $44,999	$200
$45,000 - $49,999	$225
$50,000 - $54,999	$250
$55,000 - $59,999	$275
$60,000 - $64,999	$300
$65,000 - $69,999	$325
$70,000 - $74,999	$350
$75,000 - $79,999	$375
$80,000 - $84,999	$400
$85,000 - $89,999	$425
$90,000 - $94,999	$450
$95,000 - $99,999	$475
$100,000 -Above	$500

Implementation was completed in FY 2023, including changes to the OHA business system to support this new table and escrow credit calculation. The FSS Action Plan has been updated and approved, and OHA's business system has begun enrolling new FSS participants into the FSS redesign in FY 2023.

OHA will allow non-eligible program participants such as those in MTW local non-traditional programs to apply to participate in the FSS program. Programs such as PACT (Activity 11-05) have supportive services to facilitate job training and workforce development skills and these participants can benefit from additional FSS supportive services and escrow accumulation. OHA also has over 500 public housing participants in public housing sites managed by third party property managers, some in mixed finance sites, and these families will be allowed to apply for FSS participation. The third-party managers use a different business system and OHA anticipates planning and procedures needed to accommodate new FSS participants in OHA's existing business system will commence in FY 2024 and take most or all of the FY.

OHA has completed testing on the custom software programming that was required to its business system to implement the FSS redesign. OHA has updated the FSS Action Plan to align with the FSS Redesign and the Final Rule issued in June 2022, which updated HUD regulations. OHA received final approval of its FSS Action Plan on November 11, 2022.

OHA plans to implement the activity at different time intervals beginning in the summer of 2022. OHA will develop a revised Action Plan and submit to the local HUD office for review and approval. Once approved, OHA will begin enrolling local non-traditional program participants into the FSS program. New participants will have the option of selecting the full-time student exclusion for HOH/Co-head/Spouse during the first two years they are in the program and their escrow will be calculated based on the new escrow schedule. OHA will continue implementation planning to allow Public Housing residents at our third-party sites the ability to enroll in the FSS program. This part of the redesign will require inter-agency support to implement the business system changes. OHA anticipates this part of the activity to be implemented in spring of 2023.

OHA implemented the FSS redesign. Participants who enroll after the effective start date will abide by the new Action Plan and escrow calculation method. Current FSS participants will not have the option of changing the method used to calculate their escrow.

Additionally, per 24 CFR 5.612, No assistance shall be provided under section 8 of the 1937 Act to any individual who: (a) Is enrolled as a student at an institution of higher education, as defined under section 102 of the Higher Education Act of 1965 (20 U.S.C. 1002); (b) Is under 24 years of age; (c) Is not a veteran of the United States military; (d) Is unmarried; (e) Does not have a dependent child; (f) Is not a person with disabilities, as such term is defined in section 3(b)(3)(E) of the 1937 Act and was not receiving assistance under section 8 of the 1937 Act as of November 30, 2005; and (g) Is not otherwise individually eligible, or has parents who, individually, or jointly, are not eligible on the basis of income to receive assistance under section 8 of the 1937 Act.

OHA anticipates there may be some FSS participants under the age of 24 who decide to take advantage of the full-time student exclusion during their first two years in the FSS program. Some of these participants may meet the requirements under the restrictions set forth in 24 CFR 5.612. OHA is proposing these restrictions be waived for those participants to allow all FSS participants the opportunity to further their education and take advantage of the full-time student exclusion. All current FSS participants under the age of 25 receive housing assistance through the FUP Youth Demonstration or FYI Initiative. Waiving 24 CFR 5.612 allows youth enrolled in these programs may not be eligible to participate in the full-time student exclusion. This waiver was approved in the FY 2024 Plan.

OHA intends to set an effective start date for the FSS redesign on February 1, 2022. Participants who enroll after the effective start date will abide by the new Action Plan and be enrolled in the FSS redesign program.

Participants who enroll after the effective start date will abide by the new Action Plan and escrow calculation method. New participants who enroll after the start date will not have the option of selecting between the traditional FSS program and the FSS redesign. OHA will continue to utilize the new Action Plan throughout FY 2026.

Planned Non-Significant Changes: There are no non-significant changes.

Planned Changes to Metrics/Data Collection: OHA will be providing information on average earned income, average escrow savings, attendees at self-sufficiency events, families who were removed from TANF during the FY, and program graduates using the narrative. OHA will no longer be utilizing the standard HUD metrics.

Planned Significant Changes: OHA has no planned significant changes for this activity.

MTW Activity #10-09: Altered Minimum Stay Requirement for PBVs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: None

Description/Update: Allows OHA to alter the 12-month minimum stay requirement for tenants in PBV units. Under the existing PBV regulations, households must complete a one-year tenancy in the unit before they can request a tenant-based voucher and move with continued assistance and if a voucher or comparable tenant-based assistance is not available, give the family priority to receive the next available opportunity for continued tenant-based rental assistance. This activity allows OHA to extend or reduce the minimum stay requirement for residents and gives OHA the discretion to prioritize families on the HCV waitlist.

OHA will review whether to extend the minimum stay requirement to 2 years or indefinitely during the annual planning process and the Executive Director or his designee will consider various factors such as number of requests in the prior Fiscal Year, Oakland vacancy rates and input from affordable housing providers on turnover rates and their impacts.

If the decision is made to extend the minimum stay to 2 years or indefinitely, OHA will inform the public and residents through the standard public comment period which is required to vet the MTW Plan. The Tenancy Addendum form has been modified to include the new minimum stay requirement or removal of the option of tenant-based assistance which is distributed to tenants when they move into a PBV unit.

For FY 2026, OHA intends to continue to require a 2-year minimum stay in PBV assisted households to request tenant-based assistance. To limit the impact on the HCV waitlist, the issuance of vouchers may be subject to a ratio policy whereby at least one or more new vouchers are issued to families selected from the HCV tenant-based waiting list for every public housing or PBV transfer voucher issued. Typically, the ratio is five to one to ensure OHA meets the needs of residents who may not already be housed.

This activity will not apply to families: (1) with an approved Reasonable Accommodation that required them to move from their PBV unit, (2) who experience a change in family composition that affects the size of the unit, or (3) who present a compelling reason to move out of the PBV unit (will be reviewed on a case by case basis). Circumstances surrounding the request to move, such as VAWA requirements, employment opportunities in other public housing jurisdictions and availability of tenant-based vouchers will be considered.

The minimum stay will only be reduced to less than 1 year in situations where the disposition of public housing units has been approved.

OHA may suspend the option for families to transfer from a PBV unit to a tenant-based assisted unit in response to tight market conditions. Residents will have the option to request a transfer to another PBV assisted unit that is available.

Planned Non-Significant Changes: There are no non-significant changes planned.

Planned Changes to Metrics/Data Collection: OHA will no longer report on the standard HUD metrics. OHA will report on the percentage of families who move within two years in the PBV program and the average length of stay for PBV participants, with additional relevant data provided in the narrative.

Planned Significant Changes: OHA does not anticipate any significant changes or modifications in FY 2026.

MTW Activity #09-02: Intervention and Stability Program

Plan Year Approved: 2009

Plan Year Implemented: 2009

Plan Year Removed From Hold: 2026

Description of MTW Activity: Provide temporary subsidy funding to buildings 1) that were developed with assistance from the City of Oakland, 2) where there is a risk of an imminent threat of displacement of low-income households, and 3) where it can be reasonably expected that providing short-term subsidy assistance will provide the necessary time to preserve the affordable housing resource.

Update on Reactivation: OHA determined the need to reactivate this activity to ensure projects needing short term funding to ensure housing development for low-income households will be funded with the possibility to provide long-term housing stability.

> Project unknown: An existing building located at 805 71st Streedevelopment in East Oakland. The mixed-income affordable and market-rate property includes 110-units and was completed in 2019.

Planned Non-Significant Changes: OHA will be reactivating this activity during the FY.

Planned Changes to Metrics/Data Collection: OHA will report the number of families served in the projects that receive funding in the narrative section.

Planned Significant Changes: OHA renamed this activity to better reflect the intentions from "Short-term Subsidy Program" to "Intervention and Stability Program" in FY 2026.

MTW Activity #08-01: Fund Affordable Housing Development Activities

Plan Year Approved: 2008

Plan Year Implemented: 2008

Plan Year Amended: None

Description/Update: Utilize Single Fund Flexibility to leverage funds to preserve existing affordable housing resources and create new affordable housing opportunities in Oakland. These housing opportunities provide units under the traditional programs as well as local, non-traditional units. This activity will create new and replacement affordable housing thereby increasing the housing choices for low-income households.

OHA continues to develop affordable housing to expand opportunities for families in need. Current development projects and initiatives include:

- 285 12th Street – Oakland-based East Bay Asian Local Development Corporation (EBALDC) is proposing to newly construct 65 affordable homes and 3,500 square feet of commercial space at 285 12th Street in Oakland's Chinatown. The site is currently vacant and centrally located in downtown Oakland near several BART stations. Depending on the project's ability to secure additional financing, OHA may enter into an AHAP contract to provide PBV assistance to 16 units and HUD-VASH PBV assistance to an additional 8 units during FY 2026. OHA is also using MTW funds to provide loans to the project and will purchase the site at the beginning of construction.

- Harrison Street Master Planning and Strategic Redevelopment – In addition to 1619 / 1621 Harrison Street (OHA's headquarters and the Harrison Tower senior residence), OHA owns five (5) parcels on Harrison Street. As a result of the strategic analysis of these sites for potential redevelopment in FY 2024, OHA will continue its internal planning discussions to determine how best to move forward with redevelopment of one or more sites in FY 2026. The site addresses are: 1801 Harrison Street, 1805 Harrison Street, 1600 Harrison Street, 1538 Harrison Street, and 1440-1500 Harrison Street.

- Mandela Station Affordable – Strategic Urban Development Alliance (SUDA), IHO and Pacific West Companies will be jointly developing Mandela Station, a 240-unit affordable housing and transit-oriented development at the West Oakland BART station for very low-income families and formerly homeless persons. Mandela Station is part of a much larger master planned community that is projected to eventually include 520 market rate units and approximately 300,000 square feet of office and retail space.

- The Inn at Coliseum Way, located at 4801 Coliseum Way, entails the conversion of an underutilized motel into 36 Homekey units as permanent supportive housing (plus one manager's unit), dedicated to formerly homeless persons earning no more than 30% AMI. The project is a joint venture of Danco Communities and Operation Dignity. Referrals to Homekey units shall be made through the Alameda County Coordinated Entry System (CES). OHA has awarded the project a Rental Assistance Subsidy.

- The Phoenix located at 801 Pine Street in the West Oakland Prescott neighborhood will be comprised of 101 total newly constructed modular units, with 49 units set aside for individuals who are chronically homeless. The Phoenix will also include a 7,000 square foot community building with ample community amenities and a resident services program to offer activities and direct support services for children, teens, parents, and people with special needs. The Phoenix is a joint venture between EBALDC and Allied Housing and is an integral part of a 316-unit mixed-income, mixed-use master plan. OHA has awarded the project a Rental Assistance Subsidy.

- 3050 International is a mixed-use 76-unit project (one manager's unit) to serve very low-income families with 40% of units (31 total) set aside for formerly homeless households, sponsored jointly by Satellite Affordable Housing Associates (SAHA) and the Native American Health Center (NAHC). The project will include ground commercial spaces for a 14,000 square foot community health and dental clinic and Native American cultural center owned and operated by NAHC. OHA has awarded the project a Rental Assistance Subsidy.

- Foothill Family Apartments – Foothill Family Apartments, LP, is a 65-unit mixed-finance affordable housing development that is wholly owned by OHA and Oakland Housing

Initiatives, a nonprofit affiliate of OHA. Foothill Family Apartments is approximately 20 years old and requires the repair and rehabilitation of the following: replacement of building systems at the end of their useful life, dry rot repairs, accessibility improvements, and other deferred maintenance items.

- 500 Lake Park – OHA is assisting nonprofit developer, EAH Housing, with the development of a 53-unit affordable housing development at 500 Lake Park Avenue. The planned building, which is in the Grand Lake neighborhood, will also include 2,900 square feet of commercial space. OHA purchased the site in June 2021 using MTW funds, and it is providing predevelopment and developing financing to the project. The Authority will also provide 14 project-based VASH vouchers.

- 2700 International Blvd. is a 75-unit project sponsored by the Oakland-based Unity Council to serve very low-income families and veterans experiencing homelessness with incomes between 30%-60% AMI. OHA has awarded The Unity Council 19 VASH vouchers and a permanent development loan. The project will include approximately 2,800 sq. ft. of community serving commercial space on the ground floor.

- 77th & Bancroft – 77th & Bancroft is a former public housing site now owned by California Affordable Housing Initiatives (CAHI), an affiliate of OHA. CAHI recently selected Eden Housing and the Oakland-based Black Cultural Zone Community Development Corporation as joint developers to create a new affordable housing community for very low-income seniors.

- Lakehouse – East 12th Street is a 91-unit affordable family development that is a joint venture between EBALDC, Jordan Real Estate Investments and the Unity Council. The property will serve 67 families whose incomes range are between 40% - 60% of the median income and 23 formerly homeless families and transitional-aged foster youth with a full range of supportive services. The property will also include 425 square feet of commercial space for a community-serving retail operation. The project is located in the Eastlake neighborhood one block away from Lake Merritt. OHA has awarded the project a development loan and a Rental Assistance Subsidy.

- Lake Merritt BART Senior Housing is a 97-unit transit-oriented affordable development for very low-income and formerly homeless seniors located in Oakland's Chinatown neighborhood. The project will be constructed on BART-owned land directly over the Lake Merritt BART station and will be the first of four buildings that are part of larger-multi-phase transit-oriented development in partnership with Strada Investment Group and BART. OHA has awarded the project a Rental Assistance Subsidy.

- 2530 9th Avenue is a prospective 100% affordable new construction project on a former public housing site that is now owned by California Affordable Housing Initiatives, Inc., an affiliate of OHA.   Approximately 30 units for low-income families are contemplated at the site.

- 75th and MacArthur is a prospective 100% affordable new construction project that may include approximately 145 units on a former public housing site that is owned by OHA.

- 1236 East 17th Street is a prospective 100% affordable new construction project that would include approximately 20 units on a former public housing site that is owned by OHA.

- The Maya Hotel is a recipient of the funding award through the City of Oakland's 2024 Rapid Response and Homeless Housing (R2H2) NOFA, and is a motel conversion to create 23-units of permanent housing for formerly homeless individuals. OHA is evaluating the project for a potential Rental Assistance Subsidy.

- Extended Stay America is a prospective hotel conversion to create 126-units of permanent housing for formerly homeless persons that received a funding award through the City of Oakland's R2H2 NOFA. OHA is evaluating the project for a potential Rental Assistance Subsidy.

- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and create new housing opportunities. Opportunities to acquire vacant land and existing buildings are unpredictable and depend on properties coming on the market or OHA negotiating with property owners for off-market sales. It is anticipated that OHA could acquire approximately three sites with approximately 300 housing units using $40 million of MTW funds. These figures are general representations of the Authority's intent to acquire property and do not represent specific sites. At this time, OHA is pursuing two prospective acquisitions:
  - 401 Santa Clara Avenue: An existing building located in the Grand Lake neighborhood that consists of 103-units, ample indoor and outdoor amenity spaces, and is within walking distance to high quality commercial and retail business, Lake Merritt, and high performing public schools.

- Reposition Current Assets – OHA will seek opportunities to reposition existing real estate owned by OHA in order to create new high quality housing opportunities.

- Financing & Partnerships – OHA will provide financing to new affordable housing projects throughout Oakland through a variety of selection processes:

- *Rental Assistance Subsidy (RAS)* – OHA has created a new financing program to provide a 15-year rental subsidy to projects that set aside a minimum of 25% of the total number of units for Extremely Low-Income households and therefore are projected to operate at a deficit. The RAS program was designed to provide support to project that would otherwise operate at a deficit. The RAS will be capitalized and disbursed annually contingent upon compliance with OHA's standards and procedures. The RAS may be awarded to projects through an OHA published Notice of Funding Availability (NOFA) or one of the City of Oakland's published NOFAs, as described below. These projects are described in more detail in activity #10-06.
- *OHA Notice of Funding Availability (OHA NOFA)* – OHA plans to release a Request for Proposals to solicit either new construction or rehabilitation projects that require acquisition, predevelopment, permanent gap funding, RAS, and/or RAD/PBV assistance with a priority for projects that serve Extremely Low-Income households and for those that can begin construction within twelve (12) months.
- *City of Oakland Notices of Funding Availability (City NOFA)* – OHA considers possible RAS award, development loans, or PBVs to projects that are selected for funding through City of Oakland's NOFAs. During FY2026, OHA may consider awards to projects selected by the City through its Rapid Response and Homeless Housing, New Construction, Acquisition and Rehabilitation, and Naturally Occurring Affordable Housing (NOAH) Preservation Program NOFAs.

- <u>Buyouts</u> – OHA will exercise its option to purchase the tax credit investor limited partner interests in Low Income Housing Tax Credit Partnerships in order to preserve affordable housing. During FY 2026, OHA may purchase the investor limited partners' interest in Lion Creek Crossing Phase III and IV, Chestnut Court, Linden Court, and/or Mandela Gateway.

Planned Non-Significant Changes: OHA added The Maya Hotel, Extended Stay America to the narrative above.

Planned Changes to Metrics/Data Collection: OHA will report on the housing units developed, indicating if they are rehabilitated units or new units, using the narrative section of the report and will not utilize the standard HUD metrics.

Planned Significant Changes: OHA has no planned significant changes to this activity.

MTW Activity #06-01: Site-Based Wait Lists

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Establish site-based wait lists at all public housing sites, HOPE VI sites, and developments with PBV allocations. The selection and pre-screening of prospective tenants at each site improves efficiency and reduces the duplication of administrative functions. Site-based wait lists allow applicants to choose what sites or areas of the city they choose to live and reduces the number of households rejecting an apartment because it is not near the family's support systems, work and schools. Applicants may apply for multiple lists as well. Additionally, OHA has chosen to use a lottery system at its site-based wait lists to reduce the list to a number where offers can be made in a reasonable period of time. Thus, the site-based wait lists will be opened and closed more frequently thereby increasing the frequency of access to affordable housing opportunities, reducing the long waiting periods for applicants, and reducing the need and cost of wait list purging and maintenance. This activity will apply to RAD vouchers. OHA plans to use this activity for RAD vouchers.

Planned Non-Significant Changes: OHA does not have any planned changes to this activity.

Planned Changes to Metrics/Data Collection: OHA will no longer use the HUD standard metrics to report on this activity. The average waitlist time for the OHA-managed lists will continue to be tracked, OHA will report on the number of families on the waitlist at the beginning and end of the FY.

Planned Significant Changes: OHA has no planned significant changes for this activity in FY 2026.

MTW Activity #06-02: Allocation of PBV Units: Without Competitive Process

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Allocate PBV units to developments owned directly or indirectly by OHA without using a competitive process. This activity will reduce the administrative time and development costs associated with issuing an RFP. Increase housing choices by creating new or replacement affordable housing opportunities. OHA reserves the option to issue new awards based on need, development opportunities and funding availability during the fiscal year.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to the activity in FY 2026.

Planned Changes to Metrics/Data Collection: OHA will report on projects that receive PBVs without a competitive process and why using the narrative instead of the Standard HUD Metrics.

Planned Significant Changes: OHA does not have any planned significant changes for this activity.

MTW Activity #06-03: Allocation of PBV Units: Using Existing Competitive Process

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Allocate PBV units to qualifying developments using the City of Oakland Notice of Funding Availability (NOFA)/ RFP or other existing competitive process. This activity will reduce the administrative time and development costs associated with issuing an RFP and increase housing choice by creating new or replacement affordable housing opportunities. If the City of Oakland allocates funding through its NOFA in FY 2026, OHA will evaluate awarded projects and opportunities to participate via PBV allocations to increase housing choices for low-income families in the City of Oakland. OHA will explore strategic partnerships with the City, County and County Agencies to expand affordable housing options through these PBV allocations, particularly for veterans and special needs populations served by those agencies' programs.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to the activity in FY 2026.

Planned Changes to Metrics/Data Collection: OHA will report on PBV awards using the narrative instead of the Standard HUD Metrics.

Planned Significant Changes: OHA has no planned significant changes for this activity.

B. Not Yet Implemented Activities

OHA does not have any activities that have not been implemented.

C. Activities on Hold

Table 14: Approved MTW Activities on Hold

Activity # and year approved	Fiscal Year Implemented (Year placed on HOLD)	MTW Activity Name	Description	Statutory Objective(s)	Authorization(s)

25-01	2025	Asset Limit Modification	Allow OHA to increase the asset limit specified in HOTMA to establish an increased limit of $250,000 and extend the program eligibility for 6 additional months.	Increase housing choices	Attachment C, Section D.8.
20-01	2020	Emergency Relief from Interim Re-certifications	Allow wage earning families to self-certify income decreases due to an emergency situation and have OHA pay all or a portion of a tenant's rent for the duration of the declared disaster period	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.c, Attachment D, Use of Funds
17-02	2018	Automatic Rent Increase	Offer owners an automatic rent increase on the HAP contract anniversary date	Expanding housing choice and reduce costs to achieve greater cost effectiveness	Attachment C, D.2.b.and c.
13-01	2017	Rent Reform Pilot Program	Creates a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households • Triennial recertification schedule for	Reduce costs and achieve greater cost effectiveness Provide incentives for families with children to become economically self-sufficient	Attachment C, Section C.4, C.11 Section D.1.c Section D.2.a

			senior and disabled households, biennial schedule for work-eligible households • Eliminate all deductions and earned income disallowance • Recent increases in income excluded in recertification • Absolute minimum rent of $25		
10-03	2010	Combined PBV HAP Contract for Multiple Non-contiguous Sites	Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.1.a, D.7
10-04	2010	Alternative Initial Rent Determination for PBV Units	Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent.	Reduce costs and achieve greater cost effectiveness	Attachment C, Section D.2, D.7
10-07	2010	Disposition Relocation and Counseling Services	Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.	Provide incentives for families with children to become more economically self-sufficient Increase housing choices	Attachment D, Use of Funds

MTW Activity #25-01: Asset Limit Modifications

Description: HUD recently issued a final rule implementing the Housing Opportunity Through Modernization Act of 2016 (HOTMA), focused on implementing sections 102 regarding Income Reviews, and 104 regarding Asset Limits. HOTMA 104 establishes a $100,000 asset limit, as annually adjusted with the Consumer Price Index for Urban Wage Earners and Clerical Workers, applicable to both eligibility and continued assistance. PHAs may delay enforcement or termination proceedings for up to six months, 5.618(d), if the family exceeds the asset threshold at the time of annual reexamination.

With the planned implementation of new HOTMA sections in FY 2025, OHA plans to extend the time frame of termination for households with excess assets. This activity will extend the regulatory period by an additional six months to allow residents to receive supportive services in preparation of graduation from assistance. This extension will allow for a total of 12 months before termination after excess assets are identified. OHA also plans to increase the asset limit from $100,000 to $250,000 for existing participants and enforce the $100,000 asset limitation for eligibility.

After approval of this activity, HUD determined the asset limitation was an optional regulation. If OHA implements an asset limit, stated in 24 CFR 5.618(a), the limit would be adjusted from $100,000 to $250,000 for all OHA families. OHAs decision to increase the asset limit considers the higher cost of living in the Bay Area, which is 44% higher than the national average.[1] According to the June 2023 ATTOM Data Solutions analysis, performed by Sammamish Mortgage, the Oakland area has the second highest median down payment amount at $239,750.[2] Upon utilization of this activity, OHA families that are identified to be over the asset limit of $250,000 will be connected to the FCP department to ensure residents receive additional supports to encourage a successful graduation from assistance. If eligible, families may be referred to the homeownership program.

This activity relates to increasing self-sufficiency by increasing the likelihood for a successful transition off OHA assistance. The extension and increased limit will allow families additional time to connect with the FCP department to obtain supportive services focused on self-sufficiency and financial literacy to successfully graduate from OHA assistance in a competitive housing market.

Authorization for this activity is found in Attachment C, Section C.5, Section D.1.b, and Section D.3.a.

[1] https://www.rentcafe.com/cost-of-living-calculator/us/ca/oakland/
[2]

Update on Reactivation Plan: Once HOMTA is fully implemented OHA will determine the feasibility of implementing an asset limitation, until an implementation is in place, this activity will remain on hold.

MTW Activity #20-01: Emergency Relief from Interim Re-certifications

Description/Update: The COVID-19 public health crisis in early 2020, has affected and will continue to affect program participants' incomes and their ability to pay rent. The crisis also imposed an incredible burden on OHA to manage hundreds of calls to modify income, request hardship, and reschedule cancelled appointments. Under this activity, OHA will use single fund flexibility to provide temporary relief from required activities for program participants and reduce administrative burden on OHA staff during declared disaster periods. The activity, based on documented need for the flexibility and funding availability, provides:

- Temporarily relieve tenants who experience a sudden and unexpected loss of income of the immediate need to submit detailed interim income/rent reduction requests,
- Pause requirements for OHA to perform and submit interim re-certifications for eligible participants in order to redirect staffing resources to more critical administrative tasks during a time of emergency by pausing the requirement to perform interim reexaminations (form HUD 50058-MTW action type 3) during declared disaster periods, and
- Provide short-term supplemental housing assistance for eligible families that pays all or some of the tenant portion of the rent in addition to existing subsidy provided by OHA.

OHA plans to deploy this activity on a month-by-month basis as needed until the effects of the health crisis on OHA residents have subsided. Programs included in the scope of activity and analysis include public housing, housing choice voucher (HCV), local non-traditional programs and non-MTW programs, however the activity may be implemented for a limited number of eligible programs based on Executive Director discretion. OHA will closely monitor data regarding interim requests and make evidence-based decisions for which programs this activity will be applied. OHA will establish tracking metrics to monitor staff time savings and re-purposing of staff that are freed up from normal operations.

This activity meets the objective of achieving greater cost effectiveness and may be used during any emergency such as a pandemic, earthquake, etc. OHA anticipates this activity will provide cost savings and efficiencies for OHA during a time of increased participant requests and paperwork and decreased staffing. These efficiencies will offset the decrease in revenue due to loss of rental income for public housing and increased costs due to payment of tenant portions of rent for HCV, LNT and non-MTW program participants. It will also allow OHA the opportunity to redirect critical, limited staffing resources to high priority items like leasing vacant units for homeless families and addressing emergency non-income related requests.

Goals of the activity include:

1) Have the option to provide rent relief during crisis for a low-income population
2) Offset any possible issues with landlords leaving the program due to nonpayment of rent issues once the eviction moratoria are lifted
3) Provide relief for staff of normal operating administrative tasks by simplifying rent process: Freeze rents, no calculations, no interims or re-certs during this time to focus limited on-site staffing resources to critical areas

OHA may implement this activity on a short-term basis for wage-earning households that experience an unexpected loss of income during the disaster period for any combination of the following groups, based on funding availability:

<u>HCV Program Participants</u>

OHA may pay all or a portion of the contract rent and suspend re-certifications, interims, and late rent notices during the period of implementation for those wage-earning participants that qualify. This will save staff time in processing re-certifications, interims, circumstance changes, sending late rent notices and customer service requests regarding these items. For landlords that are on hold or abated, OHA may continue to pay the tenant portion of rent until the abatement has been cleared for those participants that qualify.

<u>Public Housing Participants</u>

OHA may waive all or a portion of the tenant rent for public housing residents for those wage-earning participants that qualify. Tenants will continue to pay their utilities to the appropriate party.

<u>MTW Local Program Participants</u>

OHA may increase the housing assistance provided to local non-traditional programs for those wage-earning participants that qualify. These programs include Local Housing Assistance Program, Building Bridges (BB-CalWorks, BB-SRO), PACT and LHAP.

<u>Non-MTW Program Participants</u>

OHA may extend this activity to non-MTW households as permitted and pay all or a portion of the tenant portion of rent directly to the landlord for any combination of the following non-MTW program participants: mod-rehab, mainstream, VASH, FUP and shelter plus care wage earning program participants that qualify. Programs that require special permission before implementation due to funding requirements will not be implemented until permission is granted.

The program is structured so that when residents apply to participate and receive rent relief, they will be evaluated based on specific criteria and directed into one of two tracts: 1) Tract One will provide a process whereby the participant will re-pay the funds expended on their behalf either in part or full through a re-payment program 2) Tract Two will provide an option for eligible participants to meet re-payment obligations through activities such as the following but not limited to job training enrollment, community services, etc.

Under the hardship criteria, OHA will allow any household that may not be included in the rent relief population to submit the interim reexamination request in accordance with standard practices and request inclusion for rent relief even if the household does not have income from wages. Eligible participants may be determined exempt from rent relief re-payment requirements based on criteria to be determined by the Executive Director or their designee.

Self-certification is the top of the verification hierarchy through the Enterprise Income Verification (EIV) system provided by HUD. The calculation of partial or full payment of a households' rent portion is as follows:

Reported Change by Participant:	Impact to Tenant Rent Calculation
Total loss of income:	100% of tenant rent portion may be covered by OHA
Partial loss of income:	50% of tenant rent portion is eligible to be covered by OHA

A partial loss of income is defined to be at least 50% of income as certified through EIV and/or self–certification. If self-certification is used, the tenant will be required to sign the "Declaration under Penalty of Perjury Form" (OMB Control No. 0920-1303) to certify an income loss. In this instance, OHA will re-calculate the tenant portion based on a 50% decrease in the last adjusted income that was used to determine the tenant portion of the rent.

This option for rent relief will be presented to any participant that is scheduled for re-certification or interim recertification due to an income change during the declared disaster period and will be published on OHA's website.

The authorizations to allow OHA to adopt and implement new policies to establish rents or subsidy levels for tenant-based assistance are in Attachment C: D.2.a. Authorizations to establish new rent policies for public housing program participants in Attachment C: C.11 of the MTW Agreement.

Update on Reactivation Plan: OHA will continue to evaluate the feasibility of implementing this activity in FY 2026 and may decide to remove from hold based on evolving and new emergencies.

MTW Activity #17-02: Automatic Rent Increases for HCV

Plan Year Approved: 2017

Plan Year Implemented: 2017

Plan Year Placed on Hold: 2023

Description/Update: During the last several years the Bay Area has rebounded from the recession with a robust economy which has resulted in increased local population and a sharp decrease in available inventory in the rental market, causing rents to rise at rates that are leading the nation. As a result, the number of rent increases requested by owners in the HCV program rose sharply while there was a steady exodus of owners opting to leave the program for various reasons.

To stem this tide of owners leaving the program for unassisted tenants, OHA proposes to offer HCV owners an automatic rent increase that will be initiated by OHA. The amount of the increase will be determined by OHA for targeted small area rental markets. The automatic rent increase amount will be set using multiple data sources for small targeted geographic areas within the larger jurisdiction as identified by OHA. For selected targeted small rental market areas, OHA will conduct a rent increase analysis using internal and external data sources. Internal data sources may include the number of requested and approved increases and the amounts approved, and/or the average rent in the targeted small market area for new Section 8 contracts. The external data sources may include various available data sources including the Consumer Price Index, Zillow, Go Section 8, Rent.com etc. that provide information and data on rental housing market trends in the target area. If a small rental market area increase is warranted and approved by the Executive Director, or his designee, the offers will be made to all property owners in the targeted area who have not received a rent increase in the last twelve months. If the owner elects to accept the increase offered, they will not be eligible for another increase for at least twelve months.

Update on Reactivation Plan: OHA will continue to evaluate the feasibility of implementing this activity in FY 2026 and may decide to remove from hold based on staff recruitment and changing market environments.

MTW Activity #13-01: Rent Reform Pilot Program

Plan Year Approved: 2013

Plan Year Implemented: 2013

Plan Year Placed on Hold: 2017

Description of MTW Activity: Create a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where:

- Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households
    - Working seniors and working disabled individuals will have the option to choose to be included in the “work-eligible” group where their rent would be calculated based

on 27% of their gross income and they would be on a biennial recertification schedule

- Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households
- Eliminate all deductions (elderly/disabled deduction, dependent deduction, medical expenses, child care expenses) and earned income disallowance
- Increases in income within six months of recertification are excluded
- Absolute minimum rent of $25. Households will still be eligible for a utility allowance. However, no rent will be reduced below the minimum rent due to a utility allowance
- Flat rent – In the Public Housing program, households will still have the option to choose a flat rent or the rent reform income-based rent calculation during initial eligibility or at the time of recertification

During the test phase of the pilot program, OHA will, at its discretion, withdraw components that are not working and/or move forward with implementing the policy for additional participants or properties based on the outcomes, after providing an opportunity for the public to comment on proposed changes. More details about this program and its components can be found in the FY 2013 MTW Annual Plan.

Update on Reactivation Plan: OHA will continue to evaluate during FY 2026.

MTW Activity #10-03: Combined PBV HAP Contract for Non-Contiguous Scattered Sites

Plan Year Approved: 2010

Plan Year Implemented: 2010

Year Placed on Hold: 2026

Description/Update: Modify PBV program rules to allow HAP contracts to be executed for non-contiguous buildings. This activity will apply to RAD conversions. Reduce agency administrative costs associated with staff time and preparing, executing, and managing the HAP contracts.

OHA plans to use this activity for RAD voucher holders if a site qualifies as non-contiguous.

Planned Non-Significant Change: OHA placed this activity on hold in FY 2026.

Planned Changes to Metrics/Data Collection: OHA will no longer report on this activity using the Standard HUD Metrics table but when the activity is utilized OHA will report the staff time and cost savings in the report narrative, and provide a justification of use.

Planned Significant Changes: OHA placed this activity on hold in FY 2026.

MTW Activity #10-04: Alternative Initial Rent Determination for PBV Units

Plan Year Approved: 2010

Plan Year Implemented: 2010

Year Placed on Hold: 2026

Description/Update: Modify the PBV program requirement to determine the initial contract rent for each PBV project. PBV program rules require initial contract rents to be determined using a comparability analysis or market study certified by a HUD approved independent agency for OHA-owned units. In addition, the definition of PBV "project" is expanded to include non-contiguous scattered sites. Initial PBV contract rents are determined based on bedroom sizes and are applicable to units of the same bedroom size within the project.

Planned Non-Significant Changes: OHA placed this activity on hold in FY 2026.

Planned Changes to Metrics/Data Collection: OHA will no longer report on this activity using the Standard HUD Metrics table. OHA will provide a justification in the narrative with supporting data detailed at time of utilization with number of housing units preserved.

Planned Significant Changes: OHA placed this activity on hold in FY 2026.

MTW Activity #10-07: Disposition Relocation and Counseling Services

Year Approved: 2010

Year Implemented: 2010

Year Placed on Hold: 2012

Description of MTW Activity: Provide counseling and relocation assistance to residents impacted by an approved disposition of public housing units.

Update on Reactivation Plan: OHA held this activity off-line as it was determined it was not needed for Oak Grove North and South dispositions. The activity will be evaluated for the disposition of Harrison Towers and may be removed from hold in FY 2026 for the disposition or the RAD conversion of public housing units at Lion Creek Crossing Phases 1-4.

D. Closed Out Activities

OHA does not propose to close any activities during FY 2026.

Section V. Sources and Uses of Funding

The FY 2026 Sources and Uses reflect the agency's vision for a capital expenditure plan to preserve OHA units for sustained occupancy. OHA has developed a Sources and Uses anticipating a reduction in Federal appropriations and keeping in mind the need to stretch funding resources to minimize disruption to existing program operations. Due to the timing of the Plan preparation and OHA's budget planning cycle, the Sources and Uses included are a draft projection and will be finalized during OHA's Board approval and budget planning process. Final numbers will be included with the final Plan submission once OHA has a Board approved budget in June 2025. OHA will use HUD-held reserves that have been obligated and committed to various projects and activities to cover any expressed operating deficit reflected in this Sources and Uses of funding section.

A. Planned Sources and Uses of MTW Funds

1) Estimated Sources of MTW Funding for the Fiscal Year

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. Allocations in FDS Line Item 71500 are reflected in FDS Line Item 70750 based on requests from the HUD Financial Management Division.

Table 15: Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line-Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	5,426,644
70600	HUD PHA Operating grants	376,287,509
70610	Capital Grants	5,538,484
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	14,312,604
71100+72000	Interest Income	9,666,043
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	941,633
Total Revenue:		**412,172,917**

2) Estimated Uses of MTW Funding for the Fiscal Year

At the start of FY 2026, OHA expects HCV utilization to reach just over the 90 percent threshold, and projects a steady increase in utilization due to several efforts by OHA. Owner incentive activities will continue to be expanded across all components. In addition to the implementation of new and enhanced landlord incentives, OHA plans a continued implementation of all the initiatives under Building Bridges in FY 2026. PBVs that were conditionally awarded to existing, new or rehabilitated developments will be moved through the review process to lease up. All these efforts are aimed at maximizing the families served while the traditional HCV program adapts to serve families in the expensive and low-inventory Bay Area rental market.

OHA plans to acquire properties throughout Oakland to expend some of OHA reserves, an estimate of $30M will be utilized with a goal to include approximately 300 units. Anticipating acquisition of properties is challenging, as the market is unpredictable, but OHA is hoping to meet the goals outlined in this plan.

The shortfall between the Sources and Uses of MTW Funds indicated in Table 15 and Table 16 is due to the MTW development obligations and capital expenditures which are described in Appendix B and Other Post Employment Benefits (OPEB) and Retiree Medical funding which are included in the "Other Expenses" FDS line item. OHA expects to fund the shortfall of expenses by utilizing its program reserves. The single fund budget will support increased resident services, with a focus on economic development and self-sufficiency. Additional uses will cover security and protective services for OHA properties for FY 2026.

Table 16: Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line-Item Name	Dollar Amount
91000 (91100 through 91900)	Total Operating – Administrative	61,871,757
91300 + 91310 + 92000	Management Fee Expense	338,720
91810	Allocated Overhead	0
92500 (92100+92200+92300+92400)	Total Tenant Services	3,929,835
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	2,364,918
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	11,102,340
95000 (95100+95200+95300+95500)	Total Protective Services	8,513,708
96100 (96110+96120+96130+96140)	Total insurance Premiums	2,014,886
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	3,147,304
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	0
97100+97200	Total Extraordinary Maintenance	0
97300+97350	Housing Assistance Payments + HAP Portability-In	301,378,734
97400	Depreciation Expense	8,384,834
97500+97600+97700+97800	All Other Expenses	81,560,495

Total Expenses:	**484,607,531**

3) Description of Planned Application MTW Single Fund Flexibility

OHA employs single fund flexibility for the activities that enhance housing services provided under traditional programs and to adequately address needs of the local community. Through developing affordable housing, increasing resident capacity, and providing increased levels of security and public safety, OHA utilizes the single fund flexibility to extend the positive impact of MTW beyond housing. The OHA activities described below rely on the single fund flexibility and no other MTW waiver or authorization.

Preserving and Enhancing Our Housing Portfolio

By using single fund flexibility to create new, and rehabilitate existing, housing, OHA will increase housing choices for low-income households.

OHA continues to develop affordable housing to expand opportunities for families in need. Current projects and initiatives in development include:

- 285 12th Street – Oakland-based East Bay Asian Local Development Corporation (EBALDC) is proposing to newly construct 65 affordable homes and 3,500 square feet of commercial space at 285 12th Street in Oakland's Chinatown. The site is currently vacant and centrally located in downtown Oakland near several BART stations. Depending on the project's ability to secure additional financing, OHA may enter into an AHAP contract to provide PBV assistance to 16 units and HUD-VASH PBV assistance to an additional 8 units during FY 2026. OHA is also using MTW funds to provide loans to the project and will purchase the site at the beginning of construction.

- Harrison Street Master Planning and Strategic Redevelopment – In addition to 1619 / 1621 Harrison Street (OHA's headquarters and the Harrison Tower senior residence), OHA owns five (5) parcels on Harrison Street. As a result of the strategic analysis of these sites for potential redevelopment in FY 2024, OHA will continue its internal planning discussions to determine how best to move forward with redevelopment of one or more sites in FY 2026. The site addresses are: 1801 Harrison Street, 1805 Harrison Street, 1600 Harrison Street, 1538 Harrison Street, and 1440-1500 Harrison Street.

- Mandela Station Affordable – Strategic Urban Development Alliance (SUDA), IHO and Pacific West Companies will be jointly developing Mandela Station, a 240-unit affordable housing and transit-oriented development at the West Oakland BART station for very low-income families and formerly homeless persons. Mandela Station is part of a much larger master planned community that is projected to eventually include 520 market rate units and approximately 300,000 square feet of office and retail space.

- The Inn at Coliseum Way, located at 4801 Coliseum Way, entails the conversion of an underutilized motel into 36 Homekey units as permanent supportive housing (plus one manager's unit), dedicated to formerly homeless persons earning no more than 30% AMI. The project is a joint venture of Danco Communities and Operation Dignity. Referrals to Homekey units shall be made through the Alameda County Coordinated Entry System (CES). OHA has awarded the project a Rental Assistance Subsidy.

- The Phoenix located at 801 Pine Street in the West Oakland Prescott neighborhood will be comprised of 101 total newly constructed modular units, with 49 units set aside for individuals who are chronically homeless. The Phoenix will also include a 7,000 square foot community building with ample community amenities and a resident services program to offer activities and direct support services for children, teens, parents, and people with special needs. The Phoenix is a joint venture between EBALDC and Allied Housing and is an integral part of a 316-unit mixed-income, mixed-use master plan. OHA has awarded the project a Rental Assistance Subsidy.

- 3050 International is a mixed-use 76-unit project (one manager's unit) to serve very low-income families with 40% of units (31 total) set aside for formerly homeless households, sponsored jointly by Satellite Affordable Housing Associates (SAHA) and the Native American Health Center (NAHC). The project will include ground commercial spaces for a 14,000 square foot community health and dental clinic and Native American cultural center owned and operated by NAHC. OHA has awarded the project a Rental Assistance Subsidy.

- Foothill Family Apartments – Foothill Family Apartments, LP, is a 65-unit mixed-finance affordable housing development that is wholly owned by OHA and Oakland Housing Initiatives, a nonprofit affiliate of OHA. Foothill Family Apartments is approximately 20 years old and requires the repair and rehabilitation of the following: replacement of building systems at the end of their useful life, dry rot repairs, accessibility improvements, and other deferred maintenance items.

- 500 Lake Park – OHA is assisting nonprofit developer, EAH Housing, with the development of a 53-unit affordable housing development at 500 Lake Park Avenue. The planned building, which is in the Grand Lake neighborhood, will also include 2,900 square feet of commercial space. OHA purchased the site in June 2021 using MTW funds, and it is providing predevelopment and developing financing to the project. The Authority will also provide 14 project-based VASH vouchers.

- 2700 International Blvd. is a 75-unit project sponsored by the Oakland-based Unity Council to serve very low-income families and veterans experiencing homelessness with incomes between 30%-60% AMI. OHA has awarded The Unity Council 19 VASH vouchers and a permanent development loan. The project will include approximately 2,800 sq. ft. of community serving commercial space on the ground floor.

- 77th & Bancroft – 77th & Bancroft is a former public housing site now owned by California Affordable Housing Initiatives (CAHI), an affiliate of OHA. CAHI recently selected Eden Housing and the Oakland-based Black Cultural Zone Community Development Corporation as joint developers to create a new affordable housing community for very low-income seniors.

- Lakehouse – East 12th Street is a 91-unit affordable family development that is a joint venture between EBALDC, Jordan Real Estate Investments and the Unity Council. The property will serve 67 families whose incomes range are between 40% - 60% of the median income and 23 formerly homeless families and transitional-aged foster youth with a full range of supportive services. The property will also include 425 square feet of commercial space for a community-serving retail operation. The project is located in the Eastlake neighborhood one block away from Lake Merritt. OHA has awarded the project a development loan and a Rental Assistance Subsidy.

- Lake Merritt BART Senior Housing is a 97-unit transit-oriented affordable development for very low-income and formerly homeless seniors located in Oakland's Chinatown neighborhood. The project will be constructed on BART-owned land directly over the Lake Merritt BART station and will be the first of four buildings that are part of larger-multi-phase transit-oriented development in partnership with Strada Investment Group and BART. OHA has awarded the project a Rental Assistance Subsidy.
- 2530 9th Avenue is a prospective 100% affordable new construction project on a former public housing site that is now owned by California Affordable Housing Initiatives, Inc., an affiliate of OHA. Approximately 30 units for low-income families are contemplated at the site.
- 75th and MacArthur is a prospective 100% affordable new construction project that may include approximately 145 units on a former public housing site that is owned by OHA.
- 1236 East 17th Street is a prospective 100% affordable new construction project that would include approximately 20 units on a former public housing site that is owned by OHA.
- The Maya Hotel is a recipient of the funding award through the City of Oakland's 2024 Rapid Response and Homeless Housing (R2H2) NOFA, and is a motel conversion to create 23-units of permanent housing for formerly homeless individuals. OHA is evaluating the project for a potential Rental Assistance Subsidy.
- Extended Stay America is a prospective hotel conversion to create 126-units of permanent housing for formerly homeless persons that received a funding award through the City of Oakland's R2H2 NOFA. OHA is evaluating the project for a potential Rental Assistance Subsidy.

- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and create new housing opportunities. Opportunities to acquire vacant land and existing buildings are unpredictable and depend on properties coming on the market or OHA negotiating with property owners for off-market sales. It is anticipated that OHA could acquire approximately three sites with approximately 300 housing units using $40 million of MTW funds. These figures are general representations of the Authority's intent to acquire property and do not represent specific sites. At this time, OHA is pursuing two prospective acquisitions:
    - 401 Santa Clara Avenue: An existing building located in the Grand Lake neighborhood that consists of 103-units, ample indoor and outdoor amenity spaces, and is within walking distance to high quality commercial and retail business, Lake Merritt, and high performing public schools.
- Reposition Current Assets – OHA will seek opportunities to reposition existing real estate owned by OHA in order to create new high quality housing opportunities.
- Financing & Partnerships – OHA will provide financing to new affordable housing projects throughout Oakland through a variety of selection processes:
    - *Rental Assistance Subsidy (RAS)* – OHA has created a new financing program to provide a 15-year rental subsidy to projects that set aside a minimum of 25% of the total number of units for Extremely Low-Income households and therefore are projected to operate at a deficit. The RAS program was designed to provide support to project that would otherwise operate at a deficit. The RAS will be capitalized and disbursed annually contingent upon compliance with OHA's standards and procedures. The RAS may be awarded to projects through an OHA published Notice of Funding Availability (NOFA) or one of the City of Oakland's published NOFAs, as described below. These projects are described in more detail in activity #10-06.
    - *OHA Notice of Funding Availability (OHA NOFA)* – OHA plans to release a Request for Proposals to solicit either new construction or rehabilitation projects that require acquisition, predevelopment, permanent gap funding, RAS, and/or RAD/PBV assistance with a priority for projects that serve Extremely Low-Income households and for those that can begin construction within twelve (12) months.
    - *City of Oakland Notices of Funding Availability (City NOFA)* – OHA considers possible RAS award, development loans, or PBVs to projects that are selected for funding through City of Oakland's NOFAs. During FY2026, OHA may consider awards to projects selected by the City through its Rapid Response and Homeless Housing, New Construction, Acquisition and Rehabilitation, and Naturally Occurring Affordable Housing (NOAH) Preservation Program NOFAs.
- Buyouts – OHA will exercise its option to purchase the tax credit investor limited partner interests in Low Income Housing Tax Credit Partnerships in order to preserve affordable housing. During FY 2026, OHA may purchase the investor limited partners' interest in

Lion Creek Crossing Phase III and IV, Chestnut Court, Linden Court, and/or Mandela Gateway.

Promoting Resident Empowerment and Self-Sufficiency

The Oakland Housing Authority is deeply committed to empowering residents through initiatives that promote self-sufficiency and long-term stability. By leveraging the flexibility offered through the MTW Single Fund, OHA implements a comprehensive array of programs aimed at fostering economic independence, enhancing educational outcomes, and securing housing stability for Oakland residents. These efforts encompass targeted support for vulnerable populations, including foster youth, seniors, and families transitioning from homelessness, ensuring all participants have access to opportunities that enable them to thrive.

Central to this vision are innovative strategies such as move-in incentives, employment development programs, and expanded access to digital resources, all designed to reduce barriers and unlock potential. The integration of supportive services, ranging from financial literacy to housing navigation assistance, reflects OHA's holistic approach to addressing community needs. This section highlights the impactful use of MTW flexibility in driving these initiatives forward, transforming lives and fostering resilient communities across Oakland.

Housing Security

The OHA is steadfast in its commitment to enhancing housing security for residents across its programs. By expanding move-in incentives for owners and residents, OHA aims to reduce barriers to stable housing, particularly for non-MTW voucher households. Initiatives such as the Welcome Kit incentive will remain a cornerstone of support for households in traditional programs. Additionally, OHA will provide critical assistance by covering application fees and offering security deposit support of up to one month's rent for both MTW and non-MTW households.

Recognizing the financial hardships faced by some public housing residents, OHA is exploring innovative solutions to address rent arrears. A pilot program is under development to provide employment opportunities, with earned income directed toward resolving outstanding debts through structured repayment agreements. In tandem, the agency will strengthen its Family Self-Sufficiency (FSS) program by introducing an escrow match initiative to empower families to build savings and achieve financial stability.

To further enhance housing security, OHA will continue its unwavering support for participants who have benefited from Emergency Housing Vouchers (EHV), even after their funding has concluded. These participants will retain access to essential services such as housing navigation assistance, owner and resident incentives, security deposits, and Welcome Kits, sustained through the flexibility of MTW funds.

In addition, OHA is exploring advancements in its Homeownership Program to support long-term housing stability. A key initiative involves developing a phased process for participants to gradually decrease their Housing Assistance Payment (HAP) reliance, equipping them to independently manage mortgage obligations and achieve sustainable homeownership.

<u>Oakland Promise Plus- Education Initiative Program</u>

FCP will continue advancing educational outcomes through the Education Initiative Program (Promise Plus), aimed at driving meaningful improvements for school-aged children living in OHA properties. The program is centered on five key objectives: improving daily school attendance, ensuring on-time enrollment for pre-kindergarten and kindergarten students, achieving literacy proficiency by third grade, increasing high school graduation rates, and preparing students for college or career pathways at every grade level.

Promise Plus operates under a "K-12 Feeder School Model," providing comprehensive support to children from resident families throughout their educational journey. OHA has built strong partnerships with 12 Oakland Unified School District (OUSD) schools, targeting areas with high rates of chronic absenteeism and academic challenges. To participate, parents are encouraged to sign a consent form for enrolling their child.

OHA will assign a Resident Community Service Coordinator (RCSC) to work collaboratively with school staff and OHA families. The RCSC will actively engage with students by monitoring attendance, evaluating academic performance, conducting regular check-ins with families, organizing literacy events, and offering additional resources as needed.

To further enhance outcomes, OHA plans to host a range of educational, enrichment, and progression-oriented events for OUSD-OHA students. By leveraging its facilities and resources, OHA aims to ensure high-impact results for pre-K through 12th-grade students. The initiative also incorporates a focus on health and wellness, promoting a holistic approach to student success. Parents and other family members will be invited to participate, fostering a collaborative environment for maximum impact.

Additionally in FY 2026, OHA will introduce new initiatives prioritizing early childhood education. Plans include offering pre-K summer camps to gradually integrate educational and social activities into young children's lives. Parents will have opportunities to access educational materials, support their child's transition to kindergarten, and participate in pre-enrollment tours of OUSD schools, ensuring a smooth start to their child's educational journey.

<u>Youth Rising, Futures Thriving (Youth Empowerment)</u>

RSCs plan to continue to fuel dreams of OHA youth throughout the year, with a particular focus on summer activities for students in grades K-12. These extracurricular programs provide valuable opportunities for students to engage in enriching experiences outside the classroom. To support academic achievement and encourage regular attendance, OHA will distribute backpacks, school supplies, and clothing during the annual Back-to-School event.

In addition to these efforts, RSCs will organize educational field trips and activities, including a week-long overnight summer camp in collaboration with the Boys and Girls Club and college tours to inspire higher education aspirations. OHA will also continue to build new partnerships to strengthen its Education Initiative. Current collaborators include:

- **Oakland Natives Give Back**, which works to reduce chronic absenteeism in Oakland schools.
- **Oakland Literacy Coalition**, which supports family literacy events through annual mini-grants.
- **Oakland Promise's Brilliant Baby Program**, which fosters early educational development for children aged 0-5.

To further enhance educational programming, FCP will implement a new partnership through an RFP released in FY25 to expand afterschool opportunities. This collaboration will create a safe and enriching environment for students to participate in academic, recreational, and social activities, empowering them to become the leaders of tomorrow.

<u>Digital Literacy</u>

Oakland Housing Authority is committed to closing the digital divide by enhancing internet connectivity, expanding access to technology, and providing digital literacy training for residents.

In Fiscal Year 2025, OHA launched the Digital for All Project, beginning with the installation of free high-speed internet at four public housing sites: Lockwood Gardens, Peralta Village, Palo Vista, and Campbell. This initiative reduces financial burdens on families while fostering improved connectivity and opportunities for digital engagement. In FY 2026, OHA plans to expand the program to OHA scattered sites, ensuring more residents benefit from reliable internet access.

As part of this effort, OHA provides up to $600 per household to help families address unpaid internet bills, ensuring continued access to essential online resources. To support digital literacy, OHA offers ongoing training for residents, focusing on both adult education and youth development. Learning labs and free Wi-Fi at public housing sites further enhance access to technology and educational opportunities.

In addition to improving connectivity, OHA is refurbishing laptops and computers for distribution to public housing families. OHA leveraged funds and received a grant to secure laptops for families at public housing sites, while also funding the creation of a lending library where residents can borrow devices as needed.

Promoting Self-Sufficiency

The Family Self-Sufficiency (FSS) Program has doubled its enrollment under its updated HUD-approved Action Plan, now serving over 300 participants, including 58 foster youth through the Family Unification Program (FUP) and Foster Youth to Independence (FYI) initiative. The program has achieved 98% utilization of the vouchers set aside for FUP and FYI, underscoring its role in fostering economic stability and independence among these OHA residents.

The updated Action Plan introduced a tiered escrow model, enhancing financial benefits and making it easier for participants to save and work toward independence. Regular engagement events promote community-building, knowledge-sharing, and practical skill development.

Employment services are a cornerstone of the program, supported by two fully operational Learning Labs established through the Jobs Plus grant program. These labs, equipped with 16 computers and accessible features, serve as a hub for professional development, offering seminar and job skills training courses. Additionally, the FSS program offers a range of economic development activities, including job fairs, job readiness and retention training, and small business development workshops. Looking ahead, OHA plans to scale its small business resources program to provide OHA residents with tools and guidance to start, grow, and sustain successful entrepreneurial ventures.

To increase visibility of its efforts, staff will actively engage with residents through the Leased Housing Department. This presence will enhance resident engagement, allowing FCP to inform families about supportive services, educational workshops, and program orientations, ensuring broader awareness and access to available resources.

The FSS Program reflects OHA’s commitment to empowering families, fostering self-sufficiency, and supporting long-term economic independence through innovative approaches, strategic partnerships, and participant-focused initiatives.

Employment Development

The FCP employment team continues to offer its career services program in collaboration with community colleges, community-based organizations, and other training providers to deliver vocational training opportunities for OHA participants and residents. Through these training programs, residents gain access to career pathways that enable them to advance in the workforce and increase their household income.

The Oakland Housing Authority was awarded the Jobs Plus grant in December 2022 to serve the public housing residents of Lockwood Gardens. This is the second Jobs Plus grant awarded to OHA, running from August 2023 to July 2027. The Family and Community Partnerships (FCP) department officially launched the program as East Oakland Works (EOW). The purpose of the Jobs Plus Initiative program is to develop locally based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents in Public Housing. OHA intends to use the single fund flexibility through MTW to provide matching funds for staff training and the Jobs Plus Earned Income Disregard (JPEID).

Looking ahead, FCP plans to expand its employment services by developing new partnerships through an RFP released in FY25. This will lead to the creation of a Job Readiness and Job Search Assistance Training program. The goal of this program is to equip OHA residents with the essential job skills and training needed to enter the workforce and secure a living wage.

Young-Adult Employment Program

FCP plans to continue the year-round youth employment programming issued through an RFP released in FY25. The program offers paid employment training, job placement and educational enrollment assistance for youth between the ages of 16 and 24. Youth participants may receive training in resume writing, interview skills, workplace communication, assistance obtaining high school diplomas, or furthering their education by enrolling in college courses. Our Promise Plus staff will align educational support with youth employment services creating a pipeline for youth receiving training and employment experience while achieving educational goals.

In addition, OHA's East Oakland Works (EOW) program at Lockwood Gardens is connecting youth (14-17) with employment, job training, financial literacy, and extracurricular educational opportunities. During the Jobs Plus four-year grant timeframe, many Lockwood Gardens youth will turn 18 and become eligible to enroll in the EOW program. Connecting youth to these opportunities will ensure they transition to the EOW program once they become adults.

Homeownership

OHA will assign a full-time Homeownership Program Administrator to oversee the program and provide ongoing support to families. This Administrator will collaborate with FSS coordinators to enhance participant experiences, ensuring access to homeownership education, credit repair, money management skills, and financial literacy training before homeownership.

Post-purchase education opportunities will be expanded through quarterly in-person or virtual workshops covering home maintenance, improvement, refinancing, budgeting, and estate planning. Additionally, OHA will host an annual Homeowner Appreciation Day featuring vendors and partners offering resources like home improvement grants.

Evening virtual Q&A sessions will continue, accommodating participants who work during the day. Interested residents will complete online assessments to determine their readiness for the next steps in the homeownership process.

Effective FY 2025, all residents and participants who are work-able must be enrolled in the Family Self Sufficiency or Jobs Plus program to participate in the homeownership program.

Search Assistance/Housing Navigator

The Search Assistance/Housing Navigator program provides dedicated staff to assist applicants and participants with housing search. OHA will continue hosting monthly housing workshops for voucher applicants, offering education and guidance on locating rental units in Oakland. These workshops cover rental portfolio and resume building, master rental application creation, reference support, role-playing, presentation preparation, rental history reviews, security deposit assistance referrals, and moving support.

Beyond the workshops, the dedicated staff member will offer personalized assistance, including providing housing listings and leads. This fiscal year, OHA plans to issue a Request for Proposals (RFP) for housing search assistance. The initiative will include support for unit showings, application guidance, and enhanced collaboration with property owners, management firms, OHA staff, and service providers.

Lease Compliance (HQS, rental assistance)

FCP staff will continue support for at-risk residents facing eviction with community resources and referrals with the goal of housing retention. Resources offered include rental and utility assistance, housekeeping counseling, intra-resident conflict mediation, employment referrals, financial education, lease violation counseling, and supportive services like food and cleaning supplies when needed. FCP works in conjunction with the Property Operations department, OHA Police Department, OAHPI, and CID to assess, triage, and support residents at OHA properties. In FY 2025, FCP plans to provide housing retention support by hosting quarterly events to proactively engage residents, provide options to request lease compliance support, and other supportive and enrichment services.

NEAT Program (Nourish, Educate, Access, Thrive)

The Alameda County Food Bank (ACFB) has been instrumental in addressing food insecurity in Oakland's food deserts, enabling OHA to provide food to over 200 families monthly in public housing and nearby communities. In FY 2026, OHA plans to build on this partnership by introducing workshops, food demonstrations, and additional resources to educate residents on nutrition and cooking techniques. These initiatives aim to empower residents with knowledge to make healthier dietary choices, fostering long-term improvements in community wellness.

To further reduce food insecurity and enhance accessibility, OHA will collaborate with DoorDash to deliver food to elderly and disabled residents while offering monthly transportation for those with limited access to grocery stores. Additionally, OHA plans to establish health hubs near residents, ensuring convenient access to nutritious food and resources. These efforts not only address immediate food needs but also promote sustainable, healthier lifestyles, improving the overall quality of life for residents.

Seniors on the Move! Socialization and Wellness Program

The Seniors on the Move program encourages social engagement, creativity, and wellness among senior residents in Oakland Housing Authority communities. Designed to reduce isolation and foster a sense of connection, the program offers a variety of activities such as community walks, karaoke sessions, painting workshops, outdoor field trips, and other hobbies tailored to residents' interests. These activities aim to alleviate anxiety, enhance memory, encourage physical activity, and cultivate a positive mindset.

In addition, the Senior Dial-A-Friend Wellness Program provides a peer-to-peer outreach network to support and engage senior residents. Selected seniors serve as resident workers, making weekly wellness calls to check on their peers, provide companionship, and share information about available programs and services. These calls not only offer a sense of connection but also help promote participation in on-site activities.

To further promote health and wellness, the program collaborates with local organizations to offer health-focused events, including nutrition workshops and wellness activities. OHA also plans to expand its weekly walking groups, known as "Oakland Making Moves," to more public housing sites, encouraging seniors to stay active and connected.

By creating spaces for socialization and providing wellness support, Seniors on the Move empowers residents to maintain an active, fulfilling, and healthy lifestyle while fostering a strong sense of community.

Foster Youth to Independence

Oakland Housing Authority will continue partnerships with the Alameda County Social Services Agency, Lao Family Community Development, Inc., and Next Step Learning Center to support foster youth. This program provides comprehensive resources tailored to meet their unique needs, including housing assistance, employment opportunities, housing education, financial literacy, counseling, and more.

To amplify youth voices and ensure they are integral to decision-making, five FYI participants will serve as Program Advisors – Residential Leaders. These leaders will provide critical insights to the Resident Advisory Board (RAB) and OHA Leadership, ensuring foster youth perspectives are represented in resident-driven programs and initiatives.

In FY 2026, efforts will focus on developing life and career skills through workshops on resume writing, interview preparation, job search strategies, placement, and retention. These initiatives are designed to equip foster youth with the tools and confidence needed for long-term success and stability.

Doorbell Camera Distribution

OHA will be procuring and providing doorbell cameras for families affected by violence to enhance their sense of security.

New Initiatives for FY 2026

Homeownership Program

In FY 2026, OHA will implement a five-year step-down plan for homeowners transitioning out of the program after 15 years. During this final phase, the Homeownership Program Administrator will collaborate with families to create personalized budgets and financial plans. The objective is to ensure participants make well-informed decisions about their future at least 12 months before the program's conclusion.

Health & Wellness

(OHA) is committed to enhancing the health and wellness of residents by addressing both mental and physical health needs through accessible and impactful services.

To support mental health, OHA will offer life coaching, group support, and access to licensed therapists, counselors, and psychologists. These services will be made available through an RFP to be released in FY25, providing residents with resources to build resilience, manage challenges, and achieve personal growth.

Recognizing dental care as a critical need, OHA plans to implement a mobile care system to bring healthcare providers, including dentists, directly to public housing sites. These mobile clinics will address barriers such as transportation and limited access to traditional healthcare facilities, offering both preventative and treatment services at convenient locations.

By integrating mental and physical health services, OHA aims to promote the overall well-being of residents and empower them to lead healthier, more stable lives.

Engagement Efforts

OHA will explore the development or procurement of a dedicated mobile app to enhance participant engagement and accessibility. The app will provide on-demand access to program resources, personalized goal tracking, financial literacy modules, and reminders for critical deadlines. Virtual coaching features are also planned to offer tailored guidance, ensuring participants receive continuous support.

Community Outreach Recruitment and Engagement Trailer

OHA will explore the procurement of a satellite office to extend OHA services and hours beyond the normal established times and locations, as the location of the satellite office can change frequently or infrequently as the demands of the OHA families and staff may evolve. This one-time fee to purchase OHA Satellite Office can range from $125,000 – $175,000. The amount can fluctuate based on size and specific features of the unit. ADA accessibility, advanced power system, and warranties are included in the price quote. The OHA Satellite Office will be an investment that will contribute to the exponential growth and development of OHA services. The OHA Satellite Office will provide flexibility, convenience and increase outreach services to OHA staff, families, and surrounding communities. It will provide substantial meeting space at the scattered sites - which would prevent site meetings from being held in parking lots. OHA will subsequently use the satellite office for housing application assistance, FCP program application completion, residential mediation, and tenant conflict resolution.

Provide a Consistent Level of Security to Residents with a Focus on Youth and Families

Activities undertaken by the Oakland Housing Authority Police Department (OHAPD) are funded through single-fund flexibilities. OHAPD provides safety services to positively impact OHA sites and surrounding neighborhoods.

In FY 2026, OHAPD plans to continue providing security for OHA residents by actively patrolling OHA sites, responding to emergencies, and investigating reported crimes. The department also plans to focus its community policing efforts on youth and families with the following initiatives:

- Continue the youth explorer program for up to 22 OHA community members, with a goal of replicating and expanding the programs previous success in increasing community awareness, building public trust, and focusing on positive outcomes for program participants.
- Developing an OHAPD Citizen's Academy, to build upon the success of the youth explorer program and expand the benefits of that program to other family members.
- Continue hosting community events such as the Winter Wonderland Toy Drive, bike excursions, camping trips, block parties, Coffee with a Cop, and others
- Building on the communication strategies with community members to understand and respond to community concerns; and
- Continue to deploy the established theories of the six pillars contained in the "21st Century Policing Report" within all levels of the OHAPD.

Focus on the Reduction and Deterrence of Violent Crime

The reduction and deterrence of violent crime is a cornerstone of resident safety and a key focus of OHAPD. In FY 2026, OHAPD plans to implement or continue the following crime control measures to increase resident safety:

- Continuing the strategic collaboration with the Oakland Police Department, Alameda County District Attorney's Office, Alameda County Probation, and the City of Oakland through the Ceasefire initiative.
- Developing more effective patrol strategies through the increased use of criminal intelligence and crime analysis.
- Continuing conducting Crime Prevention Through Environmental Desigen (CPTED) analysis and expand this program to include post renovation analysis of changes.
- Continue the department's real-time video monitoring and this program into other high crime area where there is resident support for this program.
- Examine way to expand real-time monitoring, such as remote or autonomous security monitoring, or real-time active voice deterrence.
- Expand training for police officers specifically as it relates to responding to and preventing violent crime.

Maintain and Increase Transparency and Resident Partnerships

In partnership with residents, OHAPD will use tools of law enforcement to provide a safe environment at our properties as well as assist our management team in identifying challenging tenants.

A high standard of transparency and accountability is expected from police agencies, and OHAPD guarantees this by collaborating with public safety partners and engaging with the community and OHA's Resident Advisory Board (RAB). Additionally, OHAPD ensures staff performance and policies are appropriate and at, or above, the industry standard. To enhance transparency, OHAPD employs various tools such as body-worn cameras, Computer Aided Dispatch, and Record Management Systems. The department will focus partnership by actively creating and participating in advisory groups, attending community meetings and neighborhood councils, and expanding current camera monitoring and technology.

OHAPD plans to continue focusing efforts on community safety and partnerships by evaluating aspects of the Department that could be re-envisioned inside, and outside, of law enforcement responses by:

- Continue hosting resident and community meetings and events to allow the department and staff to receive feedback in a setting that is safe and encouraging for all participants.

- Continue examining which OHAPD incidents can be better handled by non-sworn staff or outside services such as MACRO.
- Develop a citizen portal for reporting officer misconduct or extraordinary performance, to expand the community's ability to make such reports.
- Implement an electronic survey as a quality control measure for both dispatch and patrol and examine the potential of such a system to replace the in-person citizen survey.
- Continue partnering with other divisions such as Office of Property Management, Leased Housing, Capital Improvements, and Family and Community Partnerships to respond holistically to the needs of our families.

Crisis Care Team (CCT)

OHA plans to create and implement a Crisis Care Team (CCT) based model for responding to and assessing dispatched police calls. The model involves a mobile unit staffed with an Emergency Medical Technician and a Behavioral Health Clinician that would respond in addition to a police officer to mental health related emergency calls. Upon arrival, the officer would be able to assess the situation, and determine the appropriate level of involvement. The main objective would be to identifying the needs of the clients, and assist in transportation to a shelter, sobering center, wellness center, mental health facility or any other designation that is appropriate instead of the traditional model of transporting every client to a local emergency room or mental health facility, often using costly ambulance resources that are not always necessary.

The primary objective of this program is to support residents experiencing mental health emergencies, by providing essential services and follow up resources, facilitating transportation to medical facilities, and ultimately minimizing the necessity for police involvement in mental health crises.

OHA plans to pilot the CCT model and contract with a third party to provide the services beyond police officers and will conduct an evaluation of the program's effectiveness after a prescribed period. OHA is evaluating the operational capacity and need and will elect to offer these services with limited operational hours based on OHAPD crime data, for an estimated annual cost of $487,000, or a full-time team for around $720,000. During FY 2025 OHA plans to procure and plans to launch these services in FY 2026.

Expansion of Affordable Housing Opportunities

- OHA uses its single-fund flexibility to leverage additional funding for the development of new affordable housing. By using methods such as site acquisition, predevelopment loans, and gap financing, OHA is able to invest in projects to expand the availability of new housing that is affordable for families spanning multiple levels of subsidy. OHA expects to use single-fund flexibility to continue investment in existing projects in the pipeline and to broaden assistance to possible development projects like 15th and

Harrison, 285 12th Street and 500 Lake Park while exploring redevelopment of some scattered sites.

- OHA will continue to explore repositioning options for several sites in the scattered site portfolio that may include a variety of strategies to meet Oakland's needs for permanent affordable housing.
- OHA may use interagency partnerships to repurpose underutilized sites to meet Oakland's need for additional permanent affordable housing.
- OHA plans to exercise its option to purchase the tax credit investor limited partners interests in Low-Income Housing Tax Credit partnerships in order to preserve affordable housing at Tassafaronga Village and Tassafaronga Village Phase 3.

Assist Residents forced to move due to Abatement with Relocation

OHA plans to use the single fund flexibility to assist residents that are forced to vacate units through no fault of their own, due to failed Housing Quality Standard (HQS) inspections. Funds that are unspent by abating subsidy payments to owners that fail HQS will be allocated to assist affected residents for expenses associated with vacating the unit and moving to other assisted housing in Oakland. Eligible residents may be approved for a moving allowance to assist with costs using Uniform Relocation Allowances (URA). OHA anticipates that this use of funds will maintain and possibly increase the number of families served by supporting families in vulnerable situations where an unexpected move is forced upon them with no funding support for move related expenses. Residents will be informed through the briefing process and during abatement communications of this benefit.

Department of Justice Anti-Trafficking Housing Assistance Program

OHA received a $600,000 grant from the Department of Justice, Office for Victims of Crime. The goal of this grant is to understand and address barriers to housing and supportive services for 50, transition-aged and former foster youth, who are survivors of sex and labor trafficking in Alameda County, California. The Authority's goal for this project is to formalize local partnerships to co-create survivor-centered and culturally-relevant integrated housing and supportive services for survivors of human trafficking in Alameda County. These integrated, healing-focused services will be paired with low-barrier, short-term (up to 24 months) housing assistance to increase the likelihood of stability and successful outcomes for eligible participants.

Building Bridges: Hospital to Home

Oakland Affordable Housing Preservation Initiatives (OAHPI) was awarded $1.36M to launch Building Bridges: Hospital to Home in partnership with OHA and UCSF Benioff Children's Hospital, using a Memorandum of Understanding (MOU), to provide very low-cost housing paired with wraparound services for at least 50 families with children who are hospitalized, especially those in a local Neonatal Intensive Care Unit (NICU), or Pediatric Intensive Care Unit (PICU). By leveraging local partnerships, technical experience, and the Authority's vast housing experience, this project will serve participating households holistically – pairing social services and available housing resources in a cost-effective and impactful way to keep infants and children stably housing and families together.

Tenant Certification Trainings

OHA plans to develop a training series developed that serves as an owner incentive program while also benefiting searchers seeking stable rental opportunities. This initiative underscores essential skills such as budgeting, credit awareness, property maintenance, and lease compliance, enabling prospective renters to become responsible, knowledgeable tenants. By partnering with graduates of this program, housing providers gain the confidence that comes from renting to individuals who demonstrate strong financial literacy, reliable communication, and an understanding of lease obligations. Through this mutually beneficial arrangement, Ready, Set, Rent! fosters trusting relationships between owners and tenants, ultimately contributing to a more stable, supportive housing environment for everyone involved.

Increased Compliance and Agency Efficiencies

- Expand its internal audit and compliance functions to streamline processes, identify and mitigate risk and increase accuracy and timeliness of data reporting functions. These audits and reviews will be conducted by both internal staff and external vendor consultants.
- Pay a one-time incentive payment of $200 to residents that signup for the online rent payment option to reduce administrative burden of rent payment processing.
- Pay a one-time incentive of $200 for owners who sign up for direct deposit and $100 for owners that sign up to use Owner Portal through the OHA website.

Rental Assistance Subsidy (RAS)

Description

The Oakland Housing Authority's new Rental Assistance Subsidy (RAS) program offers an important and streamlined source of funding that ensures the sustainable and healthy operation of properties to serve Extremely Low-Income households at or below 30% of the Area Median Income (AMI). The Oakland Housing Authority (OHA) intends to use RAS on a case by case basis to support projects that will provide long-term affordable housing to Oakland's most vulnerable residents. The RAS is a fifteen- (15) year subsidy that aims to fill any negative net income that results primarily from minimal collectable rents from extremely low-income households.

Eligible Projects

a) For projects with twenty-one (21) or more units, project Owners must set aside ten (10) units or 25% of the total units, whichever is greater, for households earning at or below 30% of AMI, as defined by the California Tax Credit Allocation Committee. The balance of the units in the Project may be designated for households whose incomes do not exceed 80% AMI.
b) OHA may consider awarding a RAS to projects with twenty (20) or less units that are unable to provide the minimum number of 30% AMI units described above, at its sole discretion.
c) Projects may entail new construction or rehabilitation.

Other Program Terms

a) Davis Bacon Prevailing Wages: Advice by the Authority's legal counsel indicates that Davis Bacon wages should not be triggered under Section 12 of the U.S. Housing Act of 1937 because the Authority's funds will be used exclusively to fund a capitalized RAS following the completion of construction and not for any construction-related activities. However, project Owners are encouraged to seek their own independent legal advice on this issue.
b) Section 3: Section 3 requirements of the Housing and Urban Development Act of 1968 will be included as applicable in the RAS legal agreements.
c) Biennial Housing Quality Standards (HQS) Inspections are required for all restricted units under the Regulatory Agreement. As needed, inspections may be conducted more frequently based on complaints, comments or City citations received.
d) All projects would be required to adhere to NEPA requirements.
e) Projects may be subject to subsidy layering reviews based on additional funding sources.

OHA may opt to use RAS funding in conjunction with PBV or RAD PBV awards. These projects will have to meet NEPA and HQS requirements and pass any subsidy layering reviews that may be required by layered funding sources. Projects slated to use this funding are described in detail in activity #10-06, including Coliseum Way, The Phoenix, 3050 International Blvd., Lakehouse – East 12th Street, Lake Merritt BART Senior, and projects anticipated to apply through OHA's RFP process.

4) Planned Application of OHA Unspent Operating Fund and HCV Funding

Table 18: Planned Application of OHA Unspent Operating Fund and HCV Funding		
Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	$144,545,985	$129,694,100

HCV Admin Fee	$0	$0
PH Operating Subsidy	$10,789,963	$10,789,963
Total Revenue:	**$155,335,948**	**$140,484,063**
Through use of the single fund flexibility made possible by MTW, OHA projects to spend approximately $129.7 million of its reverses on development activities. They include $35 million on acquisition, $44.7 million on new construction projects, and $50 million on rehabilitation projects		

Through use of the single fund flexibility made possible by MTW, OHA projects to spend approximately $129.7 million of its reverses on development activities. They include $35 million on acquisition, $44.7 million on new construction projects, and $50 million on rehabilitation projects

B. Local Asset Management Plan

Table 20: Local Asset Management Plan		
i.	Did the MTW PHA allocate costs within statute in the plan Year?	**Yes**
ii.	Did the MTW PHA implement a local asset management plan (LAMP) in the Plan?	**No**
iii.	Did the MTW PHA provide a LAMP in the appendix?	**No**
iv.	If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on the implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA does not plan to make any changes in the Plan Year.	**OHA does not plan to make any changes in the Plan Year.**

C. Rental Assistance Demonstration Participation

Table 21: Rental Assistance Demonstration (RAD) Participation		
Description: OHA plans to submit an application during the FY to convert public housing units in the following mixed finance developments: Lion Creek Crossing Phases I, II, III and IV, and Foothill Family Apartments – totaling 178 units. Upon approval of the application, OHA plans to complete the RAD and/or RAD/Section 18 blend conversion within 6 months. Due to timing of application submission/approval, OHA may not complete the conversions during the FY.		
i.	Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.	Yes
ii.	If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?	Updated RAD Significant Amendment

The RAD Significant Amendment in Appendix L includes updates to the prior RAD Significant Amendment that was included in the 2021 MTW Plan. Updates include plans for RAD/Section 18 blends, statement of impact of the conversion on OHA's Capital Fund budget and plans to temporarily relocate some or all of the residents.	

A. Resolution signed by the Board of Commissioners adopting the Annual MTW Plan Certification of Compliance

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBIC AND INDIAN HOUSING

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2025), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.

(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).

(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.

(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity),will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment,31 U.S.C. § 1352.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.

(21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.

(22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Oakland Housing Authority
MTW PHA NAME

CA003
MTW PHA NUMBER/HA CODE

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Anne Griffith
Name of Authorized Official

Chair, OHA Board of Commissioners
Title

SIGNATURE

3/24/25
DATE

* ***Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

B. Dates the Annual MTW Plan was made available for public review

Beginning of Public Comment Period	**February 12, 2025**	
Notification sent to Community Partners	**February 21, 2025**	
Public Notice Published in Oakland Tribune	**February 21, 2025**	
Public Hearing at 1619 Harrison Street	**February 24, 2025**	**Conducted via Zoom and in-person**
Resident Advisory Board Meetings	**February 19 and March 12, 2025**	**Conducted via Zoom and in-person**
End of Public Comment Period	**March 14, 2025**	

C. Description of any planned or ongoing Agency-directed evaluations of the demonstration

D. Lobbying Disclosures

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB 4040-0013

1. * Type of Federal Action:
- [ ] a. contract
- [x] b. grant
- [ ] c. cooperative agreement
- [ ] d. loan
- [ ] e. loan guarantee
- [ ] f. loan insurance

2. * Status of Federal Action:
- [ ] a. bid/offer/application
- [x] b. initial award
- [ ] c. post-award

3. * Report Type:
- [x] a. initial filing
- [ ] b. material change

4. Name and Address of Reporting Entity:

- [x] Prime
- [ ] SubAwardee

*Name: Oakland Housing Authority
*Street 1: 1619 Harrison Street | Street 2:
*City: Oakland | State: California | Zip: 94612
Congressional District, if known: CA 13

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency: US Dept. of Housing and Urban Development

7. * Federal Program Name/Description: Moving to Work Demonstration

CFDA Number, *if applicable:* 14.881

8. Federal Action Number, *if known:* N/A

9. Award Amount, *if known:* $

10. a. Name and Address of Lobbying Registrant:

Prefix: | *First Name: N/A | Middle Name:
*Last Name: | Suffix:
*Street 1: | Street 2:
*City: | State: | Zip:

b. Individual Performing Services (including address if different from No. 10a)

Prefix: | *First Name: | Middle Name:
*Last Name: | Suffix:
*Street 1: | Street 2:
*City: | State: | Zip:

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

*** Signature:** DocuSigned by: Patricia Wells 2CF190EE194A1...

***Name:** Prefix: Ms. | *First Name: Patricia | Middle Name:
*Last Name: Wells | Suffix:

Title: Executive Director | **Telephone No.:** 510-874-1517 | **Date:** 1/17/2025

Federal Use Only:

Authorized for Local Reproduction
Standard Form - LLL (Rev. 7-97)

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Oakland Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Fund Grant

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Patricia Wells	Executive Director

Signature	Date (mm/dd/yyyy)
DocuSigned by: Patricia Wells 722CF180EE194A1...	1/17/2025

Previous edition is obsolete

form HUD 50071 (01/14)

Section VII. List of Appendices

Appendix A. Glossary of Acronyms

Appendix B. OHA's Planned Capital Fund Expenditures

Appendix C. Approved Project-Based Voucher Allocations

Appendix D. OHA Housing Inventory

Appendix E. Public Comments Received During Public Comment Period

Appendix F. Evidence of Public Process

Appendix G: Alameda County Income Limits for 2023 and HUD Fair Market Rents for FY 2024

Appendix H: Flat Rent Policy for Public Housing

Appendix I: Payment Standards

Appendix J: Standard HUD Forms Modified for MTW Activities

Appendix K: Rental Assistance Demonstration (RAD) Significant Amendment

APPENDIX A

Glossary of Acronyms

Glossary

AMI – Area Median Income. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. Housing programs are often limited to households that earn a percent of the Area Median Income.

AMP – Asset Management Project. A building or collection of buildings that are managed as a single project as part of HUD's requirement that PHAs adopt asset management practices.

ARRA – American Recovery and Reinvestment Act. Signed into law by President Obama to provide economic "stimulus". The Act includes funding for PHAs to spend on capital improvements.

ACSSA – Alameda County Social Services Agency

ACSO – Alameda County Sheriff's Office.

BB – Building Bridges is an initiative through OHA to serve special populations through local non-traditional programs.

CalWORKs – A public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state of CA and is operated locally by county welfare departments.

COC – Continuum of Care

COLA – Cost of Living Adjustment. The federal government adjusts assistance programs, such as Social Security, annually based on changes in the cost-of-living index. The adjustment is a percentage amount that is added to the prior year's amount.

DRA – Direct Rental Assistance

EHV – Emergency Housing Vouchers

FUPF – Family Unification Program – Family vouchers

FUPY - Family Unification Program – Youth vouchers

FCP – OHA's Department of Family and Community Partnerships.

FSS – Family Self-Sufficiency. A program operated by a PHA to promote self-sufficiency of families in the Section 8 and Public Housing programs.

FY – Fiscal Year. A 12-month period used for budgeting and used to distinguish a budget or fiscal year from a calendar year. OHA's fiscal year runs from July 1 through June 30.

FYE – Fiscal Year End. OHA's fiscal year end is June 30.

FYI – Foster Youth to Independence vouchers

HAP – Housing Assistance Payment. The monthly payment by a PHA to a property owner to subsidize a family's rent payment.

HCV – Housing Choice Voucher. Sometimes referred to as a Section 8 voucher or tenant-based voucher, the voucher provides assistance to a family so that they can rent an apartment in the private rental market.

HOPE VI – Housing Opportunities for People Everywhere. A national HUD program designed to rebuild severely distressed public housing. The program was originally funded in 1993.

HOTMA – Housing Opportunity Through Modernization Act of 2016.

HQS – Housing Quality Standards. The minimum standard that a unit must meet in order to be eligible for funding under the Section 8 program.

HUD – United States Department of Housing and Urban Development. The federal government agency responsible for funding and regulating local public housing authorities.

KTH – Key To Home program under Building Bridges.

LAP – Language Assistance Plan

LEP – Limited English Proficiency

LHAP – Local Housing Assistance Programs. Under this MTW Activity, OHA has developed local housing programs that provide support to households that might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs.

LIHTC – Low Income Housing Tax Credit program

LP – Limited Partnership.

Mod Rehab – Moderate Rehabilitation. The Section 8 Moderate Rehabilitation program provides project-based rental assistance for low income families. Assistance is limited to properties previously rehabilitated pursuant to a HAP contract between an owner and a PHA.

MTW – Moving to Work. A national demonstration program for high performing public housing authorities. OHA has named its MTW program "Making Transitions Work".

NEPA – National Environmental Policy Act. Required environmental assessments when doing new development work.

NOFA – Notice of Funding Availability. As part of a grant process, NOFAs are issued to dictate the format and content of proposals received in response to funding availability.

NSPIRE – National Standards for the Physical Inspection of Real Estate.

OHA – Oakland Housing Authority.

PACT – Parents and Children Together is a local non-traditional program through OHA to reunite children with their parents who have been recently released from jail.

PBV – Project Based Voucher. Ongoing housing subsidy payments that are tied to a specific unit.

PHA – Public Housing Authority.

RAS – Rental Assistance Subsidy.

REAC – Real Estate Assessment Center. A HUD department with the mission of providing and promoting the effective use of accurate, timely and reliable information assessing the condition of HUD's portfolio; providing information to help ensure safe, decent and affordable housing; and restoring the public trust by identifying fraud, abuse and waste of HUD resources.

RFP – Request for Proposals. As part of a procurement or grant process, RFPs are issued to dictate the format and content of proposals received in response to funding availability.

RHF – Replacement Housing Factor. These are Capital Fund Grants that are awarded to PHAs that have removed units from their inventory for the sole purpose of developing new public housing units.

SBHAP – Sponsor Based Housing Assistance Program.

SCE -- Stakeholder and Community Engagement Team

SRO – Single Room Occupancy. A unit that only allows occupancy by one person. These units may contain a kitchen or bathroom, or both.

TANF – Temporary Assistance to Needy Families. A federal assistance program provides cash assistance to low-income families with children.

THP+ – Transitional Housing Program. A state funded county assistance program providing housing assistance and supportive services to emancipated foster youth.

TPV – Tenant Protection Voucher. A voucher issued to families displaced due to an approved demolition/disposition request, natural disaster, or other circumstance as determined by HUD. The vouchers provide families with tenant-based rental assistance that they can use in the private rental market.

URP – Utility Reimbursement Payment. The monthly payment OHA makes to a household when the monthly utility allowance exceeds the tenant rent obligation.

VASH – Veterans Affairs Supportive Housing. This HUD program combines tenant-based rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran's Affairs at their medical centers and community-based outreach clinics.

APPENDIX B

OHA's Planned Capital Expenditures

FY2026 Capital Fund Expenditure Projections				
Public Housing	**Development Name**	**Description of Work**	**# of Units**	**FY 2025**
Operating Capital Activities				
	Public Housing			
x	Adel Court	Common area and site improvements	30	$476,000
x	Campbell Village	Site improvements	154	$830,000
x	Palo Vista Gardens	Site improvements	100	$303,000
x	Oak Grove North & South	Apartment Wi-Fi infrastructure		$0
x	Lockwood Gardens	Exterior improvements, parking lot repair & maintenance, and interior improvements	372	$4,681,248
x	Peralta Village	Exterior improvements, interior improvements and repairs	390	$2,744,748
	Total Public Housing			**$9,034,996**
	Administrative Buildings			
	1619 Harrison Admin Offices	Building improvements, Office relocation		$610,000
	1600 Harrison	Building improvements		$1,600,000
	1801 Harrison	Building improvements		$830,000
	1805 Harrison	Building improvements		$1,025,000
	1538 Harrison	Parking lot repairs		$95,000
	Service Center	Building improvements and parking lot repairs		$1,175,000
	West Dist. Office	Building improvements		$100,000
	East Dist. Office	Building improvements		$200,000
	Total Admin			**$5,635,000**
	COCC and Other Depts.			
	IT, CCGS, Finance, HR & Security, Leased Housing, Property Management Admin	Network equipment, software purchases, emergency vehicle equipment, security equipment		$3,082,850
	Total COCC and Other Depts.			**$3,082,850**
			Total Operating Capital Activities	***$ 17,752,846***
Development Activities				
	500 Lake Park EAH	Development of 500 Lake Park in partnership with EAH	53	$0
	Mandela Station Affordable (MSA)	New construction. Gap loan	238	$5,000,000

	Harrison Towers Rehabilitation - 1621 Harrison Street	Harrison Tower Rehabilitation	101	$998,049
	Foothill Family Apartments Rehab - 6946 Foothill Blvd	Loan to finance the rehabilitation of Foothill Apartments and to repay the Hanmi Bank mortgage on the property	65	$13,883,000
	77th and Bancroft	Predevelopment/gap funding	89	$0
	Lakehouse - East 12th Street	New construction. Board Reso No. 5208. RAS and gap loan.	23	$0
	2700 International	Development loan	75	$950,000
	Friendship Senior	Loan retention	50	$50,000
	401 Santa Clara	New acquisition	103	$30,000,000
	Housing Preservation and Production			$10,000,000
	Harrison Tower Admin Building	Seismic retrofit		$100,000
	15th and Harrison	Land assembly, site development		$100,000
	75th and MacArthur			$100,000
Total Development Activities $ 61,181,049				

APPENDIX C

Project-Based Voucher Allocations

Project-Based Voucher Allocation Projections as of July 1, 2025					
Development Name	**Date of Board Approval**	**# of PBV Units**	**Contract Date**	**Contract Expiration**	**Population Served**
HAP contracts					
Mandela Gateway	February 12, 2003	30	October 20, 2004	October 17, 2044	Low Income Families
Altenheim Senior Housing Phase I	July 13, 2005	23	January 1, 2007	December 31, 2032	Senior
Lion Creek Crossings II	November 9, 2005	18	July 3, 2007	July 20, 2037	Low Income Families
Madison Apartments (Street Lofts)	July 13, 2005	19	April 25, 2008	June 25, 2038	Low Income Families
Lion Creek Crossings III	June 14, 2006	16	June 25, 2008	June 25, 2038	Low Income Families
Seven Directions	July 13, 2005	18	September 12, 2008	September 12, 2038	Low Income Families
Orchards on Foothill	June 14, 2006	64	November 7, 2008	April 29, 2039	Senior
Fox Courts / Uptown Oakland	December 3, 2004	20	May 15, 2009	May 15, 2044	Low Income Families / Homeless with HIV/AIDS
Jack London Gateway - Phase II	February 26, 2007	55	June 5, 2009	June 4, 2039	Senior
14th St. Apartments at Central Station	January 22, 2007	20	November 25, 2009	November 24, 2044	Low Income Families
Tassafaronga Village Phase I	February 25, 2008	80	April 23, 2010	April 23, 2025	Low Income Families
Altenheim Senior Housing Phase II	April 28, 2008	40	April 5, 2010	April 4, 2025	Senior
Fairmount Apartments	October 24, 2008	16	March 8, 2010	March 7, 2026	Low Income Families / Persons with Disabilities
Tassafaronga Village Phase II	July 21, 2008	19	May 27, 2010	May 27, 2025	Low Income Families / Homeless with HIV/AIDS
*Harp Plaza (19)	May 24, 2010	19	August 1, 2010	July 31, 2025	Low Income Families
*Effie's House (10)	May 4, 2009	10	August 1, 2010	August 1, 2025	Low Income Families
Drachma Housing Inc	May 4, 2009	14	December 1, 2010	November 30, 2025	Low Income Families /
Drachma Housing LP		11	March 1, 2019	March 1, 2039	Low Income Families
Foothill Family Partners	June 28, 2010	11	August 1, 2011	January 12, 2027	Low Income Families
St. Joseph's Senior Apts	May 29, 2007	83	August 22, 2011	August 22, 2026	Senior

OHA Scattered Sites (OAHPI)					
AMP 9	July 27, 2009		May 1, 2010	April 30, 2025	
AMP 10	July 27, 2009		April 1, 2010	March 31, 2025	
AMP 11	July 27, 2009	1539	January 1, 2010	December 31, 2029	Low income families/public housing disposition
AMP 12	July 27, 2009		May 1, 2010	April 30, 2025	
AMP 13	July 27, 2009		April 1, 2010	March 31, 2025	
AMP 14	July 27, 2009		January 1, 2010	December 31, 2029	
Lion Creek Crossings IV	April 28, 2008	10	January 13, 2012	January 12, 2027	Low Income Families
Savoy Phase 1 (A)	June 28, 2010	55	February 14, 2012	February 14, 2027	Special Needs
*Hugh Taylor house (35)	June 11, 2011	35	May 8, 2012	May 7, 2027	Low Income Families / Mod Rehab Conversion
*Madison Park (96)	June 11, 2011	96	June 7, 2012	June 6, 2032	Low Income Families / Mod Rehab Conversion
Merritt Crossing Apts (6th and Oak)	May 4, 2009	50	June 27, 2012	June 26, 2027	Senior
720 E 11th Street Apts (aka Clinton Commons)	April 28, 2008	16	October 2, 2012	October 2, 2027	Low Income Families / Homeless with HIV/AIDS
Harrison Street Senior Housing	April 23, 2007	11	November 15, 2012	November 15, 2027	Senior
Kenneth Henry Court	April 11, 2011	13	February 8, 2013	March 5, 2027	Low Income Families
California Hotel Phases 1, 2 & 3	February 28, 2011	135	March 1, 2013	March 1, 2028	Special Needs / Homeless / HIV/AIDS
James Lee Court	October 25, 2010	12	March 21, 2013	March 20, 2028	Low Income Families
Savoy Phase 2 (B)	June 28, 2010	46	March 29, 2013	February 14, 2027	Special Needs / Homeless / HIV/AIDS
Slim Jenkins Court	May 4, 2009	11	May 8, 2013	May 8, 2028	Low Income Families
Oak Point Limited (OPLP)	October 25, 2010	15	May 30, 2013	May 30, 2028	Low Income Families
Drasnin Manor	October 25, 2010	25	June 27, 2013	June 26, 2028	Low Income Families

St. Joseph's Family Apts	October 25, 2010	15	December 3, 2013	December 1, 2026	Low Income Families
MacArthur Apts	October 25, 2010	14	October 13, 2013	October 13, 2028	Low Income Families
Lion Creek Crossings V	October 17, 2011	127	August 11, 2014	January 12, 2027	Senior
Cathedral Gardens	May 23, 2011	43	October 27, 2014	October 28, 2029	Low Income Families
Lakeside Senior Apartments	January 23, 2012	91	January 26, 2015	January 26, 2030	Senior
Marcus Garvey Commons	April 11, 2011	10	March 17, 2015	March 16, 2030	Low Income Families
1701 Martin Luther King Jr. Way	May 20, 2013	25	December 7, 2015	December 17, 2030	Special Needs / Homeless / HIV/AIDS
MURAL aka MacArthur Transit Village	February 28, 2011	22	January 20, 2016	January 2, 2031	Low Income Families
AveVista aka 460 Grand	March 16, 2010	34	January 27, 2016	January 27, 2031	Low Income Families
11th and Jackson (Prosperity Place)	November 30, 2010	35	February 1, 2017	January 12, 2032	Low Income Families
Fox Court Apts. (13)	December 5, 2016	13	September 15, 2017	September 15, 2032	Low Income Families
Ambassador Apts.(10)	December 5, 2016	10	September 1, 2017	September 1, 2032	Low Income Families
Seven Directions (10 additional vouchers)	December 5, 2016	10	December 1, 2017	November 30, 2032	Low Income Families
Adeline Street Lofts	December 5, 2016	20	March 1, 2018	March 1, 2033	Low Income Families
Rosa Park	December 5, 2016	11	February 1, 2018	February 1, 2033	Low income and homeless individuals
Madison Street Loft Apts (additional vouchers)	December 5, 2016	31	June 9, 2018	April 9, 2033	Low Income Families
Stanley Avenue Lofts	December 5, 2016	13	June 1, 2018	June 1, 2033	Low Income Families
Swan Market	December 5, 2016	10	December 1, 2017	December 1, 2032	Low Income Families
San Pablo Hotel	December 5, 2016	31	February 19, 2018	February 18, 2033	Low Income Seniors
Hisman Hin-Nu Apts	December 5, 2016	10	December 15, 2017	December 14, 2032	Low Income Families
Oak Park Apts	December 5, 2016	10	December 15, 2017	December 14, 2032	Low Income Families
94th and International (Acts Cyrene)	October 17, 2011	14	December 29, 2017	December 28, 2032	Low Income Families
Civic Center TOD	7/22/2014 and 2/26/18	20	July 1, 2018	July 1, 2038	Special Needs / Homeless

Hamilton Apts	December 5, 2016	92	March 15, 2019	March 14, 2039	Low income and homeless individuals (08)
Westlake Christian Terrace West	February 27, 2017	121	February 25, 2019	February 24, 2039	Low Income Seniors (08)
Redwood Hill Townhomes	6/1/2015 & 5/23/2016	27	May 28, 2019	May 28, 2039	Low Income Families/Special Needs
Oak Grove South	August 28, 2017	75	December 9, 2019	December 9, 2039	Senior Housing
International Blvd Apts	December 5, 2016	18	December 11, 2019	December 11, 2039	Low Income Families (08)
Camino 23	May 23, 2016	26	December 20, 2019	December 20, 2039	Low Income Families/Special Needs
Fruitvale Transit Village - Phase IIA a.k.a. Casa Arabella	May 23, 2016	66	December 20, 2019	December 20, 2039	Low Income Families/VASH (20)
The Town Center at Acorn	December 5, 2016	50	January 10, 2020	January 9, 2040	Low Income Families (08)
3706 San Pablo Avenue	June 1, 2015	10	February 25, 2020	February 25, 2040	Low Income Families
Additional vouchers awarded	May 23, 2016	5			
Additional vouchers awarded	May 8, 2017	5			
Eastside Arts & Housing	February 27, 2017	10	January 29, 2020	December 29, 2040	Low Income Families (08)
Embark Apartments	May 23, 2016	61	February 24, 2020	February 24, 2040	Affordable Housing for Veterans / VASH (31)
Courtyards at Acorn	December 5, 2016	27	January 10, 2020	January 9, 2040	Low Income Families (08)
Bishop Roy C. Nicholas	December 5, 2016	16	March 12, 2020	March 12, 2040	Low Income Seniors (08)
Empyrean	October 24, 2016	32	June 15, 2020	June 15, 2040	Low Income Families
Northgate Apts	December 5, 2016	14	October 29, 2020	October 29, 2040	Low Income Families (08)
Oak Street Apts	December 5, 2016	25	December 16, 2020	December 15, 2040	Low Income Seniors
3268 San Pablo	June 25, 2018	50	February 18, 2021	February 18, 2041	Senior Housing
Paseo Estero 9% (Brooklyn Basin 1A)	February 1, 2018	3	February 25, 2021	February 24, 2041	Low income families
Paseo Estero 4% (Brooklyn Basin 1B)	February 1, 2018	47	February 25, 2021	February 24, 2041	Low income families
Vista Estero (Brooklyn Basin 2)	February 1, 2018	82	February 25, 2021	February 24, 2041	Low income seniors

Oak Grove North	August 28, 2017	77	March 8, 2021	March 7, 2041	Low income seniors
Nova Apartments	July 23, 2018	56	May 12, 2021	May 11, 2041	Permanent Supporting Housing
Sylvester Rutledge Manor	December 5, 2016	64	July 15, 2021	July 14, 2036	Low Income Seniors (08)
Aurora Apartments	July 23, 2018	43	*July 21, 2021*	July 20, 2041	special needs
Fruitvale Studios	June 25, 2018	12	April 27, 2022	April 26, 2042	formerly homeless and special needs
Coliseum Place	May 23, 2016	37	May 19, 2022	May 18, 2042	Homeless, HOPWA and Low-income
Foon Lok West	February 26, 2018	65	*May 23, 2022*	May 22, 2042	Low Income Families/Special Needs
Kenneth Henry Court	February 27, 2017	15	*May 31, 2022*	May 30, 2042	Low income families (08)
95th and International	April 29, 2019	27	*July 7, 2023*	July 6, 2043	formerly homeless/low income families
Casa Suenos	June 25, 2018	75	*May 16, 2024*	May 15, 2044	formerly homeless/low income families
Lion Creek Crossing Phase I Section 18	NA	9	*August 1, 2024*	July 31, 2044	Section 18 Blend PBVs
Lion Creek Crossings II section 18 PBVs	NA	10	*August 1, 2024*	July 31, 2044	Section 18 Blend PBVs
Foon Lok East	February 26, 2018	61	*August 24, 2024*	August 23, 2044	Low income families
Ancora Place	April 29, 2019	31	*October 8, 2024*	October 7, 2044	Low income families and formerly homeless
7th and Campbell	7/23/2018 & 2/1/2019	39	*TBD*	TBD	Low income families and formerly homeless
West Grand and Brush	July 23, 2018	28	*TBD*	TBD	formerly homeless
	Units under HAP Contract	**4,785**			

AHAP Contracts	Date of BoC approval	# PBV Units	AHAP Contract Date	Population Served
Friendship Senior Housing	April 29, 2019	34	*August 4, 2023*	special needs/seniors
3801 MLK Family Housing	July 23, 2018	16	*May 1, 2024*	families and special needs
	Units under AHAP Contract	**50**		

Conditional Awards	Date of BoC approval	# PBV Units	AHAP Contract Date	Population Served
34th and San Pablo	July 23, 2018	25	*pending*	Low income families
285 12th St	July 22, 2019	16	*pending*	formerly homes/low income families
additional VASH vouchers	June 27, 2022	8	*pending*	PBV VASH
500 Lake Park Ave	February 3, 2020	14	*pending*	PBV VASH
additional VASH vouchers	June 27, 2022	4		
2700 International Blvd	January 23, 2023	19	*pending*	PBV VASH
Harrison Tower Disposition	August 28, 2018	101	*NA*	
Mandela Station	October 24, 2022	60	*TBD*	
	Units with conditional award	**247**		
Disposition Pending and NOFA Invitations and Pending ORED projects				
15th and Harrison	TBD	100	pending conditional	low income families
RAD Conversion (Chestnut/Linden/LLC/Foothill and Mandela Gateway)	CY2019	307	special PBV	low income families
		407		

Total PBV Units Allocated	5,489

* Conversion to PBV ongoing as units are currently occupied by HCV-assisted family

APPENDIX D

OHA Housing Inventory

FY 2025 MTW Housing Inventory MTW and Non-MTW housing stock	
	End of FY 2025
MTW PUBLIC HOUSING	
Large Family Sites	
Campbell Village	154
Lockwood Gardens	372
Peralta Villa	390
	916
Designated Senior Sites	
Adel Court	30
Palo Vista Gardens	100
Harrison Towers	101
	231
HOPE VI Sites	
Linden Court	38
Mandela Gateway	46
Chestnut Court	45
Foothill Family Apts.	21
Lion Creek Crossings Phase 3	37
Lion Creek Crossings Phase 4	21
	208
TOTAL PUBLIC HOUSING	**1,355**
VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS	
MTW	
General MTW Housing Choice Voucher (HCV)	13,134
Included are Pre-2008 FUP allocation	48
Non -MTW	
Veterans Affairs Supportive Housing (VASH)	510
Mainstream	262
Family Unification Program (FUP)	51
Foster Youth to Independence (FYI)	74
Emergency Housing Vouchers (EHV)	515
Lions Creek Crossings Phase I & II RAD Conversion	99

Non-Elderly Disabled (NED) – Non-MTW	1
Stability Vouchers	81
TOTAL VOUCHERS	**14,775**
Other HUD Programs	
Shelter plus Care (S+C)	258
Moderate Rehabilitation (Mod Rehab)	94
TOTAL OTHER HUD PROGRAMS	**352**
TOTAL VOUCHERS AND OTHER HUD PROGRAMS	**15,127**
MTW LOCAL PROGRAMS	
Parents and Children Together (PACT)	20
Local Housing Assistance Program (LHAP)	10
Sponsor-based Housing Assistance Program (SBHAP)	180
Building Bridges SRO	192
Building Bridges SRO	61
Building Bridges CalWORKs	30
Building Bridges Key To Home	23
Homekey	36
RAS	365
Tax Credit Units with no Traditional Subsidy	1,136
TOTAL LOCAL PROGRAMS	**2,053**
Total	**18,535**

APPENDIX E

Comments Received During Public Comment Period

The Resident Advisory Board suggested OHA increase our efforts to notify more people of the publication of the plan using social media, the rent statements, or robotext. OHA received no other public comments outside of the suggestions from the RAB, see Appendix F for the full meeting minutes.

APPENDIX F

Evidence of a Public Process

Oakland Tribune
(510) 723-2850

3461119

OAKLAND HOUSING AUTHORITY
1619 HARRISON STREET
OAKLAND, CA 94612
OAKLAND, CA 94612

PROOF OF PUBLICATION

FILE NO. Melissa Benik/KL PIC Dept 2/24

Oakland Tribune

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.

I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 6, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237798. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.], of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/21/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Rio Vista, California.
On this 21th day of February, 2025.

Public Notice Advertising Clerk

Legal No. **0006880046**

Oakland Housing Authority

Announcement and Notice of Public Hearing

The Oakland Housing Authority (OHA) published its draft Fiscal Year (FY) 2026 Moving to Work (MTW) Annual Plan. The Plan provides information on OHA's programs and policies, including both approved and proposed MTW activities, operating budgets, and capital plans. OHA also published changes to the draft Administrative Plan for the Housing Choice Voucher Program. A public hearing will be held on **February 24, 2025, at 6PM** to hear public comments on the draft Plans. The public is invited to attend and provide comments.

Public Hearing Date:	Monday, February 24, 2025
Time:	6:00PM
Location:	The meeting is in-person at 1619 Harrison Street, Oakland, California, Commissioners' Room, first floor. You may view the meeting remotely via a link to the teleconference using Zoom. To find the link, go to www.oakha.org.
Telephone:	(510) 874-1512 or (510) 874-1517

In addition, written comments will be accepted from **Wednesday, February 12, 2025,** through **4:30PM on Friday, March 14, 2025**. Written comments may be submitted by email to MTW@oakha.org or mailed to:

Dominica Henderson
Executive Office
1619 Harrison Street
Oakland, CA 94612

Copies of the draft documents can be accessed on the Reports and Policies section of the Oakland Housing Authority's website at www.oakha.org or by calling (510) 874-1512.

Language translation and American Sign Language interpretation services are available in 151 languages at all offices for free for all members of the public. To request interpretation/translation services call (510) 587-2100, TDD Number (510) 597-7119.

En todas las oficinas hay servicios gratuitos de interpretación a la lengua de señas estadounidense y traducción a 151 idiomas para todos los ciudadanos. Para solicitar servicios de interpretación/traducción llame al (510) 587-2100, número TDD (510) 597-7119.

所有办事处免费向所有公众提供 151 种语言的翻译和美国手语翻译服务.
如需申请口译/笔译服务，请致电 (510) 587-2100,
TDD 号码 (510) 597-7119.

Dịch vụ Dịch thuật Ngôn ngữ và Thông dịch Ngôn ngữ Ký hiệu Hoa Kỳ được cung cấp miễn phí bằng 151 ngôn ngữ tại tất cả các văn phòng cho tất cả công dân.
Để yêu cầu dịch vụ thông dịch/dịch thuật, hãy gọi (510) 587-2100, Số TDD (510) 597-7119.

OT 6880046; Feb. 21, 2025

Resident Advisory Board Meeting Minutes
February 19, 2025, 5-7 PM

RAB Members in Attendance:
Barbara Montgomery - OHA Commissioner
William Mayes - OHA Commissioner
Ka-Rinn Goodlow
Jessifer Johnson
Sharon Montgomery
Carol Crooks

Guests In Attendance:
Iman LaCroix
Dorothea Harrell
Viet Dinh
Sprandore Geford
Geneva Moore
Rita Vinson

OHA Staff in Attendance:
Patricia Wells - Executive Director/CEO
Dominica Henderson - Chief Social Impact Officer
Nicole Thompson – Director, FCP
Faustina Mututa– Assistant Director, FCP
Aracelli Tellez - – Resident Services Portfolio Administrator, Asset Management
Ellen Robertson - Research Associate, Planning, Implementation, & Compliance
Melissa Benik - Fair Housing Specialist, Planning, Implementation, & Compliance
Casey Mooningham – Lieutenant, OHAPD
Hanan Albabtain – Manager, FCP
Dawn Pipkins – Resident & Community Services Coordinator, FCP
Yvonne Amado - Resident & Community Services Coordinator, FCP

Announcements:

OHA Announcements:

Aracelli Tellez:
The Beat the Street program, which is a kid's wrestling program, started this month at Campbell Village, Mondays and Wednesdays from 5pm to 6:30pm.
The free wi-fi program is coming in early March to Palo Vista and Campbell Village.

Dawn Pipkins:

We kicked off our new food pantry to align with services here at FCP. It's on the 3rd Tuesday at Peralta Village and the 4th Tuesday at Lockwood Gardens. Yesterday we had over 90 participants come, and they were able to meet with the service providers like Bay Well Health, who provided Covid tests, as well as information for medical and dental services. We also had Alameda County Nutrition Services advertising their Happy Heart campaign.

Casey Mooningham:
Next month we'll be giving our annual military equipment presentation on behalf of the police department.

Commissioner Announcements:

none

Community Announcements:

None:

FY 2026 MTW Annual Plan & Policy Updates Presentation

Melissa Benik, Fair Housing Specialist, Implementation, & Compliance Dept.

Melissa Benik provided an overview of the FY 2026 OHA MTW Annual Plan focusing on the MTW objectives, new development, direct rental assistance, and single plan flexibility, as well as highlighting the FY 2026 updates to the OHA Admin plan.

Comments and Questions:

Regarding mobile app

Rita Vinson:
I used to work in IT, and when you have stuff like this, you need participation. So you need clients, and you need the person who writes the requirements, they should get a lot of input from the people that are going to be using it.

Melissa Benik:
Thank you very much. I'll take that back to the team and make sure that's put into the plan.

Regarding public comment period

Rita Vinson:
How are other people knowing about that?

Melisa Benik:
We are publishing it in the newspapers on Friday, in the Oakland Tribune. We also publish it on our website, on our homepage, on our announcements page, and we have a banner on our policy and report page that the public comment period is open and introductions on how to do that.

Regarding direct rental assistance:

Ka'Rinn Goodlow:
Direct rental assistance is when it's no longer going to be that triangle and HAP will go directly to the tenant instead of going to the owner. How did the direct rental assistance come about?

Dominica Henderson:
So there's a couple of MTW agencies that have been testing out this strategy, this direct rental assistance strategy, well before we started thinking about it. Recently, we've had a number of groups test out guaranteed income pilots where they give families money directly and then see how they use that money, and how that money helps increase self-sufficiency, helps them generate and accumulate wealth..
And so HUD, a year or two ago, started discussing the idea with us about whether or not housing authorities could change the relationship that we have or the dynamic that we have with participants and with owners, to give participants a little bit more autonomy. And now a number of agencies are coming together to try and test it out to see what the difference is in the program operations and the efficiencies and the ability to be successful if we give the money directly to participants and they go out and use it for rent. So we're still working through some of the basics, but that's how it came about.

Regarding changes to Admin Plan

Rita Vinson
You said that for assets from a $100,000 you're going to try to increase it to $250,000 – even though it is more expensive in Oakland than it is in a lot of other places. Where do the people who don't make that kind of money, or don't have those assets, where do they lie?

Dominica Henderson:
They probably would have assets at that high level, if for example, someone passes away and they are the heir of a piece of property. So that's generally how people have accumulated assets that high. It's not typical that people have assets at that high a level but in the event that they do, we want to be able to offer them housing stability, because we live in a high-cost area and the burn rate on their assets might be a lot faster than if they were in a different jurisdiction.

Rita Vinson:
So if you're working, you're making that kind of money as opposed to inheriting a lot of it, does that apply?

Dominica Henderson:
Yes, it applies to whatever the assets are.
What we hope is that we can help families who do have lots of assets and identify the best way for them to maintain their housing stability, because being on the voucher program may not be right for everybody, but it may be right for some people, even if they do have a high amount of or a high value asset.
But I think the important thing to remember is that we have people who graduate from the FSS Program with close to $50,000 worth of assets, and what we would not want to do is turn around and tell them they can't be on our program that they just graduated from. What we're trying to do is just make sure

that we allow people to generate and accumulate assets in a way that will help their family towards self-sufficiency, whatever that looks like for them.

2025 RAB Listening Campaign Planning Session

Closed session – no comments or questions available

Resident Advisory Board Meeting Minutes
March 12, 2025, 5-7 PM

RAB Members in Attendance:
Barbara Montgomery - OHA Commissioner
William Mayes - OHA Commissioner
Marlene Hurd
Ka-Rinn Goodlow
Jessifer Johnson
Carol Crooks
Luwana Evans

Guests In Attendance:
Iman LaCroix
Dorothea Harrell
Sprandore Geford
Geneva Moore
Rita Vinson
Karen Smulevitz

OHA Staff in Attendance:
Dominica Henderson - Chief Social Impact Officer
Nicole Thompson – Director, FCP
Faustina Mututa– Assistant Director, FCP
Aracelli Tellez - – Resident Services Portfolio Administrator, Asset Management
Melissa Benik - Fair Housing Specialist, Planning, Implementation, & Compliance
Casey Mooningham – Lieutenant, OHAPD
Ramon Jacobo – Lieutenant, OHAPD
Dawn Pipkins – Resident & Community Services Coordinator, FCP
Yvonne Amado - Resident & Community Services Coordinator, FCP

Announcements:

OHA Announcements:

Aracelli Tellez:
We rolled out the wi-fi program at Palo Vista and we were able to enroll 50 out of 64 of the units that we've been given the green light for.

The Beat the Streets wrestling program has been doing well. It's held Mondays and Wednesdays, from 5 PM to 6:30 PM at Campbell village for kids ages 8 to 18.

Dawn Pipkins:

Recently at our food pantry, we started including workshops, like cooking demonstrations, juicing, and providing nutritional facts. So every 3rd Tuesday of the month we have the food pantry here at our West District Office and then every 4th Tuesday we have the food pantry at our East District Office.

Monday through Thursday, from 1 PM To 4 PM we have our computer lab. Residents are able to come use the computers, get free Wi-fi access, get assistance from a FCP staff person, and we have printers available as well.

The East Oakland Works program has a Visualizing Success workshop series led by Tamika Jones to support residents looking for work. She has a coach who's working with the residents to help get them ready for employment, to address whatever barriers there are to employment, to help build up their confidence and get them ready to seek employment.

We are starting our senior socialization program here at our West District Office and during that timeframe our senior residents can come in have coffee and tea. We're looking forward to having that program be the hub for other workshops.

March 20th and March 22nd we will have free tax assistance available to all residents.

Dominica Henderson:
At the City Council meeting next Tuesday, I believe that Patricia Wells will be getting an award from the City Council.

Commissioner Announcements:

none

Community Announcements:

Karen Smulevitz:
This Friday I'm doing a fundraiser for affordable housing. I'm going to draw attention to the housing crisis by jumping out of an airplane. So I just wanted you all to wish me well.

FY 2026 MTW Annual Plan & Policy Updates Presentation

Melissa Benik, Fair Housing Specialist, Implementation, & Compliance Dept.

Melissa Benik provided an overview of the FY 2026 OHA MTW Annual Plan focusing on the MTW objectives, new development, direct rental assistance, and single plan flexibility, as well as highlighting the FY 2026 updates to the OHA Admin plan.

Comments and Questions:

Karen Smulevitz:
How much interference could we possibly get from Washington?

Dominica Henderson:
We're advocating for all funding to our programs and trying to make sure that our Congress, our Congressional delegates, and to some extent the White House understand the importance of the programs and the services that we deliver to thousands of residents throughout the country. I think that there is a lot of uncertainty around what to expect or what will come out of Washington. What we can say is that OHA staff is doing our best to position the agency to be able to withstand cuts, if there are any, to thrive using the funding that we do receive, and to be able to make sure that the resources that we have are sufficiently spread across all of the families that we know need them.

OHAPD Military Weapons Presentation

Casey Mooningham, Lieutenant OHAPD & Ramon Jacobo, Lieutenant OHAPD

OHAPD officers provided their annual report and policy review on the OHA Police Department's possession and use of military weapons.

Comments and Questions:

Rita Vinson:
For the Oakland Housing Authority Police Department and the Oakland Police Department, you got different budgets. Do they hire separately for the Housing Authority opposed to the Oakland Police Department?

Casey Mooningham:
We're two completely separate entities for two separate police departments within the city of Oakland. The Oakland Police Department is the primary municipal police department for the city and the Oakland Housing Authority Police Department is specifically, the police department for the Oakland Housing Authority.

Karen Smulevitz:
Congratulations on the zero use of the military equipment. Would you attribute that success to your community policing?

Casey Mooningham:
Absolutely. Our community policing policies, our training, and our experience - all of those combined result in a really good relationship that we've built with our residents and the communities that we serve. Now keep in mind, we also serve, when we need to, outside Oakland Housing Authority areas because we're city wide. We have police powers, which you know the State of California requires us to act in certain situations, but our primary focus is on the Oakland Housing Authority sites, the residents and the staff, and our executive offices and buildings throughout the city.
But one of the big one is the community policing and the fact that we're able to really get out, engage, and get to know, to build relationships with our community members, which is who we primarily serve. And so I think, as a result of that, we're much more willing than maybe another police officer with another agency to get compliance with the public. And if I could add one more thing to it, the training that our officers go through. They go to the Academy and they get extensive training once they become

APPENDIX G

Alameda County FY 2025 Income Limits and HUD Fair Market Rents for FY 2025

FY 2025 Income Limits Documentation System

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income (Click for More Detail)	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Oakland-Fremont, CA HUD Metro FMR Area	$159,800	Very Low (50%) Income Limits ($) (Click for More Detail)	55,950	63,950	71,950	**79,900**	86,300	92,700	99,100	105,500
		Extremely Low Income Limits ($)* (Click for More Detail)	33,600	38,400	43,200	**47,950**	51,800	55,650	59,500	63,300
		Low (80%) Income Limits ($) (Click for More Detail)	87,550	100,050	112,550	**125,050**	135,100	145,100	155,100	165,100

FY 2025 Fair Market Rent Documentation System

The FY 2025 Oakland-Fremont, CA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	**Efficiency**	**One-Bedroom**	**Two-Bedroom**	**Three-Bedroom**	**Four-Bedroom**
FY 2025 FMR	$1,937	$2,201	$2,682	$3,432	$4,077
FY 2024 FMR	$1,825	$2,131	$2,590	$3,342	$3,954

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

APPENDIX H

Flat Rent Policy for Public Housing

Oakland Housing Authority

Schedule of Flat Rents

(Section 6-III.E. and Section 9.I.D. of the Admissions and Continued Occupancy Policy)

Households that participate in the public housing program have the option of paying a flat rent or an income-based rent. The flat rent is a standardized monthly rent based on the size of the unit leased adjusted for a utility allowance.

OHA will offer families the choice between a flat rent and an income-based rent at each regularly scheduled reexamination. This policy does not apply to families in the Housing Choice Voucher/Section 8 program or Project Based Voucher Program.

Effective Date: Jan 1, 2025	
Public Housing Flat Rent	
Efficiency	$1,550
One Bedroom	$1,761
Two Bedroom	$2,146
Three Bedroom	$2,746
Four Bedroom	$3,262
Five Bedroom	$3,751

OHA will comply with the requirements to make a regular flat rent offer and will provide all households with sufficient information to make an informed choice.

APPENDIX I

Payment Standards

Oakland Housing Authority

Oakland Housing Authority

VOUCHER PAYMENT STANDARDS-2025

Effective October 1, 2024

Bedroom Size	HUD Fair FY 2025 Market Rents	Payment Standard 110% of the Fair Market Rents
0	$1,937	$2,131
1	$2,201	$2,421
2	$2,682	$2,950
3	$3,432	$3,775
4	$4,077	$5,158
5	$4,689	$5,158
6	$5,300	$5,830

APPENDIX J

Standard HUD Forms Modified for MTW Activities

OHA has no new modified forms to submit for approval this year.

APPENDIX K

Rental Assistance Demonstration (RAD) Significant Amendment

Rental Assistance Demonstration (RAD) Significant Amendment

OHA is amending its annual MTW Plan because it is an applicant in the Rental Assistance Demonstration (RAD). OHA will apply for RAD/Section 18 blends in order to obtain the highest proportion of Tenant Protection Vouchers (TPVs) for which it is eligible in each of the conversions. If the application is successful OHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-2, REV-3, REV-4 and any successor Notices.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-2, 3 and 4; and PIH Notice 2016-17; These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, OHA certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing OHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of public housing developments converted as part of the Demonstration, and that OHA may also borrow funds to address their capital needs.

OHA is not currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision.

RAD conversions described in the Plan comply with all applicable site selection and neighborhood review standards and all appropriate procedures will be followed.

Below, please find specific information related to the public housing development(s) planned for RAD: (Note that currently the RAD conversion plans for Linden Court, Chestnut Court, and Mandela Gateway are on hold. They are still included in this Significant Amendment in case the status changes during the FY).

Development #1: Linden Court

Development Name Linden Court	**PIC Number** CA003000115	**Conversion Type** PBV	**Transfer of Assistance**
Unit Count: 38 Units	**Unit Type – Pre-RAD:** Family Housing	**Unit Type –Post RAD:** Family Housing	**Capital Fund Attributable to project** $84,351

Bedroom Types:	# Units Pre Conv.:	# Units Post Conv.:	Change in # Units and why (De Minimus Reduction, Transfer of Assistance, Unit Reconfiguration:
Two Bedroom	4	4	N/A
Three Bedroom	28	28	N/A
Five Bedroom	6	6	N/A

Development # 2: Chestnut Court

Development Name Chestnut Court	**PIC Number** CA003000118	**Conversion Type** PBV	**Transfer of Assistance**
Unit Count: 45 Units	**Unit Type – Pre-RAD:** Family Housing	**Unit Type –Post RAD:** Family Housing	**Capital Fund:** $98,040
Bedroom Types:	**# Units Pre Conv.:**	**# Units Post Conv.:**	**Change in # Units and why (De Minimus Reduction, Transfer of Assistance, Unit Reconfiguration:**
Two Bedroom	13	13	N/A
Three Bedroom	24	24	N/A
Four Bedroom	8	8	N/A
Post Conversion Sponsor:	No change		

Development # 3: Lion Creek Crossing Phase 1 & 2

Development Name Lion Creek Crossing Phase 1 & 2	**PIC Number** CA003000119	**Conversion Type** PBV	**Transfer of Assistance**
Unit Count: 99 Units	**Unit Type – Pre-RAD:** Family Housing	**Unit Type –Post RAD:** Family Housing	**Capital Fund:** $213,142
Bedroom Types:	**# Units Pre Conv.:**	**# Units Post Conv.:**	**Change in # Units and why (De Minimus Reduction, Transfer of Assistance, Unit Reconfiguration:**
One Bedroom	12	12	N/A
Two Bedroom	14	14	N/A

Three Bedroom	55	55	N/A
Four Bedroom	9	9	N/A
Five Bedroom	9	9	N/A
Post Conversion Sponsor:	No change		

Development # 4: Lion Creek Crossing Phase 3

Development Name Lion Creek Crossing Phase 3	**PIC Number** CA003000123	**Conversion Type** PBV	**Transfer of Assistance**
Unit Count: 37 Units	**Unit Type – Pre-RAD:** Family Housing	**Unit Type –Post RAD:** Family Housing	**Capital Fund:** $85,696
Bedroom Types:	**# Units Pre Conv.:**	**# Units Post Conv.:**	**Change in # Units and why (De Minimus Reduction, Transfer of Assistance, Unit Reconfiguration:**
Three Bedroom	28	28	N/A
Four Bedroom	9	9	N/A
Post Conversion Sponsor:	No change		

Development # 5: Lion Creek Crossing Phase 4

Development Name Lion Creek Crossing Phase 4	**PIC Number** CA003000124	**Conversion Type** PBV	**Transfer of Assistance**
Unit Count: 21 Units	**Unit Type – Pre-RAD:** Family Housing	**Unit Type –Post RAD:** Family Housing	**Capital Fund:** $47,314
Bedroom Types:	**# Units Pre Conv.:**	**# Units Post Conv.:**	**Change in # Units and why (De Minimus Reduction, Transfer of Assistance, Unit Reconfiguration:**
Two Bedroom	1	1	N/A
Three Bedroom	20	20	N/A
Post Conversion Sponsor:	No change		

Development # 6: Foothill Family

Development Name Foothill Family	PIC Number CA003000120	Conversion Type PBV	Transfer of Assistance
Unit Count: 21 Units	**Unit Type – Pre-RAD:** Family Housing	**Unit Type –Post RAD:** Family Housing	**Capital Fund:** $46,905
Bedroom Types:	**# Units Pre Conv.:**	**# Units Post Conv.:**	**Change in # Units and why (De Minimus Reduction, Transfer of Assistance, Unit Reconfiguration:**
Two Bedroom	2	2	N/A
Three Bedroom	19	19	N/A
Post Conversion Sponsor:	No change		

Development # 7: Mandela Gateway

Development Name Mandela Gateway	PIC Number CA003000117	Conversion Type PBV	Transfer of Assistance
Unit Count: 46 Units	**Unit Type – Pre-RAD:** Family Housing	**Unit Type –Post RAD:** Family Housing	**Capital Fund:** $99,555
Bedroom Types:	**# Units Pre Conv.:**	**# Units Post Conv.:**	**Change in # Units and why (De Minimus Reduction, Transfer of Assistance, Unit Reconfiguration:**
Two Bedroom	17	17	N/A
Three Bedroom	19	19	N/A
Four Bedroom	10	10	
Post Conversion Sponsor:	No change		

In 2019, OHA had $675,003 in capital funds allocated to the seven proposed RAD sites. OHA plans to do 'rent bundling' where we take the operating and capital funds for all of the properties and re-distribute them to the properties based on need and other factors.

Transfer of Waiting Lists

Because these properties are all fully occupied, no new waiting lists will be established. The owner or property manager will continue to manage and maintain the existing site-based waiting list, including any OHA approved selection preferences, in accordance with OHA's Housing Choice Voucher program Administrative Plan. When it is determined that the waitlist needs to be opened, OHA will advertise the opening in accordance with its policies as specified in the Admin Plan.

It is anticipated that rehabilitation projects completed in conjunction with the RAD conversions will require temporary relocation of some or all of the tenants. All relocated tenants will have the right to return to an assisted unit in the converting property.

Changes in Policies that Govern eligibility, admissions, resident selection and occupancy of units

When conversion is completed for the developments noted above, all former public housing residents will have project-based vouchers (PBV) and their continued eligibility will be based on the Housing Choice Voucher guidelines and requirements currently in use at OHA.

1. **Admission:** Each site uses a site-based waitlist for all applicants, and this will not change. As each development is converted, the existing site-based waitlist will remain in place. When applicants are pulled from the waitlist to fill vacancies, they will be offered PBV assistance and proceed through the eligibility process. Property management will screen new applicants for criminal history, landlord references, debts owed to HUD programs and income/family eligibility as specified in the Admin Plan.

•

2. **Occupancy of Units:** As noted above, applications for units will be screened by the Eligibility team. Once a client has been screened and accepted, their file will be referred to the development where the client is eligible for housing if there is a vacancy.

3. **Annual Inspections/Re-certifications**: The existing property management will conduct inspections for all units and perform re-certifications for residents per the schedule based on MTW Activity #14-01.

4. **Resident Rights:** Converted developments will be managed in accordance with state law. In reference to their Project Based Voucher, they will receive the same rights and obligations as any other Housing Choice Voucher participant, including termination of assistance criteria and hearings.

Resident Rights, Participation, Waiting List and Grievance Procedures If converting to PBV:

PIH Notice 2012-32 REV-4

1.6 C-PBV Resident Rights and Participation

1. **No Re-screening of Tenants upon Conversion**. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out the unit must be leased to an eligible family. MTW agencies may not alter this requirement.

2. **Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once the rehab or construction is completed. See section 1.4-A 5(ii) and the RAD Fair Housing, Civil rights and Relocation Notice regarding a resident's right to return.

3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32, REV-1 the regulations under 24 CFR § 983.257(b)(3) have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.

4. **Phase-in of Tenant Rent Increases**. If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from public housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:
Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the standard TTP
Year 2: Year 2 Annual Recertification (AR) and any Interim Re-certification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
Year 3: Year 3 AR and all subsequent re-certifications

Full standard TTP Five Year Phase in:
Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the standard TTP
Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP

Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
Year 5: AR and all subsequent recertifications – Full standard TTP

5. **Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs:** Families at the Covered Projects that currently participate in the FSS or ROSS programs will be able to continue to participate. After conversion, families that are interested in participating in these programs may contact the Family and Community Partnerships department for information on applying.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with converted PBV assistance will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

1. **Resident Procedural Rights.** The following items must be incorporated into both the Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

i. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

a. A reasonable period of time, but not to exceed 30 days:
i. If the health or safety of other tenants, OHA (or its agent) employees, or persons residing in the immediate vicinity of the premises is threatened; or ii. In the event of any drug-related or violent criminal activity or any felony conviction;

b. 14 days in the case of nonpayment of rent; and

c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

ii. Grievance Process (OHA uses the term Hearing instead of Grievance). Pursuant to requirements in the RAD Statute, HUD is establishing additional procedural rights to comply with section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.

b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.

c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).

d. The Project Owner provides opportunity for an informal hearing before an eviction.
Current PBV program rules require that hearing procedures must be outlined in OHA's Administrative Plan.

2. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time. Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion e.g., due to loss of employment; tenants that move into the property following conversion, etc.,) is covered by this waiver.

3. **Jobs Plus.** Chestnut Court and Linden Court are included in the Jobs Plus grant program awarded in FY 2015. Any grantees awarded funds or future funds will be able to finish out their Jobs Plus period of performance at these sites.

4. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may only select an occupied unit to be included under the PBV HAP contract if unit's occupants are eligible for housing assistance payments (24 CFR §983.53(d)). Also, a PHA must remove a unit from the contract when no assistance has been paid for two years (MTW Activity #10-02) because the family's TTP has risen to a level that

is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR §983.258). Since the rent limitation under this Section of the Notice may often result in a family's TTP equaling or exceeding the gross rent for the unit, for current residents (i.e residents living in the public housing property prior to conversion), HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP contract when TTP equals or exceeds than the Gross Rent. Further, HUD is establishing the alternative requirement that the rent to owner for the unit equal the family's TTP or max rent under the LIHTC regulations until such time that the family is eligible for a housing assistance payment. HUD is waiving as necessary to implement this alternative provision, the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by Section 1.6.B.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident.

Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP contract. Assistance may subsequently be reinstated if the tenant becomes eligible for assistance. The PHA is required to process these individuals through the Form-50058 sub-module in PIC.

Following conversion, 24 CFR §983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for two years (MTW Activity #10-02). If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property; and, if the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

5. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR 983.259 is waived. MTW agencies may not modify this requirement.

1.6-D. PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** OHA must agree to any reasonable HUD request for data to

support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

2. **Additional Monitoring Requirement.** OHA's Board must approve the operating budget for the Covered Projects annually in accordance with HUD requirements.

3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** Comply with 1.4.A.13 and 1.4.A.14 of PIH 2012-32, REV-3.

4. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program wide, or site-based waiting list from which residents for the affected projects will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. OHA shall consider the best means to transition applicants from the current public housing waiting list, including:

i. Transferring an existing site-based waiting list to a new site-based waiting list. If OHA is transferring the assistance to another neighborhood, OHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. NOTE: Not applicable

ii. Informing applicants on the site-based waiting list on how to apply for a PBV program-wide or HCV program-wide waiting list.

iii. Informing applicants on a public housing community wide waiting list on how to apply for a voucher-wide, PBV program-wide, or site-based waiting list. OHA shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. OHA uses site-based waitlists for the conversion sites and all other sites.

In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing site based waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the site-based public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and nonminority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's public housing site based waiting list who wish to be placed onto the newly-established site-based waiting list must be done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).

OHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, OHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The conversion project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.

6. **Agreement Waiver.** Comply with 1.6.(B)(7) of PIH 2012-32, REV 3.

7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of permanent debt during the HAP contract term, to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. **Administrative Fees for Public Housing Conversions during Transition Period.** For the remainder of the Calendar Year in which the HAP Contract is effective (i.e. “transition period”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2019, the public housing Annual Contributions Contract (ACC) between the PHA and HUD will be amended to reflect the number of units under HAP contract, but will be for zero dollars, and the RAD PBV contract will be funded with public housing money for July through December 2019. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

For fiscal years 2019 and 2020, PHAs operating HCV program will receive administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR § 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units. After this transition period, the section 8 ACC will be amended to include section 8 funding that corresponds to the units covered by the section 8 ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

9. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance. If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant based vouchers to address the specific housing needs and priorities of the community.

Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD. OHA has created MTW activities that eliminate these percentage caps. OHA uses MTW flexibilities to override the 20 percent cap.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of projects covered under RAD. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan. To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) and 24 CFR part 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement. OHA has the flexibility under MTW to alter the minimum stay requirement, but will not use this flexibility for RAD households.

10. **Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement.

For all other transactions, Replacement Reserves shall be maintained in a bank account covered under a General Depository Agreement (HUD-51999) or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines and as directed by HUD.

All of the projects proposed for conversion currently meet this requirement. Funding levels will be confirmed at the time the RAD Financing Plan is approved.

PIH Notice H-2016-17

Subject: Relocation Requirements under the Rental Assistance Demonstration (RAD) Program, Public Housing in the First Component

NOTE: ALL PROJECTS WILL COMPLY WITH ANY RELOCATION REQUIREMENTS THAT APPLY AT THAT TIME.

SIGNIFICANT AMENDMENT DEFINITION

As part of the Rental Assistance Demonstration (RAD), OHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;

b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;

c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and

d. Changes to the financing structure for each approved RAD conversion.