

# INVESTING IN AFFORDABLE HOUSING

*A Stimulus for the Local Economy*

OAKLAND HOUSING AUTHORITY  
ANNUAL REPORT 2010





## Oakland Housing Authority

### OAKLAND HOUSING AUTHORITY MISSION STATEMENT

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

### BOARD OF COMMISSIONERS

Moses L. Mayne Jr., Chair

Gregory D. Hartwig, Vice-Chair

Janny Castillo

William Curry

Marlene Hurd

Adhi Nagraj

Tanya Pitts

### EXECUTIVE TEAM

Eric Johnson, Executive Director

Patricia Ison, Deputy Executive Director of Property Operations (Acting)

Philip Neville, Deputy Executive Director of Real Estate Development

Janet Rice, Deputy Executive Director of Program Administration

### DIRECTORS

William Bailey, Capital Improvements (Acting)

Chief Carel Duplessis, Police Department

LeeAnn Farner, California Affordable Housing Initiatives

Sean Heron, Family and Community Partnerships

Anna Kaydanovskaya, Property Operations (Acting)

Florice Lewis, Human Resources (Acting)

Anthony Ma, Finance

Craig McBurney, Information Technology

Mark Stephenson, Leased Housing

Oakland Housing Authority Board of Commissioners, right photo, from left to right: William Curry; Janny Castillo; Gregory D. Hartwig, Vice-Chair; Marlene Hurd; Moses L. Mayne Jr., Chair; Tanya Pitts; Adhi Nagraj



Oakland Housing Authority Executive Team, right photo, front row from left to right: Patricia Ison, Philip Neville, Janet Rice, Eric Johnson



Oakland Housing Authority Directors, left photo, back row from left to right: Sean Heron, Chief Carel Duplessis, Craig McBurney, Florice Lewis, Anthony Ma, Anna Kaydanovskaya, William Bailey, Mark Stephenson



## MESSAGE FROM THE BOARD CHAIR AND EXECUTIVE DIRECTOR

The Oakland Housing Authority spent much of 2010 in a state of transition. Jon Gresley announced his retirement after 32 years with the Authority, serving the last 10 years as our Executive Director, and Eric Johnson was selected as his successor. Even during this time of transition, the Authority continued to move forward with innovative Making Transitions Work (MTW) programs, while we sought solutions to the pressing challenges created by the economic recession and reductions in federal and state funding.

As an integral part of the City of Oakland, we embrace the opportunity to enhance the fabric of the lives of Oakland residents, in particular the 15,000 residents who depend on our programs. We have demonstrated our commitment to positively impact neighborhoods and contribute to the local economy by investing \$7.5 million in capital improvements at our current affordable housing properties, and, through our Housing Choice Voucher program, issuing housing assistance payments totaling \$116.2 million to 5,100 local property owners in the City of Oakland. Additionally, the Authority's economic impact extends throughout Northern California by way of California Affordable Housing Initiatives, Inc. (CAHI), its subsidiary non-profit corporation, which processed over \$350 million in Project Based Section 8 housing assistance payments throughout northern California.

As we prepare for the future, we do so with three key ideas in mind. First, we honor the legacy of our past leaders who built a strong foundation. Second, we will continue our efforts to reposition our housing stock, enabling us to establish greater choice for current residents and to create more sustainable revenue sources. Finally, we look to the future to cultivate new partnerships that will allow us to invest in both human assets and physical capital. We value our place as a significant member of the Oakland community, placing education and youth programs at the center of our life enrichment programs, enhancing support for employment programs, and strengthening our community policing and resident safety initiatives. In all our efforts, we seek to uplift individuals, families, and entire communities.

Whether we look nationally or in our own backyard, it is apparent that we all have the responsibility to learn to do more with less. More people than ever rely on the assistance of the Oakland Housing Authority, and our goal is to develop sustainable partnerships that help us as a community address the expanding need, without sacrificing quality or our commitment to service. With new leadership and a vision that embraces our past, present, and future, the Authority's dedicated Board and staff are poised to successfully provide affordable housing in the 21st century that will put family and community first.

Moses L. Mayne Jr.  
Chair, Board of Commissioners

Eric Johnson  
Executive Director



## A GREEN RIBBON CUTTING AT TASSAFARONGA VILLAGE

### CELEBRATING AFFORDABILITY AND SUSTAINABILITY

OHA celebrated Affordable Housing Week on May 10, 2010, by opening the doors to its first self-developed tax credit property. Housing and Urban Development (HUD) Assistant Secretary Sandra Henriquez and U.S. Environmental Protection Agency (EPA) Administrator Jared Blumenfeld joined local leaders and OHA staff for the ribbon-cutting ceremony. "The redevelopment of Tassafaronga represents a commitment to building green affordable housing with enriched services and a community focus," Henriquez said. Blumenfeld added that Tassafaronga is literally the gold standard for urban cleanup and redevelopment. Resident Andrea President spoke about her Tassafaronga experience. "I love the atmosphere and the layout," she said. "I am overwhelmed that I can call this place home. It makes me strive to do more so that one day I can own a place like this."

Tassafaronga Village offers 157 affordable one- to four-bedroom units, 19 of which are for families that are homeless or at risk of becoming homeless, and households that will benefit from the services of the AIDS Project of the East Bay. On either side of a main plaza, 22 family townhomes are being built by Habitat for Humanity. The new Tassafaronga is located on an expanded seven-acre site, conveniently located near public transit; and lies within close walking distance to a school, a new public library, and a recreation center. Amenities include free high-speed internet access in each unit, a community computer room, beautifully landscaped courtyards, picnic areas, and much more. On-site agencies provide vital health, education, and employment services. All buildings are designed to the highest green standard—LEED (Leadership in Energy and Environmental Design) for Homes Platinum®—and incorporate sustainable features such as a green roof, solar power, environmentally friendly flooring, and a stormwater filtration system. The neighborhood design has been certified as LEED Neighborhood Development Gold. LEED is a certification program of the U.S. Green Building Council.

OHA's Moving to Work status enabled it to attract enough capital to increase the number of rental units from 87 to 157, without the assistance of any HOPE VI funding. The Authority formed a non-profit affiliate that assembled **over \$75 million** from local, state, and federal sources. OHA's Leased Housing department committed 99 project-based Section 8 vouchers. The former distressed and isolated Tassafaronga Village is now a showpiece for OHA's commitment to the continued growth of affordable housing and an expanded integration of sustainable features that promote a healthy environment and increased energy efficiency for residents.



Images, clockwise from top: Tassafaronga's iconic green roof has become the symbol of affordability and sustainability. OHA and HUD representatives at the ribbon cutting ceremony. Family friendly community spaces are featured throughout Tassafaronga.





Images, clockwise from top: An OHA resident receiving her graduation certificate from the Neighbor Leadership Institute. Youth enjoy a bus ride on the way to summer camp. Employees and interns celebrating the completion of a successful summer jobs program.

## FAMILY AND COMMUNITY PARTNERSHIPS

### CONNECTING OHA FAMILIES WITH CAREER, EDUCATIONAL AND COMMUNITY-BUILDING OPPORTUNITIES

In 2010, OHA established the **Department of Family and Community Partnerships (FCP)**. The mission of the new department is to support individuals and families in meeting their employment, education, and health goals consistent with OHA's mission to promote civic involvement and economic self sufficiency. The creation of FCP allows OHA to put all employment development and job training, asset development, education, civic engagement, and leadership development programs under one umbrella. As part of this reorganization, the Family Self-Sufficiency (FSS) program and the Section 8 Homeownership were moved from the Leased Housing department to FCP. In addition, FCP coordinates the Neighborhood Orientation Workshops (NOW), the Neighborhood Leadership Institute (NLI), and the Resident Advisory Board meetings.

FCP has celebrated several successes in the few short months since its inception:

- Eight families successfully purchased a home through the **Section 8 Homeownership** program.
- Twelve residents graduated from the 12-week **Neighborhood Leadership Institute (NLI)**. This new initiative is a partnership between OHA, Attitudinal Healing, Inc., and the College of Alameda. The program focuses on developing problem solving, community asset mapping, and public speaking skills; and all participants have the opportunity to earn college credit at the College of Alameda. The participants work on developing a community project and three of the graduates received mini grants to start community programs focused on youth and seniors.
- Six youth in the **Mayor's Summer Youth Employment Program** were placed in internships at OHA through a partnership between FCP and the Youth Employment Partnership. Five OHA departments welcomed the opportunity to host the interns.
- Forty youth were recruited to attend a 10-day overnight camp in Mendocino through a partnership with the **Oakland Boys and Girls Club**.

In the coming year, FCP will be fully staffed and able to allocate more resources to OHA families. One program currently under development will incorporate a new education initiative focused on closing the opportunity gap for OHA youth.



## PARTNERSHIPS AND INNOVATIONS

### INNOVATIVE SYSTEMS AND OPEN ACCESS

Service and innovation were the hallmarks of OHA's first waiting list opening in four years. In a departure from previous openings, applicants interested in residency at any or all of OHA's public housing or project-based Section 8 properties were able to apply for multiple waiting lists based on their own preferences for schools, transportation accessibility, or employment location. During a five-day period, a total of 93,654 applications were submitted. Ten thousand **potential residents** were chosen for the final list through an automated lottery system.

This was OHA's initial use of a fully Web-based application that focused on improving access to all interested families, allowing residents to apply from home. To accommodate applicants without computer access, OHA established kiosks at its East and West District Offices, and entered into a creative partnership with the Oakland Public Library to staff sixteen libraries throughout the City with OHA employees. Approximately 1,500 applicants used Oakland Public Library computers to submit their online applications. Marketing of the affordable housing opportunity included outreach to Oakland's diverse neighborhoods and communities through more than 200 community- and faith-based organizations and government agencies. Advertisements appeared in five languages (English, Spanish, Mandarin, Khmer, and Vietnamese). The average household income of those applying for the public housing waiting list was \$20,272. The overwhelming majority, 83% of applicants, are living at or below 30% of the Area Median Income (AMI), which is \$26,800 for a family of four in the San Francisco Bay Area.

### EXPANDED SERVICES

To protect and preserve public housing in the era of uncertain federal funding, OHA has partnered with local private management firms to manage four senior resident sites and one family site. Residents have expressed increased satisfaction at the sites managed by the John Stewart Company. Said one resident, "The onsite management team at Campbell Village has been fantastic in responding to the needs of my family." The American Recovery and Reinvestment Act funded physical improvements to common areas and exterior painting of the 154 family apartments. In addition to physical improvements, an expanded array of resident services are now available. In April 2010, Harrison Street **senior residents** were treated to their first monthly food distribution as a result of a partnership between Satellite Housing with Share First Oakland to provide fresh produce and grocery items donated by Whole Foods Market.



Images, clockwise from top: Employees from OHA and the public library assist families applying for housing. Seniors enjoy an on-site distribution of fresh foods. 3500 Bruce Street, OHA's most recently renovated property. Spanish language TV interviews OHA staff about the waiting list opening at 3500 Bruce Street.





### MAXIMIZING OPPORTUNITIES FOR MOTHERS TO SUCCEED

In June 2010, OHA and the Alameda County Sheriff's Department celebrated the tenth year of a partnership known as the **MOMS (Maximizing Opportunities for Mothers to Succeed)** program. The Sheriff's Department works to promote healthy parenting and reduce recidivism for incarcerated mothers. Representatives from the Sheriff's Department discussed the goals of reunifying **previously incarcerated mothers** with their children and thanked OHA for twelve units of affordable housing for women who have successfully completed the program. OHA staff spoke of the successful long-term relationship and presented residents with prototypes of their trademark Green Cleaning Bucket. The highlight of the celebration was, of course, the testimony of residents who spoke of their drug-free lives, family reunification, and career plans.

### LEASED HOUSING LAUNCHES VISITOR SATISFACTION PROGRAM

In the fall of 2008, the Leased Housing department customer service team began considering ways to improve feedback on the experiences of its customers—the **Housing Choice Voucher (HCV) participants** and the **owners/managers** who rent to them. The team began by replacing their Visitor Satisfaction Survey with an easier-to-read version. The form could be returned to OHA by business reply mail or deposited in the survey boxes in the Leased Housing offices. Employees are encouraged to solicit feedback from customers, who would note the employee's name on the survey, which helps identify those staff members who place a premium on customer satisfaction. Each month the surveys are forwarded to the customer service team for action. The surveys revealed that an average of 80% of customers who responded reported receiving satisfactory or better service. Fifty percent reported receiving excellent service. Based on the success in Leased Housing, this pilot program will be expanded to other departments.



Images, top to bottom: OHA and the Alameda County Sheriff's Department celebrate a decade-long partnership. Leased Housing staff celebrate customer service champions.



## PRESERVATION AND DEVELOPMENT

### MODERNIZATION PROGRAM COMPLETED

OHA's major modernization program, which began in 1994, was successfully concluded with the completion of back-to-back sites at **6916 Arthur** and **6921 Fresno**. In conjunction with the realization of Tassafaronga Village, these two newly-renovated jewels contributed to the transformation of an East Oakland neighborhood. Both sites feature a new architectural design with pitched roofs, replacing flat roofs; private fenced patios; and beautifully landscaped and sustainably irrigated grounds. The interiors have been completely remodeled to meet contemporary expectations. Residents will benefit from the energy efficiency measures and attention to indoor air quality. Two of the six units at 6916 Arthur are fully accessible for disabled residents. Both properties are outstanding examples of how distressed buildings can be transformed into housing that helps energize existing neighborhoods, while creating spaces that families are proud to call home.

### HARRISON STREET SENIOR HOUSING

Meeting the affordable housing needs of a skyrocketing, elderly population is one of the greatest challenges facing housing officials nationwide. Thirteen percent of Oakland's senior residents live in poverty. To meet this growing need, Oakland Housing Initiatives (OHI), a non-profit affiliate of the Oakland Housing Authority, and Christian Church Homes of Northern California (CCHNC), undertook the construction of **Harrison Street Senior Housing (HSSH)**, a new six-story, 73-unit affordable housing development, adjacent to the OHA administration building that also houses 101 units of OHA senior housing. Designed to allow its senior residents to lead independent and active lives, HSSH will offer a variety of on- and off-site multicultural services. OHI and CCHNC assembled a financing package that included an \$8,606,900 HUD Section 202 Capital Advance Grant; \$5,133,000 from the City of Oakland; privately placed multifamily tax-revenue bonds in the amount of \$11,114,905; eleven project-based Section 8 vouchers; and an OHA backstop loan for \$500,000, for a total development cost of more than **\$25 million**. On hand to celebrate the groundbreaking of this much needed senior housing development were then-Oakland City Councilmember Jean Quan, (currently Mayor of Oakland); Ophelia Basgal, HUD's newly-appointed Regional Administrator for Region IX; a representative from the office of Congresswoman Barbara Lee; and a host of partners and supporters. Ted Dang, chair of OHI, noted that HSSH was OHI's first new construction project since its founding in 1991.



Images clockwise from top: 6921 Fresno after modernization: an example of how a distressed building can be transformed to create spaces that families are proud to call home. 6921 Fresno before modernization. The future 1633 Harrison Street Senior Housing.







#### AMERICAN RECOVERY AND REINVESTMENT ACT FUNDS

OHA received **\$10.6 million** in formula-based funding through the **American Recovery and Reinvestment Act (ARRA)**. These stimulus funds are being used to renovate several critical housing developments while creating contract opportunities for local businesses and employing local workers. OHA focused on long-deferred site maintenance for some of its aging housing inventory, including three family sites constructed in the 1940s. At Campbell Village, OHA's first public housing development built in 1941, contractors, including one Section 3 business enterprise, worked to replace deteriorating siding, replace play structures, repair parking lots, improve landscaping, and paint the nineteen buildings which contain 154 apartment units; at Lockwood Gardens, a family site built in 1943, roofs were replaced and new water shut-off valves and moisture barriers were installed; and at Palo Vista Gardens, a 100-unit senior site built in 1964, the \$4 million scope of work includes major interior and exterior upgrades, roof replacements, landscaping repairs, and installation of solar panels on one building.

#### PROJECT BASED VOUCHERS SUPPORT CITY-WIDE DEVELOPMENT

Consistent with the Authority's mission to expand the affordable housing inventory in Oakland, project-based Section 8 rental assistance vouchers are being strategically directed to maximize financing opportunities. In fiscal year 2010, the Authority renewed a contract for another ten years with **Harp Plaza**, funding 18 of the 20 units serving extremely low-income families; and OHA also committed another 101 vouchers to **Jefferson-Oaks**, a renovation project sponsored by the Authority. These combined commitments deliver an estimated **\$1.2 million** in annual revenue. During this same period, two outstanding developments that benefit from project-based Section 8 assistance were completed and are now occupied. **Jack London Gateway Senior Housing**, which is 100% subsidized, offers low-income seniors 60 units of very affordable one- and two-bedroom units. The complex is 100% accessible to the disabled. The building received the highest Green-Point Rating given by Build It Green. At the award-winning **Ironhorse at Central Station**, 20 of the 99 units are set aside for very low-income families. During the fiscal year, project-based rental assistance for 427 units generated **\$6.6 million** of operating income for local affordable housing developers.

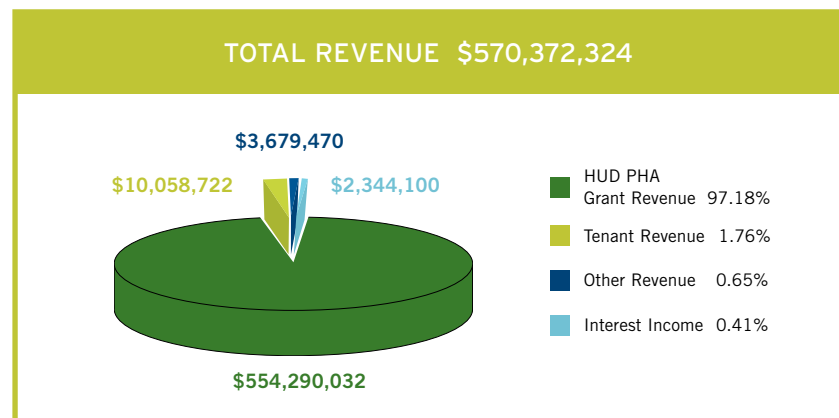
Images, clockwise from top left: Workers replacing the heating systems at Palo Vista Gardens. Contractors removing deteriorated siding at Campbell Village thanks to ARRA funding. The 60 units at Jack London Gateway Senior Housing benefit from Section 8 subsidy.

**CONSOLIDATED STATEMENT OF NET ASSETS**  
FOR YEAR ENDED JUNE 30, 2010  
UNAUDITED

	PROGRAMS	CAHI	TOTAL
<b>ASSETS</b>			
Cash and Investments	\$ 59,644,489	\$ 21,087,176	\$ 80,731,665
Receivables	\$ 13,928,712	\$ 3,146,333	\$ 17,075,045
Other Current Assets	\$ 14,441,846	\$ 55,587	\$ 14,497,433
Fixed Assets	\$ 106,603,614	\$ 711	\$ 106,604,325
Non-Current Assets	\$ 56,912,587	\$ -	\$ 56,912,587
<b>Total Assets</b>	<b>\$ 251,531,248</b>	<b>\$ 24,289,807</b>	<b>\$ 275,821,055</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 6,911,836	\$ 30,899	\$ 6,942,735
Tenant Security Deposits	\$ 572,376	\$ -	\$ 572,376
Other Current Liabilities	\$ 8,718,642	\$ 1,849,095	\$ 10,567,737
Non-Current Liabilities	\$ 12,351,158	\$ -	\$ 12,351,158
<b>Total Liabilities</b>	<b>\$ 28,554,012</b>	<b>\$ 1,879,994</b>	<b>\$ 30,434,006</b>
<b>NET ASSETS</b>			
Invested in Capital Assets - Net of Related Debt	\$ 106,144,805	\$ 711	\$ 106,145,516
Unrestricted Assets	\$ 116,832,431	\$ 22,409,102	\$ 139,241,533
<b>Total Net Assets</b>	<b>\$ 222,977,236</b>	<b>\$ 22,409,813</b>	<b>\$ 245,387,049</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 251,531,248</b>	<b>\$ 24,289,807</b>	<b>\$ 275,821,055</b>

**CONSOLIDATED STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN NET ASSETS**  
FOR YEAR ENDED JUNE 30, 2010  
UNAUDITED

	PROGRAMS	CAHI	TOTAL
<b>OPERATING REVENUE</b>			
Tenant Revenue	\$ 10,058,722	\$ -	\$ 10,058,722
HUD PHA Grants	\$ 189,583,379	\$ 364,706,653	\$ 554,290,032
Investment and Other Income	\$ 2,323,432	\$ 20,668	\$ 2,344,100
<b>Total Operating Revenue</b>	<b>\$ 201,965,533</b>	<b>\$ 364,727,321</b>	<b>\$ 566,692,854</b>
<b>OPERATING EXPENSE</b>			
Administration	\$ 22,378,825	\$ 10,848,955	\$ 33,227,780
Tenant Services	\$ 1,828,084	\$ -	\$ 1,828,084
Utilities	\$ 2,805,009	\$ -	\$ 2,805,009
Maintenance and Contracts	\$ 19,500,169	\$ -	\$ 19,500,169
Police Services	\$ 4,110,213	\$ -	\$ 4,110,213
Housing Assistance Payments	\$ 127,458,279	\$ 350,085,604	\$ 477,543,883
Insurance and General	\$ 3,011,144	\$ 178,943	\$ 3,190,087
Non-Routine Expenses	\$ (734,271)	\$ -	\$ (734,271)
Depreciation	\$ 9,918,953	\$ 449	\$ 9,919,402
<b>Total Operating Expenses</b>	<b>\$ 190,276,405</b>	<b>\$ 361,113,951</b>	<b>\$ 551,390,356</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>\$ 11,689,128</b>	<b>\$ 3,613,370</b>	<b>\$ 15,302,498</b>
<b>NON-OPERATING REVENUES/(EXPENSES)</b>			
Interest Expense	\$ (19,581)	\$ -	\$ (19,581)
Other Income	\$ 3,679,470	\$ -	\$ 3,679,470
Loss from Disposition of Assets	\$ (1,789)	\$ -	\$ (1,789)
<b>Total Non-Operating Revenues/(Expenses)</b>	<b>\$ 3,658,100</b>	<b>\$ -</b>	<b>\$ 3,658,100</b>
<b>Income (Loss) before Capital Contributions</b>	<b>\$ 15,347,228</b>	<b>\$ 3,613,370</b>	<b>\$ 18,960,598</b>
Capital Contributions	\$ 9,313,000	\$ -	\$ 9,313,000
<b>Change in Net Assets</b>	<b>\$ 24,660,228</b>	<b>\$ 3,613,370</b>	<b>\$ 28,273,598</b>
<b>Net Assets - Beginning of Year</b>	<b>\$ 198,317,008</b>	<b>\$ 18,796,443</b>	<b>\$ 217,113,451</b>
<b>Net Assets - End of Year</b>	<b>\$ 222,977,236</b>	<b>\$ 22,409,813</b>	<b>\$ 245,387,049</b>





Alec A-Hiokatoo  
 Porfirio Acevedo  
 Michael Adkins  
 Hanan Alabtain  
 Yvonne Amado  
 Terry Ampon  
 Julita Andaya  
 Raha Atencion  
 Ugonna Atulobi  
 Tyrone Aubry  
 Eugene Bachmanov  
 Melissa Baddie  
 Abraham Bahta  
 William Bailey  
 Elaine Banks  
 Tara Banks  
 Caroline Barnett  
 Naushad Beg  
 Bobby Bell  
 Chas Bell  
 Lucinda Ben-David  
 Kristina Benavidez-Perry  
 Wanda Benson  
 Asha Bhatia  
 Belfort Biagas  
 Lenardo Bowden  
 Kim Boyd  
 Mai Brew  
 Frederica Brewer  
 Kouakou Brou  
 Catherine Brown  
 James Brown  
 Lillie Brown  
 Rose Brown

Crispin Castillo  
 Simon Chan  
 Chih-Hsia Chao  
 Subrata Chatterjee  
 Sophia Chen  
 Dorell Childress  
 Larry Childress  
 Larry Childress Jr.  
 Namgyal Choedon  
 Kin Chow  
 Amy Christen  
 Julie Christiansen  
 Stephanie Christmas  
 Ann Clegg  
 Keith Clemons  
 Jerold Coats  
 Cleotis Collins Jr.  
 Roxane Congi  
 Alejandra Contreras  
 Tashoni Cooper  
 Kenneth Cordier  
 James Costanzo  
 Cynthia Crawford  
 Jaime Cruz  
 Tibor Csontos  
 Brian Czechowski  
 Thupten Daga  
 MeLanie Daos  
 Jeffrey Davis  
 Vernon Days  
 Sairul Dean  
 Cel Deleon  
 Leon Delmonte  
 Monique Douthit

Vaughn Eubanks  
 Lonetta Evans  
 AnaMarie Farias  
 LeeAnn Farnier  
 Todd Farris  
 Steven Finley  
 Ricardo Flores  
 Andrew Frankel  
 Evahalina Franklin  
 Bridget Galka  
 Helga Garcia  
 Inez Garcia  
 John Gayton  
 Zewditu Gebrekristos  
 Quyen Giang  
 Melanie Gilbert  
 Rhonda Gilbert  
 Adelfa Gill  
 Terrance Godfrey  
 Velda Goe  
 Anthony Gomez  
 Yvette Gordon  
 Raymond Graham  
 Berie Gray  
 Rodney Greer  
 Jon Gresley  
 Rose Marie Griffin  
 Guadalupe Guiza  
 Elena Gutierrez  
 Dwayne Hankerson  
 Stacy Harding  
 Michelle Hasan  
 Billy Henderson  
 Sean Heron

Lawrence Jackson  
 Ramon Jacobo Jr.  
 Proverb Jacobs III  
 Franklin Jeffrey  
 Sylvia Jenkins  
 Martha Jimenez  
 Deidre Johnson  
 Eric Johnson  
 Henry Johnson  
 Lajoy Johnson  
 Qiana Johnson  
 Alan Jones  
 Darlene Jones  
 Ronald Jones  
 Anna Kaydanovskaya  
 Arifa Khan  
 Michael Kleinsmith  
 Sharyllee Laviste  
 Anders Lee  
 Anne Lee  
 Douglas Lee  
 Mely Lee  
 Yaokouei Lee  
 Tim Leistico  
 Florice Lewis  
 Victor Li  
 Evonne Liang  
 Kit Liang  
 Charles Lira  
 Clinton Loftman  
 Rik Lopes  
 Krinzia Lopez  
 Janice Love  
 Kimberly Low

Anna Gwyn May  
 Craig McBurney  
 Leah McCoy  
 Keith McCree  
 Terry McCully  
 Daniel McGill  
 Janet McGill  
 Gina McGlynn  
 Rickey McLane  
 Donald McShane  
 Daniel Mermelstein  
 Jacqueline Mesterhazy  
 Robert Michaels  
 Madhu Misri  
 Judy Monnier  
 Casey Mooningham  
 Candyce Moore  
 Darryl Moore  
 Jan Moore  
 Valerie Moore  
 Robert Morgan  
 Michael Morris  
 Jeffrey Muegge  
 Nathan Mumbower  
 Patricia Murphy  
 Zesky Nelson  
 Boris Nemirovskiy  
 Elizabeth Nervis  
 Philip Neville  
 Gary New  
 Nguyet Nguyen  
 Kenneth Nielsen  
 Christian Njoku  
 Juvenal Nunez

Janet Rice  
 Monica Rice  
 Camilya Robinson  
 Diana Rocha  
 Zola Rodgers  
 Stephen Rodriguez  
 Danny Rouseve  
 Shaun Royster  
 Ricardo Rubio  
 Joshua Ruiz  
 Jillian Ryan  
 Chioseng Saechao  
 Muang Saetern  
 Koy Saeyang  
 Mohammed Safiul  
 Kenneth Sakurai  
 Juan Santillan  
 Ronald Scarborough  
 Dorinda Shelton  
 Gregory Shklyarevsky  
 Avery Sim  
 Limmie Sims  
 Shadrick Small  
 Denise Smith  
 Freddie Smith  
 Leonard Smith  
 Shelia Smith  
 Joseph Smithonic  
 Xiao Bing Song  
 Albert Soohoo  
 Derek Souza  
 Deborah Stanfield  
 Sharon Starwood Smith  
 Mark Stephenson

Cynthia Torres  
 Carmella Tuttle  
 Brandon Valentine  
 Clara Velasco  
 David Vickrey  
 Stephen Villarreal  
 Federico Villarreal  
 Yolanda Vinson  
 Clint Wade  
 Ricardo Walker  
 Sandra Wallace  
 Hazel Walter  
 Adam Ward  
 David Watson  
 Frances Watson  
 Debbie Wellnitz  
 Denis Whitfield  
 Donna Whitmore  
 Angelene Williams  
 Icie Williams  
 James Williams  
 Laroy Williams  
 Malcolm Williams  
 Paul Williams  
 Paula Williams  
 Tami Williams  
 Leonard Smith  
 Dwight Wilson  
 Melvin Wilson  
 Noel Winn  
 Feelat Wong  
 Wilson Wong  
 Sonya Wright  
 Julie Yarbrough-Langford  
 Yuzi Ye



OAKLAND HOUSING  
 AUTHORITY EMPLOYEES



Dennis Brumfield  
 Jack Bryson  
 Connie Burgin  
 Michael Burns  
 Danielle Butler  
 Ismael Cabrera  
 Carol Cade  
 Ramon Canton  
 Jerome Cardona  
 Maria Caro  
 Teela Carpenter  
 Alejandro Carrillo

Marisela Duenes  
 Leo Duhay  
 Laura Dunwood  
 Carel Duplessis  
 Aida DuPree  
 Artesia DuPree  
 Donald DuPree  
 Luther DuPree III  
 Pacquin Dwyer  
 Andre Edwards  
 Angela Eisenman  
 Ditra Ellis

Bernard Ho  
 Gerling Hogan  
 Arzo Homayun  
 Steven Hoppe  
 Kimberly Horstman  
 Christopher Hough  
 James Houghton  
 Kayley House  
 He Huang  
 Andy Ie  
 Patricia Ison  
 Christopher Jackson

Monica Ly  
 John Lyons  
 Anthony Ma  
 Orlino Macaraeg  
 Christopher MacGregor  
 Joel Major  
 Erica Malcolm  
 Paul Malech  
 Christabell Malloy  
 Jamie Manalang  
 Lanell Marshall  
 Erica Martinez

Wilma O'Brien  
 Chantha Oum  
 Clarence Patterson  
 Aileen Perez  
 Ronald Phillips  
 Dawn Pipkins  
 Michael Pope  
 Michael Quijano  
 John Ralls  
 Manuel Ramos  
 Richard Reyes  
 Jerry Ribeira

Billy Sterling  
 Linda Stone  
 Tiffany Strickland  
 Diane Summerville  
 Cynthia Taylor  
 Joetta Taylor  
 Issayas Tewelde  
 Pamela Thomas  
 Reginald Thomas  
 Nicole Thompson  
 Robert Thornton  
 Tamara Thrower

Evelyn Yip  
 Carolina Yong  
 Derwin Young  
 Ron Young  
 Joy Zandona  
 Meihui Zhang  
 Jason Zimiga  
 Robert Zimiga



The Oakland Housing Authority, founded in 1938, is an independent agency that owns federally-funded public housing and administers Section 8 subsidies within the City of Oakland.

For more information about the Oakland Housing Authority, please contact the Customer Assistance Center at 510.874.1653, [info@oakha.org](mailto:info@oakha.org), or visit our Web site at [www.oakha.org](http://www.oakha.org).

1619 Harrison Street  
Oakland, California 94612-2307  
510.874.1500  
TDD 510.832.0633  
[www.oakha.org](http://www.oakha.org)

