



Oakland Housing
Authority

MAKING TRANSITIONS WORK

ANNUAL PLAN
FISCAL YEAR 2011
(JULY 1, 2010 – JUNE 30, 2011)

ADOPTED ON APRIL 12, 2010

AMENDMENTS ADOPTED ON NOVEMBER 22, 2010

www.oakha.org

Oakland Housing Authority

Fiscal Year 2011 MTW Annual Plan

Board of Commissioners

Moses L. Mayne, Jr., Chair
Gregory Hartwig, Vice Chair
William Curry
Marlene Hurd
Tanya Pitts

Senior Staff:

Jon Gresley,	Executive Director
Eric Johnson,	Deputy Executive Director, Property Operations
Phil Neville,	Deputy Executive Director, Real Estate Development
Janet Rice,	Deputy Executive Director, Finance & Program Administration
Carel Duplessis,	Director, Police Services
LeeAnn Farner,	Director, California Affordable Housing Initiatives
Sean Heron,	Director, Family and Community Partnerships
Patricia Ison,	Director, Property Operations
Florice Lewis,	Interim Director, Human Resources
Anthony Ma,	Director, Finance
Craig McBurney,	Director, Information Technology
Mark Stephenson,	Director, Leased Housing

Prepared by:

Sean Heron and Anna Gwyn May, with significant contributions from Caroline Barnett, Carel Duplessis, Bridget Galka, Jon Gresley, Rose Marie Griffin, Guadalupe Guiza, Steve Hoppe, Patricia Ison, Eric Johnson, Anna Kaydanovskaya, Doug Lee, Kit Liang, Anthony Ma, Boris Nemirovskiy, Phil Neville, Janet Rice, Mark Stephenson, and James Williams.

1619 Harrison Street
Oakland, CA 94612
(510) 874-1500
www.oakha.org

**Oakland Housing Authority
Fiscal Year 2011 MTW Annual Plan**

Table of Contents

I. Introduction	Page 1
II. General Housing Authority Operating Information	Page 5
III. Non-MTW Related Housing Authority Information	Page 11
IV. Long-term MTW Plan	Page 13
V. Proposed MTW Activities: HUD Approval Requested	Page 14
VI. Ongoing MTW Activities: HUD Approval Previously Granted	Page 23
VII. Sources and Uses of Funding	Page 46
VIII. Administrative	Page 52
Appendices	
Appendix A. Board Resolution	
Appendix B. Certification of Compliance with MTW Regulations	
Appendix C. Comments from Resident Advisory Board	
Appendix D. Evidence of Public Process and Public Comment Letters	
Appendix E. Inventory of Public Housing Sites	
Appendix F. Glossary of Terms	
Appendix G. Board Resolution for Amended Plan	
Appendix H. Comments from Resident Advisory Board regarding Amended Plan	
Appendix I. Evidence of Public Process for Amended Plan	

Section I. 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 low-income housing programs and assists over 15,000 of Oakland's lowest-income families, 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.

As the City's largest provider of affordable housing, OHA recognizes that it takes a tremendous amount of support to help people make a home, and assist residents in building neighborhoods and communities. Accordingly, OHA has previously been recognized by the U.S. Department of Housing and Urban Development (HUD) as a "high performing" housing authority and has earned the opportunity to participate in the Congressionally Authorized Moving to Work Demonstration Program.

MTW Demonstration Program

OHA was selected to participate in the Moving to Work (MTW) Demonstration Program in 2001 and executed its first MTW agreement with HUD in March of 2004. The original seven year contract was scheduled to expire on June 30, 2011. In February of 2009, OHA signed an Amended and Restated Moving to Work Agreement with the HUD. The new agreement extends OHA's participation in the MTW Program through the end of June, 2018, an additional seven years past the scheduled expiration date of the original agreement.

MTW provides a unique opportunity for housing authorities to explore and test new and innovative methods of delivering housing and supportive services to low-income residents. Originally authorized under the Omnibus Consolidated Receptions and Appropriations Act of 1996, the MTW Demonstration Program waives certain provisions of the Housing Act of 1937 and HUD's implementing requirements and regulations. In addition, using MTW authority, OHA may combine funding from several HUD programs into a Single-Fund Budget with full flexibility. The Agency may use MTW funds in the Single-Fund Budget for any eligible MTW activity including, operating subsidy, capital improvements, acquisition and new construction, counseling and case management. In addition, OHA's agreement allows the MTW funds to be used outside of the traditional public housing and section 8 programs to support local housing activities. The Oakland Housing Authority has renamed the MTW program "*Making Transitions Work*" in order to better reflect the potential of the demonstration program here in Oakland.

The United States Congress established the following three statutory goals when it approved the MTW Demonstration Program:

- Reduce costs and achieve greater cost effectiveness in Federal expenditures;

- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low income families.

Overview of the Agency's Goals and Objectives for FY 2011

In addition to the long term and ongoing goals of the Oakland Housing Authority outlined in Section IV, the two primary goals of the Oakland Housing Authority for fiscal year 2011 include expanding housing opportunities and preserving and expanding housing assistance to families with special needs. Specifically, the Authority will use its MTW flexibilities to expand housing opportunities by allowing Public Housing families to be able to move with transfer voucher privileges and by modifying the PBV occupancy standards to match those of the Low Income Tax Credit Finance Program. The goal of addressing special housing needs will be met in part by developing a PBV program that is specifically for the existing service enhanced single room occupancy (SRO) buildings in Oakland that provide housing for very vulnerable populations, and secondly, by providing sponsor based rental assistance to special needs populations through organizations contracted by the City of Oakland to provide direct services.

The MTW Annual Plan

As an MTW Agency, OHA submits an MTW Annual Plan to HUD, the basic format of which is defined by the MTW Agreement. OHA's MTW Annual Plan for fiscal Year 2011 is intended to provide residents, the public and HUD with information on OHA's programs and policies, including both approved and planned MTW activities and operating budgets and capital investment plans. The following provides a summary overview of the various sections of the FY 2011 Annual Plan:

Section I – Introduction

This section provides general information about the MTW Demonstration Program, an overview of OHA's participation in MTW, and a summary of the Annual Plan for FY 2011.

Section II – General Housing Authority Operating Information

This section includes general housing stock, lease-up and wait list information.

Section III – Non-MTW Housing Authority Activities

This section includes information on significant OHA activities that do not require MTW authorization.

Section IV – Long Term MTW Plan

This section provides an overview of OHA's long term vision for participation in the MTW Demonstration Program.

Section V – Proposed MTW Activities: HUD Approval Requested

This section includes information on the following proposed MTW activities:

1. Amend Occupancy Standards in PBV Program
2. Standardize Transfer Voucher Privileges in Public Housing and Section 8
3. Single Room Occupancy/Studio Apartment Project Based Preservation Program
4. Use of Replacement Housing Factor (RHF) Funds for the Development of New Low Income Housing without Public Housing Units
5. Amend PBV Rules to Allow for the Creation of Transitional Housing Programs

Section VI – Approved MTW Activities: HUD Approval Previously Granted

This section includes information on the following approved and ongoing MTW activities:

1. Triennial income re-examinations for elderly and disabled households on fixed incomes
2. Utilize site based wait lists
3. Allocate PBV units to developments owned directly or indirectly by OHA without using a competitive process
4. Allocate PBV units utilizing existing competitive process
5. Utilize alternative HQS inspection system
6. Fund affordable housing development activities
7. Short Term Subsidy Program
8. Expansion of Service Enhanced Public Housing Opportunities
9. Extend Zero Assistance HAP Period From Six To 24 Months
10. Adopt Policy that Allows for allocating PBVs to 100 Percent of the Units in a Development
11. Execute PBV HAP Contracts for Non-Contiguous Scattered Site Buildings
12. Adopt Alternative System for Determining Initial Contract Rent for PBV Units Allocated to the Scattered Sites
13. Allow Landlord or Management Agent to Accept Lower HAP By Modifying PBV Rules For In-Place Families at Former Scattered Sites Public Housing Developments

14. Local Housing Assistance Program
15. Relocation Assistance and Counseling Services Related to Scattered Site Disposition
16. Redesign Family Self Sufficiency (FSS) program

List and Justification of Activities Removed or Moved from Section VI – Ongoing MTW Activities

- Income Mixing at Newly Renovated Public Housing Sites
- Exceed 25 percent per project cap for PBV units allocated to OHA's Tassafaronga development
- Neighborhood Orientation Workshop (formerly the Good Neighbor Program)
- Waive 12 Month Minimum Stay Requirement In PBV Rules For In-Place Families at Scattered Sites
- Convert Incremental Section 8 Units into MTW Section 8 Block Grant
- Department of Family and Community Partnerships (formerly Department of Resident Initiatives)

Section VII – Sources and Uses

This section includes summary budget information for FY 2011 including planned sources and uses for MTW and non-MTW (special purpose) Funds.

Section VIII – Administrative

This section includes the Board of Commissioners resolution and Certification of Compliance.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

Number of public housing units at beginning of year – The Oakland Housing Authority has 1,606 Public Housing units. (See Table 1 for a summary of OHA's public housing program). Note that unit counts for the HOPE VI sites are for Public Housing units only.

Table 1 Inventory of Public Housing Units		Total Units
Large Family and Mixed Population Sites		
Campbell Village		154
Peralta Villa		390
Lockwood Gardens		372
	Sub-Total	916
Designated Senior Developments		
Palo Vista Gardens		100
1619 Harrison		101
Oak Grove North		77
Oak Grove South		75
Adell Court		30
	Sub-Total	383
HOPE VI Sites		
Chestnut Court		45
Linden Court		38
Mandela Gateway		46
Foothill Family Apts.		21
Lion Creek Crossings (Phases 1, 2, 3)		136
Lion Creek Crossings (Phase 4 in development)		21
	Sub-Total	307
	Total	1,606

General description of any planned significant capital expenditures by development – Planned capital expenditures for FY 2011 by Asset Management Property are outlined in Table 2 below.

Funds received from the American Recovery and Reinvestment Act (ARRA) are not eligible for inclusion in the MTW program and will not be used for capital projects on the scattered sites approved for disposition.

“On demand” refers to unanticipated capital expenditures that may arise during the fiscal year.

A significant proportion of the planned capital expenditures are related to real estate acquisition and development activities. The planned real estate acquisition and

development activities that have been discussed in public session include the following:

- Lakeside – Acquisition and development– 90 senior tax credit apartments planned with 30 units of Section 8 project based vouchers (PBV).
- Jefferson/Oaks Hotel – Acquisition and Development – 102 family tax credit apartments with 101 Section 8 PBV planned.
- Lions Creek Phase IV/Coliseum Gardens HOPE VI – Acquisition and Redevelopment – 72 tax credit family apartments planned with 21 public housing apartments and 10 units of Section 8 PBV planned with OHA and HUD HOPE VI loans and a backstop loan commitment until permanent take out financing takes out the construction loan.
- Keller Plaza – Renovation – 210 family apartments with 168 units of project based Section 8 planned.
- Harrison Senior Towers – Acquisition and development – 73 senior tax credit apartments with 61 units in HUD 202 and 11 units of Section 8 PBV planned with OHA loans and a backstop loan commitment until permanent take out financing steps in and takes out the construction loan.
- Grand Avenue – Acquisition and development – 74 family tax credit apartments with 37 Section 8 PBV planned.

Table 2		
FY 2011 Capital Expenditure Plan		
Projects	Source of Funds	Projected FY 2011 Expenditures
AMP 101 (1619 Harrison Renovation)	CFP	\$800,000
AMP 101-108 (Emergency Generators)	CFP	\$1,500,000
AMP 104 (Plumbing Repairs)	CFP	\$180,000
AMP 105 (Full Remodeling)	CFP	\$760,000
AMP 106 (Full Remodeling)	CFP	\$720,000
AMP 109-111 (For BEP - 43 sites)	CFP	\$3,814,164
AMP 109-114 (ADA Unit Conversion)	CFP	\$450,000
	Subtotal CFP	\$8,224,164
AMP 101 (Site Improvement)	ARRA	\$477,400
AMP 104 (Site Improvement)	ARRA	\$124,950
AMP 107 (Site Imp/Interior Enhancement)	ARRA	\$150,000
AMP 108 (Site Imp/Interior Enhancement)	ARRA	\$70,000
	Subtotal ARRA	\$822,350
On-Demand	MTW	\$400,000
Real Estate Acquisitions	MTW	\$27,575,000
	Subtotal MTW Funds	\$27,975,000
	Grand Total	\$37,021,514

Number of Public Housing Units to be added – OHA does not anticipate adding any public housing units during FY 2011. Phase 4 of Lions Creek Crossings, which includes 21 replacement public housing units and 51 affordable units, is currently under development. Of the 21 replacement public housing units, one is a two bedroom unit and the remaining 20 are three bedroom units. The 51 affordable units include 16 one bedroom units, 27 two bedroom units and eight three bedroom units. Of the 72, four units will be fully accessible. The OHA expects to complete construction of Phase 4 by the fall of 2011 with lease up anticipated by the spring of 2012.

Number of public housing units to be removed from the inventory during the year by development specifying the justification for removal – OHA does not anticipate removing any Public Housing units from its inventory during the fiscal year. However, OHA is preparing an application to HUD for permission to dispose of five public housing sites designated for seniors, a total of 383 units. OHA anticipates the disposition process to occur over a one year period from the time approval is granted and Section 8 Tenant Protection Vouchers are awarded. More information regarding the disposition of the senior public housing sites can be found in Section III.

Number of MTW HCV units authorized – At the end of the plan year, OHA will have 12,500 authorized Housing Choice Voucher units in the MTW program. This number includes 1,528 Tenant Protection Vouchers received by the Agency as part of the disposition of the family scattered site portfolio of Public Housing units and converted into MTW units during this fiscal year and the prior fiscal year. Tenant Protection Vouchers will only be converted into MTW units upon renewal and consistent with provisions outlined in Attachment A of OHA’s Amended and Restated MTW Agreement dated February 4, 2009. (See Table 3 below for a summary of OHA’s HCV program).

Number of non-MTW HCV authorized – OHA’s non-MTW HCV units include 502 Section 8 Mod Rehab Vouchers 175 Section 8 Mainstream Vouchers and 105 VASH vouchers. (See Table 3 below for a summary of OHA’s HCV program). The Agency also administers a Shelter Plus Care program under contract with Alameda County that serves approximately 242 families. As noted above, OHA is preparing an application to HUD for permission to dispose of five senior public housing sites. If the application is approved, OHA will apply for Section 8 Tenant Protection Vouchers for the residents currently in the properties. OHA anticipates that any vouchers awarded as part of the disposition will not impact the HCV program until FY 2012.

Table 3 Inventory of OHA's Housing Choice Voucher Units (at the end of FY 2011)	
MTW HCV Units	12,500
Non-MTW HCV Units	
Section 8 Mod Rehab	502
Section 8 Mainstream Program	175
VASH	105
Sub-total	782
Total HCV Units	13,282

Number of HCV units to be project based including description of each separate project – The OHA Board of Commissioners has approved allocating up to 2,650 of the current MTW HCV units for project based assistance. As of the beginning of the fiscal year, OHA has committed 2,341 units to specific projects, which includes 1,554 PBV units allocated to the former family scattered site public housing portfolio consistent with the approved disposition plan. Of the total approved PBV units, 427 have executed HAP contracts. (See Table 4 for an overview of OHA's PBV allocations.)

Table 4 Approved PBV Allocations				
Development Name	Date of Board Approval	# of PBV Units	Contract Date	Project Description
Mandela Gateway	2/12/2003	30	10/20/2004	Low Income Families
Fox Courts / Uptown Oakland	12/3/2004	20	5/15/2009	Low Income Families / Homeless with HIV/AIDS
Altenheim Senior Housing Phase I	7/13/2005	23	1/1/2007	Senior
Madison Apartments	7/13/2005	19	4/25/2008	Low Income Families
Seven Directions	7/13/2005	18	9/12/2008	Low Income Families
Lion Creek Crossings II	11/9/2005	18	7/3/2007	Low Income Families
Lion Creek Crossings III	6/14/2006	16	6/25/2008	Low Income Families
Orchards on Foothill	6/14/2006	64	11/7/2008	Senior
14 th St Apartments at Central Station	1/22/2007	20	11/25/2009	Low Income Families
Jack London Gateway - Phase II	2/26/2007	60	6/5/2009	Senior
Tassafaronga Village Phase I	2/25/2008	80	4/23/2010	Low Income Families
Altenheim Senior Housing Phase II	4/28/2008	40	4/5/2010	Senior
Tassafaronga Village Phase II	7/21/2008	19	5/27/2010	Low Income Families / Homeless with HIV/AIDS
Total Units Under HAP Contract		427		
Harrison & 17 th Senior Housing	5/29/2007	11	In Dev.	Senior
St. Joseph's Senior Apartments	5/29/2007	83	In Dev.	Senior
Lion Creek Crossings Phase IV	4/28/2008	10	In Dev.	Low Income Families
720 East 11 th Street	4/28/2008	16	In Dev.	Low Income Families / Persons with Disabilities
Fairmount Apartments	10/24/2008	16	In Dev.	Low Income Families / Persons with Disabilities
Willow Place Senior Homes	5/4/2009	50	In Dev.	Senior
Effie's House	5/4/2009	10	In Dev.	Low Income Families
Slim Jenkins Court	5/4/2009	11	In Dev.	Low Income Families
Marin Way	5/4/2009	19	In Dev.	Low Income Families
Drachma Housing	5/4/2009	14	In Dev.	Low Income Families
OHA Scattered Sites	7/27/2009	1,554	Pending	Low Income Families
Jefferson Oaks	3/9/2010	101	In Dev.	Special Needs
Harp Plaza	5/24/2010	19	In Dev.	Low Income Families
Commitments In Development or Pending		1,914		
Total PBV Allocations		2,341		

B. Leasing Information, Planned – this information is estimated and may be subject to change during the Plan year

Anticipated total number of MTW PH units leased in the Plan year – OHA’s goal is that 1,467 MTW Public Housing units will be leased up at the end of FY 2011, which represents an overall routine vacancy rate of three percent. (See Table 5 for a breakdown of the estimated number of Public Housing units leased up at the end of FY 2011.)

As noted previously, OHA is preparing an application to HUD for permission to dispose of five public housing sites designated for seniors, a total of 383 units. If the disposition is approved by HUD and the subsequent request to HUD for Tenant Protection Vouchers is granted this fiscal year, OHA will remove 383 units from the public housing program. This is not reflected in Table 5 because the timeline for this activity is uncertain.

Table 5 Anticipated Total PH Units Leased (at end of FY 2011)	
Category	Units
Total PH Units at End of FY 2011	1,606
HOPE VI Units in Development	(21)
Vacant Units Off-line for Rehabilitation	(59)
Units Approved for Non Dwelling Use	(14)
Routine Vacancies	(45)
Total PH Units Leased as of 6/30/11	1,467

Anticipated total number of non-MTW PH units leased in the Plan year – OHA does not have any non-MTW Public Housing units.

Anticipated total number of MTW HCV leased in the Plan year – OHA estimates that it will have between 100 and 104 percent of the MTW HCV leased up at the end of FY 2011.

Anticipated total number of non-HCV leased in the Plan year – OHA estimates that it will have at least 97 percent of the non-MTW HCV leased up at the end of FY 2011.

Description of anticipated issues relating to any potential difficulties in leasing units (both PH and HCV) – OHA does not anticipate any potential issues that would impact the agency’s ability to lease units.

Number of PBV units in use at the start of the Plan year – OHA estimates that 660 PBV units will be under contract by the start of FY 2011. This number includes the 427 units currently under contract and 233 units, or 15 percent, of the scattered site portfolio approved for disposition where there are vacancies and unit turnovers.

C. Wait List Information

Public Housing Wait Lists – OHA opened site based wait list in July of 2009 and all wait lists are anticipated to remain closed during FY 2011. OHA will operate site based wait lists at the following developments:

Large Family and Mixed Population Sites

- Campbell Village
- Peralta Villa
- Lockwood Gardens

Designated Senior Developments

- Palo Vista Gardens
- 1619 Harrison
- Oak Grove North
- Oak Grove South
- Adell Court

HOPE VI Sites

- Chestnut Court and Lindens Court
- Foothill Family Apartments
- Lion Creek Crossings
- Mandela Gateway

Leased Housing Wait Lists – There are no anticipated changes in the organization of the wait lists for the HCV Program. OHA will continue to operate a single wait list for the MTW HCV Program while sites with allocations of PBV units will continue to operate site based wait lists. OHA anticipates opening the HCV wait list during the second quarter of FY 2011.

Section III. Non-MTW Activities

Lion Creek Crossings (Coliseum Gardens) HOPE VI Redevelopment Project – The Revised Revitalization Plan (RRP) for the Lion Creek Crossings HOPE VI Revitalization Program includes the construction of 32 units for homeownership. The land for these units, consisting of approximately 1.5 acres, was to be sold at below fair market value. As a result of the downturn in the home ownership market and limited access to credit, the development of new for-sale units will be infeasible, even with subsidy. OHA, in collaboration with the development partners EBALDC and The Related Companies, will consider the possibility of developing additional affordable rental housing on the homeownership parcel. The number and type of rental units will be determined based on market evaluation and funding availability. Any change in the proposed development will most likely require a revision to the HOPE VI grant. Any change will be brought before the Resident Advisory Board and Board of Commissioners for consideration.

Planned Demolition and Disposition Request – The OHA is preparing an application for the disposition of its 383 senior public housing units on five scattered sites. The Authority has come to this conclusion based on the costs associated with operating and managing this portfolio as well as the enormous backlog of deferred maintenance at the sites created by the lack of adequate subsidy in the public housing program over a sustained period of time. If the disposition is approved by HUD and the subsequent request to HUD for Tenant Protection Vouchers is granted, the Authority will transfer the control of the properties via long term lease or through the sale of the properties to a non-profit corporation created by OHA for this purpose. The non-profit corporation will maintain and manage the units using conventional financing and management strategies to address the physical needs of the properties and ensure their continued operation as affordable senior housing in the City of Oakland.

The Authority is committed to maintaining the affordability of these scattered senior site units to low-income seniors earning at or below 60% of AMI for 55 years. After disposition, the senior units will be project-based to maintain their affordability at current levels, subject to compliance with HUD requirements. Residents who choose to move will be offered Tenant-Based Vouchers. Any proceeds from increased operating income will be utilized to improve the existing units and properties, or used to support the public housing program.

Site Name	Number of Units
Oak Groves North	77
Oak Groves South	75
Adell Court	30
Palo Vista Gardens	100
Harrison Towers	101
Total	383

The Authority estimates that scattered site properties cost at least twenty to twenty-five percent more to operate than the Authority's other units of comparable size, because of staff transportation costs, unproductive staff time related to travel to the sites, lack of standardization of building and unit components, and other factors. One property, Palo Vista Garden is not officially designated a scattered site in PIC, but at the request of the resident population and to make available other financing vehicles to address the physical needs of the 100-unit property, and bring program conformity across our senior housing portfolio, the Authority has included this property in the application.

The shortfall in funding means the Authority's staffing has not been adequate. Routine repairs were often delayed due to a shortage of staff to provide maintenance and upkeep. Major repairs and upgrades have been deferred due to inadequate capital and operating funds. These delays further contribute to the deterioration and accumulation of replacement needs. Utilizing the Authority's flexibility provided through participation in the Moving to Work program, and ARRA funding, the Authority is completing some of the deferred maintenance at some sites, however the operating costs continue to exceed the income for these sites. The Authority has made significant efforts to control costs at these sites, including contracting out maintenance and management services, however even after these efforts, the sites are currently operating at a \$623,857 annual deficit. This deficit exists in operating income and expenses only, and does not include any funding for capital improvement to the sites.

The outlook is bleak for the longer term. In addition to a projected operating deficit of more than \$6,200,000 over the next ten-years, the Authority's most recently completed physical needs assessment of these sites estimates the cost to be \$36,841,197 million – over \$96,000 per unit – in physical needs beyond annual operating expenses needed by 2015. The Authority has invested over \$6 million in capital projects at the properties since the report, but far short of the \$18.5 million needed as of this fiscal year. These sites will receive a 2010 Capital Grants allocation of only \$926,891; it would take nearly 20 years of accumulated capital funds to meet the current need. As soon as 2015 the Authority estimates it will need an additional \$21,471,797 beyond what the Capital Fund could provide over a ten-year period just to catch up with the deferred physical needs, and the figure grows exponentially thereafter.

This places the Authority in an untenable position regarding the senior scattered-site inventory, and clearly another solution is needed. To dispose of our senior scattered site units and create project based Section 8 properties in place of the current public housing program units, will assist the Authority by allowing us to seek financing needed to reinvest in the properties, and complete long over due capital improvements, that is not currently available. OHA intends to continue to make progress in our efforts toward meeting our capital improvement and quality of life goals for all our households, including our senior households, and provide both healthier greener units and greater housing choice, and has determined that this is the most effective manner to accomplish these goals.

Section IV. Long-term MTW Plan

This section includes information on OHA's long-term goals as an MTW agency.

1. OHA's long-term MTW goals

The Oakland Housing Authority will utilize its participation in the MTW Demonstration program in the following three primary areas:

1. Preserving and Enhancing the Public Housing Portfolio

OHA has made a long-term commitment to use MTW authority to preserve and enhance its portfolio of Public Housing units through a combination of enhanced operations and an aggressive effort to address deferred maintenance and improve physical conditions.

2. Preserving and Expanding Affordable Housing opportunities

OHA's participation in the MTW Program has allowed the Authority to preserve affordable housing resources and expand housing opportunities through real estate development, site acquisition, partnerships with non-profit developers and active coordination with the City of Oakland. These brick and mortar strategies will be complemented by new innovative subsidy programs designed to meet local needs and initiatives.

3. Promoting Resident Empowerment and Self Sufficiency

The long term success for many of OHA's clients requires a level of support beyond simply housing. MTW allows OHA to enhance the quality and reach of client services provided both in-house and in partnership with community based service providers, many of which are experts in their respective fields.

4. Expanding Housing Choice in the Public Housing Program

One of the long term goals of the Agency is to expand housing opportunities for residents in the Public Housing Program. As the programs are designed now, depending on when and where there is an opening in the Public Housing or Housing Choice Voucher programs, families admitted for assistance receive significantly different housing options. For Public Housing residents their assistance, with very few exceptions, is limited to the unit they accept when they enter the program. In contrast, a participant in the HCV program is able to relocate with continued assistance to meet the changing needs of their family. The primary strategy to accomplish this goal is to provide Public Housing residents with the ability to transfer their housing subsidy similar to the current policy in the Project Based Voucher (PBV) program. This change would allow residents in the Public Housing Program to move, with continued assistance, if their housing needs change.

Section V. Proposed MTW Activities (HUD Approval Requested)

This section includes summary information on proposed Moving to Work activities for which the Oakland Housing Authority is requesting HUD approval. Table 6, includes information on the relationship between the proposed activities and each of the statutory objectives as well as detailed information on measurements and impacts.

1. Amend Occupancy Standards in PBV Program

OHA will amend the occupancy standards in the PBV program to match the occupancy standards utilized in the Low Income Housing Tax Credit (LIHTC) program. Subsidy Standard tables are used to determine the appropriate number of bedrooms needed for families of different sizes and compositions. Currently, the subsidy standard applicable for determining the HCV program voucher size are used for determining the appropriately sized unit for a family residing in a PBV program unit. When PBV assistance is attached to units developed or rehabilitated with other state or locally administered affordable housing funds, the occupancy standards applicable to those other programs may often differ from the standard used for the PBV program. The differences in applicable occupancy standards creates circumstances whereby a family of a particular size or composition will qualify for a specific unit under the general occupancy standards for the development but would not be eligible to occupy the same sized unit using PBV assistance.

Amending the PBV occupancy standards will not change the rent paid by the family and is therefore not considered an MTW rent reform initiative.

2. Standardize Transfer Voucher Privileges in Public Housing and Section 8

As part of OHA's commitment to standardize the benefits and policies between the Public Housing and Section 8 programs, OHA will adopt a new policy to standardize the transfer policies for conversion from Public Housing or Project Based Voucher assisted units. This new policy is still in development and will require approval from the Board of Commissioners in order to implement.

The policy is expected to 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 2-year tenancy in order to be eligible to request a transfer voucher from either Public Housing or PBV programs. In order to limit the impact on the HCV waitlist, the issuance of transfer vouchers may be subject to a one-for-one policy: OHA may issue at least one or more new vouchers to a family selected off of the Authority's HCV tenant-based waiting list for each Public Housing or PBV program conversion transfer voucher that is issued. In order to control demand, OHA is considering limiting the number of transfer vouchers available to no more than 10 percent (10%) of the total units in the Public Housing and PBV programs combined per year.

The change allows tenants to "vote with their feet" and the option to move when family, employment or other circumstances change. One of the central principles of self

sufficiency is that families have the maximum flexibility to select a neighborhood with the unique combination of resources (schools, transportation, recreation, retail and family and social networks) that best meet that particular family's needs. The new policy would also provide property management with an indication of potential issues related to a site consistent with best practices in the private market. The ability to request a transfer voucher also provides important new resources for families in their efforts to become economically self sufficient while increasing housing choice. Implementing the policy is an important step towards OHA's goal of standardizing procedures between the Section 8 and Public Housing Program.

3. Single Room Occupancy/Studio Apartment Project Based Preservation Program

Using MTW flexibility, OHA will explore the development of a Project Based Voucher sub-program tailored to the needs of developments with SRO and Studio units that serve individuals with special needs and where there is a need to preserve the housing resource.

There are over 2,200 SRO units available in the City of Oakland. Many of these properties are experiencing significant deferred maintenance and cash flow problems, including the Section 8 Mod Rehab assisted SRO developments as discussed in Proposed MTW Activity 4. These developments primarily serve populations with the greatest need for services. The Authority intends to utilize a PBV-SRO/Studio sub program to award long term commitments of project based Section 8 to these buildings where there is a commitment to provide services. Long term commitments of operating subsidy will be leveraged and combined with additional local funding resources and program expertise in the community to provide services. Most of the service enriched SRO developments in the City of Oakland are operated by non-profit affordable housing developers. OHA has partnered with many of these experienced and highly successful agencies on other projects. There is a long history of collaboration between the Oakland Housing Authority, local government, and many of the operators/providers of affordable housing and supportive services. There is significant support in the community for this program as illustrated by the public comments and letters received by the Authority. The selection of partners will be determined through a competitive process.

The goal of the program is to stabilize housing resources that serve very low income individuals utilizing best practices in terms of service delivery and the proportion of units reserved for tenants with special needs. The Agency estimates that it will commit approximately 150 to 200 PBV units to eligible properties that must compete through an RFP process for available funding. Similar to many transitional housing programs, the new PBV sub-program may also include "graduation" requirements for tenants that request tenant based voucher assistance. The details of the graduation requirement will be developed in partnership with local providers with expertise operating service enriched housing.

Transfer vouchers will be issued in a way that is fair and equitable to families that are already on the HCV waitlists. In order to limit the impact on the HCV waitlist, the issuance of transfer vouchers will be subject to a one-for-one policy: OHA must issue at least one new voucher to a family selected off of the Authority's HCV tenant-based waiting list for each project-based or program conversion transfer voucher that is issued.

In order to qualify for a program transfer voucher, the family must have also completed a 2- year tenancy before requesting to convert. In order to control demand, there will be a cap on the transfers approved to no more than 10 percent (e.g. 10 units in a 100 unit development) granted per site, per year.

4. Use of Replacement Housing Factor (RHF) Funds for the Development of New Low Income Housing without Public Housing Units

Utilizing MTW flexibility, OHA will use any Replacement Housing Factor (RHF) funds received as a result of an approved disposition of Public Housing for the development of new low income housing that does not include Public Housing units. Without the additional capital resources made available through the HOPE VI (or similar) program, the Agency has concluded that the long term subsidy available through the Public Housing program (ACC units) is not adequate and such projects would be infeasible. OHA would develop the new low income housing using multiple sources of financing, including the Low Income Housing Tax Credit (LIHTC) program, and the developments might in some cases include PBV units.

5. Amend PBV Rules to Allow for the Creation of Transitional Housing Programs

Using MTW flexibility, OHA will develop a PBV sub-program to allow for transitional housing at developments serving low income special needs households who otherwise might not qualify for or be successful in the Public Housing and/or Section 8 Programs. Under this PBV sub-program, OHA will enter into a long term PBV HAP contract with the Owner of the property that would include an addendum allowing the Owner to select tenants and enter into lease agreements. The Owner of the property will have demonstrated expertise providing property management and service needs specific to the intended population to be housed.

The Owner would be responsible for establishing criteria for program eligibility, establishing and administering a site based wait list, selecting participants, and establishing graduation criteria from the program. All program participants must meet Section 8 income eligibility requirements to qualify for tenancy.

Participants of the program would be referred to the Owner from other community based organizations and governmental agencies, as appropriate. Once eligibility has been established, the family will execute a participation agreement and enter into a transitional housing lease with the Owner of the property. Under the transitional housing lease agreement, tenancy would be limited to a fixed maximum term limit, such as 18 months with limited option to renew or extend the lease agreement. PBV rental assistance will only be provided during the term of the lease agreement. Participants that successfully "graduate" by completing the service program requirements will be offered other housing assistance through the Authority.

The purpose of this initiative is to provide special needs families with children a supportive environment coupled with stable housing during a transitional period in their life. This initiative seeks to fulfill the statutory requirement of increasing housing choice to low income special needs households who, without this assistance, otherwise might not qualify for or be successful in the Public Housing and/or Section 8 Programs. For FY

2011, the pilot project for this activity will be the Maximizing Opportunities for Mothers to Succeed (MOMS) Program, which provides 11 units of service enhanced housing for women leaving the county jail system and reuniting with their children. MOMS is a partnership with the Alameda County Sheriffs Department.

Table 6 – Proposed MTW Activities: HUD Approval Requested

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Related to Rent Reform)
<p>1. Amend Occupancy Standards in PBV Program</p>	<p>Utilize MTW authority to amend the occupancy standards in the PBV program to make it consistent with occupancy standards of other funding programs.</p>	<p>Increase housing choice</p>	<p>Create consistent occupancy standards for all units in a development regardless of source of subsidy. Eliminate need to maintain separate waiting lists based on source of financing. Expand housing options for households assisted with PBVs.</p>	<p><u>Baseline</u> – Number of families that are currently mismatched based on the use of two occupancy standards</p> <p><u>Benchmark</u> – Number of families that move into a larger unit under the new occupancy standards</p>	<p>Data collected through Leased Housing Department on the number of households who qualify for an available unit who would not have under the previous PBV rules</p>	<p><u>Establishment of an Agency MTW Section 8 PBV Program</u> Attachment C – Section D.7</p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Related to Rent Reform)
<p>2. Standardize PBV Program Transfer Rules</p>	<p>Change would allow Public Housing residents and PBV assisted residents the ability to request a transfer voucher to the HCV program. This would allow tenants the option of moving when family, employment or other circumstances change. The change allows tenants to “vote with their feet” which would inform management of potential issues related to a site consistent with best practices in asset management. Implementing the policy is an important step towards standardizing procedures between the Section 8 and Public Housing Program.</p>	<p>Increase housing choice</p>	<p>Increased housing choice. Improved discipline in property management practices. Resource limitations will limit the number and pace that requests for transfer vouchers can be honored.</p>	<p><u>Baseline</u> – Number of Public Housing families requesting a transfer voucher under the new policy = Zero</p> <p>Number of PBV assisted families requesting a transfer voucher under the new policy = Zero</p> <p><u>Benchmark</u> – 200 current public housing residents will request transfer vouchers</p> <p>Number of PBV assisted families requesting a transfer voucher = 43 families</p>	<p>Survey of stated reason for requesting transfer voucher.</p> <p>Information from Leased Housing Department on number of households requesting transfer vouchers</p>	<p>Single Fund Budget Attachment C – Section B.1</p> <p>Legacy and Community Specific Authorizations Attachment D – Use of Funds</p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Related to Rent Reform)
3. Single Room Occupancy/ Studio Apartment Project Based Preservation Program	<p>Using MTW authority, OHA will develop a Project Based Voucher sub program that will award long term Section 8 assistance to SRO/ and studio developments offering service enriched housing units. The awards can be leveraged with other financial resources to preserved and improve distressed SRO/Studio developments.</p> <p>The program will commit 200 units of assistance to eligible properties that must compete for available funding.</p>	Increase housing choice	Preserve and improve inventory of SRO/Studio service enriched housing available to families with special needs.	<p><u>Baseline</u> - Zero, currently no SRO/ Studio developments have been awarded PBV assistance in this program.</p> <p><u>Benchmark</u> – Provide assistance to 200 service enriched SRO/Studio units</p>	<p>Data on the number units/projects awarded PBV assistance in this program.</p> <p>Characteristics of households served and per household costs of providing subsidy with new program.</p>	<p><u>Establishment of an Agency MTW Section 8 PBV Program Attachment C – Section D.7</u></p>	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Related to Rent Reform)
<p>4. Use of Replacement Housing Factor (RHF) Funds for the Development of New Low Income Housing without Public Housing Units</p>	<p>Utilizing MTW flexibility, OHA will use any Replacement Housing Factor (RHF) funds received as a result of an approved disposition of Public Housing for the development of new low income housing that does not include Public Housing units. Without the additional capital resources made available through the HOPE VI (or similar) program, the Agency has concluded that the long term subsidy available through the Public Housing program (ACC units) is not adequate and such projects would be infeasible. OHA would develop the new low income housing using multiple sources of financing, including the Low Income Housing Tax Credit (LIHTC) program, and the developments might in some cases include PBV units.</p>	<p>Increase housing choice</p>	<p>Expanded opportunities to develop new and replacement housing.</p>	<p><u>Baseline</u> – Zero. OHA has not developed any new housing with RHF funds that does not include Public Housing units</p> <p><u>Benchmarks</u> – Development of new housing utilizing RHF funds without Public Housing.</p>	<p>Data collected from Real Estate Development Department on development activities and funding leveraged, including the use of PBV units.</p>	<p><u>Single Fund Budget</u> Attachment C – Section B.1</p> <p><u>Legacy and Community Specific Authorizations</u> Attachment D – Use of Funds</p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Related to Rent Reform)
<p>5. Amend PBV Rules to Allow for the Creation of Transitional Housing Programs</p>	<p>Using MTW flexibility, OHA will develop a PBV sub-program to allow for transitional housing at developments serving low income special needs households who otherwise might not qualify for or be successful in the Public Housing and/or Section 8 Programs. Under this PBV sub-program, OHA will enter into a long term PBV HAP contract with the Owner of the property that would include an addendum allowing the Owner to select tenants and enter into lease agreements. The Owner of the property will have demonstrated expertise providing property management and services specific to the intended population to be housed.</p>	<p>Increase Housing Choice</p>	<p>Increased housing choice options for low income special needs families that without this assistance would not be served by the Public Housing or Section 8 Program.</p> <p>For FY 2011, the pilot project for this activity will be the MOMS Program, which provides 11 units of service enhanced housing for women leaving the county jail system and reuniting with their children.</p>	<p><u>Baseline</u> – Number of families served with this program that would not otherwise be served by Public Housing or Section 8 = Zero</p> <p><u>Benchmark</u> – Number of families served with this program that would not otherwise be served by Public Housing or Section 8 = 11 families</p>	<p>Number of Families served by the MOMS program</p>	<p>Single Fund Budget Attachment C – Section B.1</p> <p>Transitional/ Conditional Housing Program Attachment C – Section B.4 Attachment D – Section B.2</p> <p>Operational Policies and Procedures Attachment C – Section D.1.a, b</p>	

Section VI. - Ongoing MTW Activities (HUD Approval Previously Granted)

The MTW activities listed below have already received HUD approval. Table 7, provides information on the relationship between the ongoing activities and each of the statutory objectives as well as detailed information on measurements and impacts.

1. Triennial Income Reexaminations for Elderly and Disabled Households on Fixed Incomes (Note: this authorization was previously titled “Tri-annual”)

Conduct income reexaminations every three (3) years for elderly and disabled households on fixed incomes in the Public Housing and Section 8 programs. In the interim years, an automatic adjustment is applied to the households' housing payment equal to the cost of living adjustment (COLA) made to the households' related income subsidy program. Households not defined as elderly or disabled and on a fixed income are exempt from this rent reform initiative and will continue to have their incomes reexamined annually. This initiative was added to OHA's Admissions and Continued Occupancy Policy (ACOP), Chapter 9: Reexaminations, and the Administrative Plan, Chapter 11: Reexaminations.

- Plan Year Policy First Identified and Adopted: FY 2007
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Implementation of this policy has been delayed due to conversion to a new client tracking software program. Scheduled implementation is tied to adoption of triennial reexaminations for all households in the Public Housing and Section 8 Program. This initiative was implemented for March, 2010 annual recertifications for the Section 8 program and for May, 2009 annual recertifications for two of the public housing properties with third party property management. Implementation of this initiative continues to be ongoing in both programs.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity for the Public Housing and Section 8 programs.

Hardship Policy:

Households may request an interim review at any time if they believe their rent portion would be lower than the stated cost of living increase or decrease.

A similar policy has been in place in the Public Housing and Section 8 programs since before the triennial income reexamination initiative was implemented, which allowed for households to request an interim reexamination at any time if aspects of the family's income or composition changes.

Impact Analysis:

This initiative is intended to impact OHA's operations by reducing the number of annual reexaminations conducted by staff resulting in reduced costs and greater cost effectiveness. Approximately 3,500 households will be subject to this policy once the implementation is completed for all programs.

2. Site Based Wait Lists

Establishment of site based wait lists at HOPE VI, Public Housing sites managed by a third party and developments with PBV allocations.

- Plan Year Policy First Identified and Adopted: FY 2006
- Plan Year Policy Implemented: FY 2006
- Update on Status of Activity: Currently site based wait lists are in place at the 12 Asset Management Projects (AMPs), all of the five HOPE VI sites and eight developments with PBV units. The site based wait lists for the scattered site public housing units approved for disposition will stay in place as these sites convert to the PBV program.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): The description was updated to include site based wait lists at all Public Housing sites, as opposed to the 3 previously included. The statutory objective of increasing housing choice has been removed because it is not the primary objective of this activity. More specific numerical baseline and benchmark data has been provided for this activity. In addition, the data collection and measurement information has been revised to more accurately describe the measurement information used to develop the baseline and benchmarks.

3. Allocate PBV Units without Using Competitive Process

Use MTW authority to allocate PBV units to developments owned directly or through a partnership affiliated with OHA without using a competitive process.

- Plan Year Policy First Identified and Adopted: FY 2006
- Plan Year Policy Implemented: FY 2006
- Update on Status of Activity: Ongoing
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity. In addition, the data collection and measurement information has been revised to more accurately describe the measurement information used to develop the baseline and benchmarks.

4. Allocate PBV Units Utilizing a Reasonable Competitive Process or an Existing Competitive Process

Use City of Oakland NOFA/RFP or other competitive process to allocate PBV units to qualifying developments.

- Plan Year Policy First Identified and Adopted: FY 2006
- Plan Year Policy Implemented: FY 2006
- Update on Status of Activity: Ongoing
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A

- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity. In addition, the data collection and measurement information has been revised to more accurately describe the measurement information used to develop the baseline and benchmarks.

5. Utilize Alternative HQS Inspection System

OHA will implement a risk based strategy to allocate HQS inspection resources.

- Plan Year Policy First Identified and Adopted: FY 2009
- Plan Year Policy Implemented: N/A
- Update on Status of Activity: The alternate system is currently in development.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity. In addition, the data collection and measurement information has been revised to more accurately describe the measurement information used to develop the baseline and benchmarks.

6. Fund Affordable Housing Development Activities

Utilize Single-Fund Flexibility to leverage funds to preserve affordable housing resources and create new affordable housing opportunities in Oakland.

- Plan Year Policy First Identified and Adopted: FY 2008
- Plan Year Policy Implemented: FY 2008
- Update on Status of Activity: Ongoing
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity.

7. Short Term Subsidy Program

Utilize MTW flexibility to 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 for the ownership entities and funders to restructure debt, increase revenue and/or change the ownership structure necessary to preserve the affordable housing resource.

- Plan Year Policy First Identified and Adopted: FY 2009
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Funding commitments made to the Oaks Hotel and Slim Jenkins Court
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A

- Revisions to Metrics (Table 7): The description has been updated to include the specific property to be funded by this activity during the fiscal year. In addition, numerical baseline and benchmark data has been provided for this activity.

8. Expansion of Service Enhanced Public Housing Opportunities

Increase allocation of resources to the Mom's Program to improve outcomes. Expand the day-to-day coordination of the program. Explore opportunities to expand and replicate the program at other sites.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: N/A
- Update on Status of Activity: N/A
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity.

9. Extend Zero HAP Assistance Period From Six To 24 Months

Extend the period that a household may remain on the Section 8 HCV program while receiving zero assistance. By lengthening the period from six to 24 months, OHA expects to provide an additional level of security and confidence for participants working to increase wage income and possibly eliminate the incentive to leave employment or reduce hours to remain eligible for continued participation.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Policy added to the Administrative Plan in July, 2009
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A

10. Adopt Policy that Allows for allocating PBVs to up to 100 Percent of the Units in a Development

Award PBV units to leverage additional housing development funds, expand opportunities to provide service enriched housing, support tax credit senior developments that use 55 years of age as the definition of senior, and ensure a project's feasibility in Oakland's high cost market.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Policy added to the Administrative Plan in July, 2009
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A

- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity.

11. Execute PBV HAP Contracts for Non-Contiguous Scattered Site Buildings

Utilize PBV HAP contracts for non-contiguous groupings of scattered site buildings and execute HAP contracts by AMP or other logical grouping of non-contiguous buildings.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Implemented for the former scattered site public housing portfolio when converted to PBV units.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity.

12. Adopt Alternative System for Determining Initial Contract Rent for PBV Units Allocated to the Scattered Sites

Establish PBV program initial contract rents for former public housing scattered sites by using a comparability analysis or market study based on similar type units in non-contiguous groupings other logical grouping of non-contiguous buildings.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Implemented for the former scattered site public housing portfolio when converted to PBV units.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity.

13. Allow Landlord or Management Agent to Accept Lower HAP By Modifying PBV Rules For In-Place Families at Former Scattered Sites Public Housing Developments

The owner of a former public housing scattered site unit that has been converted to PBV assistance has the option to accept a lower HAP based on the family unit size rather than the number of bedrooms in the unit to avoid having to displace and require that the family to move from the unit they currently occupy.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Implemented for the former scattered site public housing portfolio when converted to PBV units.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A

- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity.

14. Local Housing Assistance Program

Provide housing assistance outside of the traditional Section 8 and Section 9 (Public Housing) programs. Develop an MTW Local Housing Assistance Program (LHAP) for hard-to-house clients. Leverage additional funding resources and program expertise in the community to directly assist low income households who otherwise might not qualify or be successful in either the Public Housing or Section 8 Program.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: FY 2010
- Update on Status of Activity: Implemented for the former scattered site public housing portfolio when converted to PBV units and in partnership with City of Oakland.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): The description was updated to provide more information about the programs implemented with this activity. The statutory objective of providing incentives for families with children to become economically self sufficient has been removed because it is not the primary objective of this activity. More specific numerical baseline and benchmark data has been provided for this activity.

15. Relocation Assistance and Counseling Services Related to Disposition of Scattered Site Units

Provide counseling and relocation assistance to impacted Public Housing residents in the scattered sites approved for disposition per the approved disposition plan and adopted relocation plan.

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: 2010
- Update on Status of Activity: Implemented for the former scattered site public housing portfolio when converted to PBV units.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): Numerical baseline and benchmark data has been provided for this activity.

16. Redesign Family Self Sufficiency (FSS) program

Enhance the FSS program so that it builds on best practices, and where applicable, works in tandem with other community based programs and initiatives. Expand services to HCV participants, increased enrollment and improve outcomes by better matching program design with participant needs. Provide new incentive for families with children to become economically self sufficient

- Plan Year Policy First Identified and Adopted: FY 2010
- Plan Year Policy Implemented: N/A
- Update on Status of Activity: N/A
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): The statutory objectives of increasing housing choice and reducing cost and achieving greater cost effectiveness have been removed because they are not the primary objective for this activity. In addition, numerical baseline and benchmark data has been included.

List and Justification of Activities Removed or Moved from Section VI – Ongoing MTW Activities

Convert Incremental Section 8 Units into MTW Section 8 Block Grant

Immediately convert new vouchers received into the MTW Block Grant program to maintain maximum flexibility and reduce costs associated with running two sizable programs with different program requirements.

- Plan Year Policy First Identified and Adopted: Not Approved
- Plan Year Policy Implemented: N/A
- Update on Status of Activity: Consistent with HUD's processes, OHA will convert incremental Section 8 units at contract renewals to the MTW Block Grant.
- Changes to MTW Authorizations: N/A
- Use of an Outside Evaluator: N/A
- Revisions to Metrics (Table 7): This activity has been removed from the metrics table for the ongoing activities because it was not approved.

Income Mixing at Newly Renovated Public Housing Sites

This activity has been removed from the ongoing activities because it was completed and closed out in the FY 2010 MTW Annual Report.

Exceed 25 percent Per Project Cap for PBV Unit Allocation to Tassafaronga Development

This activity has been removed from the ongoing activities because it was completed and closed out in the FY 2010 MTW Annual Report.

Waive 12 Month Minimum Stay Requirement In PBV Rules For In-Place Families at Scattered Sites

This activity has been removed from the ongoing activities because it was never implemented and determined to be unnecessary since Tenant Protection Vouchers were not allowed to be converted to PBV. This activity was closed out in the FY 2010 MTW Annual Report.

Neighborhood Orientation Workshops (NOW) Good Neighbor Program

This activity was removed from the ongoing MTW activities because it only utilizes the statutory authorizations related to funding fungibility. Based on instructions from HUD, this activity has been included in Section VII.E Sources and Uses of Funding, Use of Single Fund Flexibility.

Department of Family and Community Partnerships (formerly Department of Resident Initiatives)

This activity was removed from the ongoing MTW activities because it only utilizes the statutory authorizations related to funding fungibility. Based on instructions from HUD, this activity has been included in Section VII.E Sources and Uses of Funding, Use of Single Fund Flexibility.

Table 7 - Ongoing MTW Activities: HUD Approval Previously Granted

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
<p>1. Triennial Income Re-Examinations for Elderly and Disabled Households on Fixed Incomes</p>	<p>Utilize a triennial income reexamination with annual rent adjustments based on published COLA's for Social Security and SSI.</p>	<p>Reduce costs and achieve greater cost effectiveness</p>	<p>Reduction in administrative time and costs associated with conducting reexaminations for these households on fixed incomes.</p>	<p><u>Baseline</u> – Time to perform full rent review reexaminations: Section 8 = 3,092 hours (based on 3,092 eligible households) Public Housing = 1,350 hours (based on 135 eligible households)</p> <p>Cost to perform full rent review reexaminations – Section 8 = \$129,250 Public Housing = \$33,750</p> <p><u>Benchmark</u> – (30% reduction from baseline) Time: Section 8 = 2,164 hours Public Housing = 945 hours</p> <p>Costs: Section 8 = \$90,500 Public Housing = \$23,600</p>	<p>(Number of reexaminations performed in a fiscal year) x (Average amount of time to complete annual reexamination) = Total amount of time (hours) to complete annual reexaminations.</p> <p>(Total hours to complete reexaminations in a fiscal year) x (Average per hour pay rate of employees performing task) = Total labor cost (\$) to complete annual reexaminations.</p>	<p><u>Income Review and Reexamination Program</u></p> <p>Attachment C – Section C.4 Section D.1.c</p>	<p>Households may request an interim review at any time if they believe their rent portion would be lower than the stated cost of living increase or decrease.</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
2. Site Based Wait Lists	Establishment of site based wait lists at HOPE VI, all Public Housing sites and developments with PBV allocations	Reduce costs and achieve greater cost effectiveness	The selection and pre-screening of prospective tenants at each site improves efficiency and reduces the duplication of administrative functions. Site based wait lists limit OHA screening to households selected and interested in the specific unit. OHA staff no longer has to refer multiple families to fill single vacancies. Site based wait lists reduce referrals from OHA of prospective tenants who are not interested in a specific development. Allows residents to demonstrate preference based on geography and neighborhood amenities.	<p><u>Baseline</u> – Time to determine program eligibility, offer of a unit to an applicant, and have them lease the unit. = 19 hours per household in Public Housing</p> <p>Cost for activity described above = \$875 per household for Public Housing</p> <p><u>Benchmark</u> – Time = 11 hours per household in Public Housing</p> <p>Cost = \$500 per household in Public Housing</p>	Average staff time and hourly rate associated with performing activities described in baseline and benchmarks	<u>Site Based or Geographic Area With List System</u> Attachment C – Section C.1	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
3. Allocate PBV Units to Developments Owned Directly or Indirectly by OHA Without Use of a Competitive Process	Use MTW authority to allocate PBV without competitive process	Reduce costs and achieve greater cost effectiveness Increase housing choice	Reduction in administrative and development costs associated with issuing RFP when OHA has qualifying development. Policy will also lead to the creation of new or replacement housing opportunities.	<u>Baseline</u> – Cost to develop and issue a RFP = \$7,500 per RFP Cost to respond to an RFP = \$4,000 per RFP Number of PBV units allocated to housing opportunities prior to implementation <u>Benchmarks</u> - Cost to develop and issue a RFP = \$0 per RFP Cost to respond to an RFP = \$0 per RFP Number of PBV units allocated to housing opportunities after implementation	Number of PBV allocated to New housing opportunities developed or preserved utilizing PBV units allocated to OHA developments	<u>Establishment of an Agency MTW Section 8 PBV Program</u> Attachment C – Section D.7.a	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
4. Allocate PBV Units Utilizing an Existing Competitive Process	Use City of Oakland NOFA/RFP or other competitive process to allocate PBV units to qualifying developments	Reduce costs and achieve greater cost effectiveness Increase housing choice	Reduction in administrative and development costs associated with issuing RFP Create new or replacement housing opportunities	<u>Baseline</u> – Cost to develop and issue a RFP = \$7,500 per RFP Number of PBV units allocated to housing opportunities prior to implementation <u>Benchmarks</u> - Cost to develop and issue a RFP = \$0 per RFP Number of PBV units allocated to housing opportunities prior to implementation	Number of PBV units allocated and new housing opportunities developed or preserved utilizing PBV units allocated using existing competitive process	<u>Establishment of an Agency MTW Section 8 PBV Program</u> Attachment C – Section D.7.b	N/A
5. Utilize Alternative HQS Inspection System	OHA will implement a risk based strategy to allocate HQS inspection resources	Reduce costs and achieve greater cost effectiveness	Improved compliance of HQS at problem properties and allocate fewer resources to sites with history of compliance.	<u>Baseline</u> – Cost to perform HQS inspections = \$401,150 annually <u>Benchmarks</u> – Cost to perform Risk Based HQS inspections = \$200,575 every other year	Inspection data	<u>Ability to Certify HQS</u> Attachment C – Section D.5 <u>Inspection Protocols and Procedures</u> Attachment D – Section D	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
6. Fund Affordable Housing Development Activities	Utilize single fund flexibility to leverage funds and create new and replacement housing in Oakland.	Increase housing choice	OHA will significantly contribute to the creation of new and replacement affordable housing	<u>Baseline</u> – Number of affordable housing units brought on-line = Zero <u>Benchmarks</u> – Number of affordable housing units brought on-line this fiscal year = 144 new construction units 303 rehabilitated units	Data on development activity	<u>Single Fund Budget Attachment C – Section B.1</u> <u>Legacy and Community Specific Authorizations Attachment D – Use of Funds</u>	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
<p>7. Short Term Subsidy Program</p>	<p>Utilize MTW flexibility to provide temporary housing assistance to preserve existing affordable housing resources.</p> <p>This fiscal year, OHA anticipates providing funding under this program to Slim Jenkins Court, a total of 31 units, pending transfer of ownership to a nonprofit organization.</p>	<p>Reduce costs and achieve greater cost effectiveness</p> <p>Increase housing choice</p>	<p>Preserving existing housing resources with a short term subsidy is more cost effective in many circumstances than relocating in-place families and providing a HAP. Keeping units in service and providing options for tenant to stay in place increases housing choice.</p>	<p><u>Baseline</u> – Cost to issue new HCV = \$233,918 annually</p> <p>Number of families living in units that may be taken out of service.</p> <p><u>Benchmark</u> – Cost to issue subsidy = \$133,000</p> <p>Number of families given the option to remain in-place.</p>	<p>Number of households kept in place and amount of short term subsidy provided</p>	<p><u>Single Fund Budget Attachment C – Section B.1</u></p> <p><u>Legacy and Community Specific Authorizations Attachment D – Use of Funds</u></p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
<p>8. Expand Specialized Housing Programs</p>	<p>OHA currently operates the MOMS Program that provides 11 units of service enriched housing for mothers leaving the county jail system and reuniting with children. The program is run in collaboration with the Alameda County sheriffs department. Graduates of the program are provided with the option to transfer into OHA's other Public Housing units. OHA will expand resources to this program and explore expanding and replicating the program to additional sites and populations.</p>	<p>Provide incentives for families with children to become economically self sufficient</p> <p>Increase housing choice</p>	<p>OHA will increase its allocation of staff resources to the project to improve outcomes and address staffing reductions at the partner agency. OHA will focus on pre-release training and support, the delivery of on-site services and the day to day coordination of the program with the sheriffs department. The changes will improve outcomes for participants and reduce vacancies.</p>	<p><u>Baseline</u> – Number of applicants = 4</p> <p>Vacancy Rate at program = 50%</p> <p>Types of services available = Zero</p> <p><u>Benchmarks</u> – Number of applicants = 6</p> <p>Vacancy Rate at program = 10%</p> <p>Types of services available = 4</p>	<p>Tracking number of applicants, vacancy rate and type and hours of services available</p>	<p><u>Single Fund Budget</u> Attachment C – Section B.1</p> <p><u>Transitional/Conditional Housing Program</u> Attachment C – Section B.4</p> <p><u>Legacy and Community Specific Authorizations</u> Attachment D – Use of Funds</p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
<p>9. Extend From Six To 24 Months the Period Of Time That HCV Participant May Receive Zero Assistance Before Being Terminated From Program.</p>	<p>Current policy allows HCV participants six months of zero HAP before they are terminated from the program. The new policy would allow HCV participants 24 months of zero HAP before losing assistance. Clients receiving zero HAP will be referred to Client Services Program.</p>	<p>Provide incentives for families with children to become economically self sufficient</p>	<p>Change would remove the choice between efforts to become more self sufficient and housing assistance. Remove incentive to lose employment or reduce sources of income to maintain housing assistance. Encourage employment and provide additional security and confidence for participants trying to increase their wage income.</p>	<p><u>Baseline</u> – Number of participants who receive notice of zero HAP and subsequently report loss of income <u>Benchmark</u> – Full evaluation will require a 24 month period. Reduction in number of households losing employment or reporting loss of income at 6 months of zero HAP. Increase in incomes of households after 12 months of zero HAP.</p>	<p>Track number and status of households receiving zero HAP</p>	<p><u>Operational Policies and Procedures</u> Attachment C – Section D.1.b Section D.3.a</p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
10. Adopt Policy that Allows OHA to Allocate PBVs to 100 Percent of the Units in a Development	Eliminating the cap will allow OHA to leverage housing development funds while expanding opportunities to preserve affordable units, support service enriched housing, support tax credit senior developments that use a different definition of senior, and ensure project feasibility in Oakland's high cost market.	Increase housing choice	Expanded opportunities to develop new and replacement housing.	<p><u>Baseline</u> – Number of PBV units awarded above 25% of total units in a project = Zero</p> <p><u>Benchmarks</u> – Number of PBV units awarded above 25% of total units in a project = 75 units</p>	Data on the number of units and development opportunities created in developments with allocations above the 25% cap.	<p><u>Establishment of an Agency MTW Section 8 PBV Program</u> Attachment C – Section D.7</p> <p><u>Site and Neighborhood Standards</u> Attachment D – Section B.4</p>	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
11. Execute HAP Contracts by Non-Contiguous Scattered Site Buildings	<p>OHA's scattered site portfolio consists of 254 developments with 336 buildings containing 1,615 units. Currently these units divided into 6 Asset Management Properties. This policy would eliminate requirement that HAP contracts are limited to developments comprised of contiguous buildings. OHA will use its MTW authority to enter into 6 HAP contracts by AMP instead of 254 contracts by development.</p>	<p>Reduce costs and achieve greater cost effectiveness</p>	<p>Reduction in the staff time and administrative costs associated with preparing, executing and managing the HAP contracts for the former scattered site portfolio.</p>	<p><u>Baseline</u> – Number of HAP contracts to be executed = 254</p> <p>Staff time to execute contracts = 762 hours</p> <p><u>Benchmarks</u> – Number of HAP contracts to be executed = 6</p> <p>Staff time to execute contracts = 36 hours</p>	<p>Number of HAP contracts executed vs. number required without MTW authority. Time required to execute HAP contracts for scattered sites</p>	<p><u>Establishment of an Agency MTW Section 8 PBV Program</u> Attachment C – Section D.7</p> <p><u>Operational Policies and Procedures</u> Attachment C – Section D.1.a</p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
<p>12. Adopt Alternative System to Determine Initial Contract Rent for PBV Units Allocated to Scattered Site Developments</p>	<p>Utilizing MTW authority, initial contract rent will be determined using comparability analysis or market study certified by an independent agency approved to determine rent reasonableness for OHA-owned units. This would replace the requirement to use a state certified appraiser. Available data base is well suited for establishing initial contract rents in this existing portfolio of small building and does not warrant the costs associated with using a state certified inspector.</p>	<p>Reduce costs and achieve greater cost effectiveness</p>	<p>Significant reduction in cost associated with establishing reasonable rents.</p>	<p><u>Baseline</u> – Per unit cost to use a state certified appraiser for a market rent study for each PBV “project” = \$192</p> <p><u>Benchmarks</u> – Per unit cost to use a state certified appraiser (or alternative independent agency) for a comparability analysis and market rent study based on scattered sites AMP property groups = \$48</p>	<p>Data on number of units certified, per unit costs for state certified inspectors, cost of services performed by authorized entities, and staff time allocated to establishing initial rent levels and</p>	<p><u>Establishment of an Agency MTW Section 8 PBV Program</u> Attachment C – Section D.7</p> <p><u>Rent Policies and Term Limits</u> Attachment C – Section D.2</p>	<p>N/A</p>

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
13. Allow Landlord or Management Agent To Accept Lower HAP By Modifying PBV Rules For In-Place Families At Scattered Site Developments	After disposition and conversion to PBV assistance some in-place families may either chose to stay or be unsuccessful using a transfer voucher. And, some of these families might be over housed. Using MTW authority, owners could accept lower HAP based on the appropriate number of bedrooms for the family.	Increase housing choice	This policy will ensure that households that remain and are over housed have access to assistance.	<p><u>Baseline</u> – Number of overhoused households allowed to remain in place with PBV assistance = Zero families</p> <p><u>Benchmarks</u> – Number of overhoused households allowed to remain in place with PBV assistance = 100 families</p>	Data on the family, unit size and actual HAP for in-place families remaining after disposition.	<u>Establishment of an Agency MTW Section 8 PBV Program</u> Attachment C – Section D.7	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
14. Local Housing Assistance Program	Use MTW flexibility to provide housing assistance outside of Section 8 and Section 9 (Public Housing Program), to leverage additional funding and directly assist low income households who otherwise might not qualify or be successful in either of the two standard programs. Program could be used directly in OHA-owned housing or provided directly to a service provider. Housing assistance is being provided to households from the former family public housing scattered sites and to hard-to-house clients through a partnership with City of Oakland.	Increase housing choice	Leverage new funding resources and program expertise in the community where ongoing operating subsidy is needed for programs to successfully assist hard-to-house clients. Provide transitional support for households before they receive Section 8 or Public Housing assistance.	<p><u>Baseline</u> – Number of over-income households in former family public housing scattered sites assisted by LHAP = 36</p> <p>Number of hard to house clients assisted by LHAP = Zero</p> <p><u>Benchmarks</u> – Number of over-income households in former family public housing scattered sites assisted by LHAP = 36</p> <p>Number of hard to house clients assisted by LHAP = 90</p>	Data on the number and characteristics of households served and per household costs of providing subsidy with new program.	<p><u>Single Fund Budget</u> Attachment C – Section B.1</p> <p><u>Legacy and Community Specific Authorizations</u> Attachment D – Use of Funds</p>	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
15. Relocation Assistance and Counseling Services Related to Disposition of Scattered Site Units	Using Single Fund Flexibility, OHA will provide counseling and relocation assistance to impacted Public Housing residents in the scattered sites approved for disposition. Activities will help residents identify new housing options and support self sufficiency activities.	Provide incentives for families with children to become economically self sufficient Increase housing choice	Improved outcomes for households that want to use a transfer voucher. Improved knowledge of various housing options and choices	<u>Baseline</u> – Amount of resources available for relocation and housing options assistance = Zero Number of transfer vouchers requested = Zero <u>Benchmarks</u> – Amount of resources available for relocation and housing options assistance = 45 group briefings, 1,000 one-on-one counseling sessions Number of transfer vouchers requested = 518 transfer vouchers requested	Data collected on resident counseling services provided by OHA staff and consultants	<u>Single Fund Budget</u> Attachment C – Section B.1 <u>Legacy and Community Specific Authorizations</u> Attachment D – Use of Funds	N/A

MTW Initiative	Description	Statutory Objective	Anticipated Impacts	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception (If Rent Reform)
16. Redesign FSS program	Build on flexibility of MTW authority to design an FSS program that builds on best practices, and where applicable, works in tandem with other community based programs and initiatives. Changes would be coordinated through the Department of Resident Initiatives.	Provide incentives for families with children to become economically self sufficient	Greater participation in FSS program. Improved outcomes by better matching program design with participant needs.	<p><u>Baseline</u> – Number of families enrolled in FSS = 222</p> <p>Number of new contracts signed = 43</p> <p>Number of workshops held = 3</p> <p><u>Benchmarks</u> –</p> <p>Number of families enrolled in FSS = 300</p> <p>Number of new contracts signed = 80</p> <p>Number of workshops held = 8</p>	Data collected through the Client Services Program on FSS activities	<u>Authorizations Related to Family Self Sufficiency</u> Attachment C – Section E.	<u>N/A</u>

Section VII. - Sources and Uses of Funding

A. List of Planned Sources and Uses of MTW Funds

Table 8 MOVING TO WORK						
Sources	Public Housing	Capital Fund Program (CFP)	HCV	Real Estate Dev	Local Housing Programs	MTW Consolidated
Rental Income	\$4,199,099	\$0	\$0	\$0	\$160,000	\$4,359,099
Subsidy Earned	\$16,121,970	\$0	\$181,925,100	\$0	\$0	\$198,047,070
HUD Grants (CFP)	\$0	\$8,468,472	\$0	\$0	\$0	\$8,468,472
Investment Income	\$0	\$0	\$200,000	\$0	\$0	\$200,000
Other Revenue	\$4,520	\$0	\$59,832	\$0	\$0	\$64,352
Total Sources	\$20,325,589	\$8,468,472	\$182,184,932	\$0	\$160,000	\$211,138,993
Uses						
Administrative	\$728,000	\$244,308	\$11,091,576	\$0	\$100,000	\$12,163,884
Tenant Services	\$566,486	\$0	\$835,336	\$0	\$0	\$1,401,821
Utilities	\$1,164,374	\$0	\$0	\$0	\$0	\$1,164,374
Maintenance	\$1,764,298	\$0	\$5,000	\$0	\$0	\$1,769,298
Protective Services	\$2,380,000	\$0	\$550,000	\$0	\$0	\$2,930,000
General	\$460,156	\$0	\$0	\$0	\$0	\$460,156
Housing Assistance Payments	\$0	\$0	\$146,323,201	\$0	\$2,760,000	\$149,083,201
Capital Expenditures	\$200,000	\$8,224,164	\$200,000	\$27,575,000	\$0	\$36,199,164
Indirect Cost Allocations	\$2,556,148	\$0	\$1,711,404	\$0	\$60,000	\$4,327,552
Central Maintenance Services	\$2,860,000	\$0	\$0	\$0	\$0	\$2,860,000
Total Uses	\$12,679,462	\$8,468,472	\$160,716,517	\$27,575,000	\$2,920,000	\$212,359,450
Surplus (Deficit)	\$7,646,127	\$0	\$21,468,415	(\$27,575,000)	(\$2,760,000)	(\$1,220,457)

Notes on MTW Budget

1. Public Housing: Since FY 2010, all of OHA's Public Housing developments are funded based on an evaluation of market comparable rents similar to the PBV program.
2. HOPE VI Public Housing: OHA will increase the subsidy amount for ACC units at each of the HOPE VI sites so that these units are able to receive the same level of supplemental police services as are now provided to the other Public Housing sites.
3. HCV Program: OHA anticipates over-leasing in the MTW HCV program by up to 500 units for a utilization rate of 104 percent.
4. Local Housing Program SBHAP: OHA anticipates providing subsidy assistance to up to 200 individuals or families through a Sponsor Based Housing Assistance Program. The SBHAP would leverage funding for services to assist individuals and families typically not served by either the Public Housing or Section 8 programs. In addition, the Agency anticipates assisting up to 100 families in the former scattered site Public Housing units who either do not qualify for the HCV program or chose not to participate in the program.
5. "Other revenue" includes revenue from parking citations, income from laundry machines, fraud recovery, asset forfeiture, investment income and HCV "Port-In" income.
6. The anticipated deficit will be addressed using reserves

B. List Planned Sources and Uses of Non-MTW (Special Purpose) Funds

Table 9 Non-MTW (Special Purpose) Funds							
Sources	Non-MTW Vouchers	ROSS	Other(State/ Local)	Real Estate Dev	CAHI	ARRA	Non-MTW Consolidated
Rental Income	\$0	\$0	\$7,500	\$0	\$0	\$0	\$7,500
Subsidy Earned	\$6,667,578	\$101,108	\$0	\$0	\$355,616,738	\$0	\$362,385,424
HUD Grants (CFP)	\$0	\$0	\$0	\$0	\$0	\$997,425	\$997,425
Investment Income	\$4,100	\$0	\$100,000	\$0	\$21,188	\$0	\$125,288
Other Revenue	\$3,098,009	\$0	\$0	\$1,472,334	\$0	\$0	\$4,570,343
Total Sources	\$9,769,687	\$101,108	\$107,500	\$1,472,334	\$355,637,926	\$997,425	\$368,085,980
Uses							
Administrative	\$532,300	\$0	\$68,210	\$1,200,000	\$174,130	\$175,075	\$2,149,715
Tenant Services	\$217,283	\$101,108	\$0	\$0	\$0	\$0	\$318,391
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General	\$0	\$0	\$25,000	\$0	\$9,209,140	\$0	\$9,234,140
Housing Assistance Payments	\$8,074,660	\$0	\$0	\$0	\$344,161,722	\$0	\$352,236,382
Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$822,350	\$822,350
Indirect Cost Allocations	\$502,798	\$0	\$8,590	\$0	\$76,948	\$0	\$588,336
Central Maintenance Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Uses	\$9,327,041	\$101,108	\$101,800	\$1,200,000	\$353,621,940	\$997,425	\$365,349,314
Surplus(Deficit)	\$442,646	\$0	\$5,700	\$272,334	\$2,015,986	\$0	\$2,736,666

Notes on Non-MTW Budget

1. Subsidy Earned – CAHI: This line item represents funding received from HUD to CAHI to administer 543 separate HAP contracts with private owners throughout Northern California.
2. Other Income – Non-MTW Vouchers: this line item represents the Shelter Plus Care contract with Alameda County
3. Other Income – Real Estate Development: this represents the expected developer fee from Lion Creek Crossings
4. Housing Assistance Payments – Non-MTW Vouchers: This line item includes payments made to private property owners under the Shelter Plus Care contract. On the revenue side the Shelter Plus Care funds are listed under “Other Revenue” because they are received through a contract with Alameda County.
5. Housing Assistance Payments – CAHI: This line item represents the HAP payments to 547 privately owned and managed properties in Northern California through contracts administered by OHA’s non-profit subsidiary corporation.

C. Planned Sources and Uses of COCC

The Oakland Housing Authority has elected to utilize an OMB A-87 compliant multi-basis cost allocation plan for allocating the Central Office Cost Center (COCC) expenses as well as the Authority's centralized departments. The allocation method is as follows:

- Central Office Administration Building –
 - The central office administration building is allocated to the departments based on square footage occupied
- Central Office Departments –
 - The Executive, Program Administration, Property Operations, Accounting, and IT departments are allocated based on direct salaries
 - The Human Resources and CCGS / Procurement departments are based on non-salary costs
- Central Property Management Department –
 - The Property Management Department which is not assigned to a specific property as well as their respective central office allocations are allocated to the properties which are managed by the Authority based on the number of units in each property
- Asset Management Department –
 - The Asset Management Department and their respective central office allocations are allocated to the properties which are privately managed based on the number of units in each property
- Central Maintenance –
 - Central Maintenance costs and their respective central office allocations are allocated to the properties in which services were provided based on timesheets
- Leased Housing Administrative Department (Section 8 Housing Choice Vouchers and Other Section 8 Programs) –
 - The Leased Housing Administrative departmental operating expenses and their respective central office allocations are allocated to the Section 8 programs based on the number of vouchers awarded

The Allocated Overhead is reported on a separate line item in the appropriate department, program and property financial reports. The allocations result in a net zero in the Excess of Revenue Over Expenses in the COCC and centralized departments.

D. Cost Allocation or Fee For Service Approach that Differs from 1937 Act

OHA is using a cost allocation methodology that is consistent with the 1937 Act. In addition, OHA utilizes Single-Fund flexibility to fund Public Housing operations and deferred maintenance at Public Housing sites.

Asset Management consists of several components. OHA differs from the asset management regulations in the following areas:

Funding: Public Housing – Oakland Housing Authority's Amended and Restated Moving to Work Demonstration Agreement dated February 4, 2009 allows the

Agency to continue utilizing the frozen FY 2004 PUM formula income (\$242.80) in the calculation of operating subsidy through the end of the MTW Agreement.

Section 8 – The MTW Plan dictates that MTW vouchers will be funded utilizing the initial years per unit cost (PUC) multiplied by the annual inflation factor and will not be dependent on the number of vouchers issued and reported in the VMS.

Accounting: In accordance with HUD's PIH Notice 2008-16, the Oakland Housing Authority has elected to maintain a central office cost center (COCC) and allocate the overhead costs across federal programs based on an OMB A-87 compliant cost allocation plan. Therefore, the Agency will not be implementing a fee-for-service approach.

OHA will be utilizing the new MTW Financial Data Schedule (FDS) in order to report the Authority's fiscal year financial activity as directed by HUD's "Standard MTW Agreement". All MTW funds will be reported in the appropriate programs and then transferred to a single MTW fund to be utilized in a manner consistent with OHA's MTW plan.

E. Use of Single Fund Flexibility

The Oakland Housing Authority has utilized funding flexibility of the MTW Block grant to fund a number of MTW activities. The following is a list of activities that the single-fund budget authority has enabled the Authority to develop in order to meet the needs of the residents of the City of Oakland:

- Preserving and Enhancing the Public Housing Portfolio –
 - OHA has utilized the single-fund budget authority to establish a level of funding for each of the public housing developments which is comparable to Section 8 rents in the same vicinity. The increase in revenue allows the property managers to address any deferred maintenance issues and improve the physical condition of the property while providing the highest level of service to our residents.
- Preserving and Expanding Affordable Housing Opportunities –
 - OHA has utilized the MTW flexibility in order to expand housing opportunities through real estate development, site acquisition, and partnerships with non-profit developers. The single-fund budget authority has allowed the Authority the ability to provide short and long-term financial assistance to encourage investment in affordable housing development.
- Promoting Resident Empowerment and Self-Sufficiency –
 - MTW flexibility has allowed OHA the opportunity to enhance the quality and reach of client services provided both in-house and in partnership with community based service providers for both the public housing and Section 8 residents. Single fund flexibility has also allowed OHA to provide the Neighborhood Orientation Workshop (NOW) Program (formerly the Good Neighbor Program) and the Neighborhood Leadership Institute to all clients in the Public Housing and Section 8 program. These programs are designed to support successful tenants, good neighbors and leadership skills. In addition, OHA has created the Department of Family and Community Partnerships to consolidate and enhance the coordination and delivery of services to clients across all OHA programs.

- Providing a Consistent Level of Security to Our Residents –
 - OHA’s ability to increase the funding level at public housing developments has afforded the property managers the revenue required to provide a consistent level of security to our residents.

F. Reserve Balances (Optional)

OHA elects not to include this OPTIONAL information

G. Sources and Uses by AMP (Optional)

OHA elects not to include this OPTIONAL information

Section VIII. - Administrative

The Agency will provide the following:

- A. Resolution signed by the Board of Commissioners, or other authorized PHA official if there is no Board of Commissioners, adopting the Annual MTW Plan Certification of Compliance; and
- B. Description of any planned or ongoing Agency-directed evaluations of the demonstration, if applicable. This section is not applicable to OHA.

List of Appendices

Appendix A. Board Resolution

Appendix B. Certification of Compliance with MTW Regulations

Appendix C. Comments from Resident Advisory Board

Appendix D. Evidence of Public Process and Public Comment Letters

Appendix E. Inventory of Public Housing Sites

Appendix F. Glossary of Terms

Appendix G. Board Resolution for Amended Plan

Appendix H. Comments from Resident Advisory Board regarding Amended Plan

Appendix I. Evidence of Public Process for Amended Plan

APPENDIX A

Board Resolution

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

On Motion of Commissioner: Hartwig

Seconded by Commissioner: Pitts
and approved by the following vote:

AYES: Commissioners Purvis-Allen, Pitts, Pittman, Hartwig, and Curry

NAYS:

ABSTAIN:

ABSENT: Commissioners Hurd and Chair Mayne

THE FOLLOWING RESOLUTION WAS ADOPTED: NUMBER: 4244

**ADOPTING THE FISCAL YEAR 2011 MTW PLAN
AND CERTIFICATION OF COMPLIANCE**

WHEREAS, the Oakland Housing Authority is required to submit to the U.S. Department of Housing and Urban Development (HUD) a "Moving to Work" (MTW) Annual Plan; and

WHEREAS, the Oakland Housing Authority named its local MTW Program "Making Transitions Work"; and

WHEREAS, the FY 2011 MTW Annual Plan provides OHA residents, the public and HUD with baseline information on OHA programs, proposed and previously approved MTW activities, and a budget for FY 2011; and

WHEREAS, the FY 2011 MTW Annual Plan identifies the areas in which OHA intends to use its participation in MTW to explore and test new and innovative methods to reduce costs and achieve greater cost effectiveness, provide incentives for families with children to become economically self-sufficient, and increase housing choices for low-income families in Oakland; and

WHEREAS, the Oakland Housing Authority gathered resident and community input during a 30-day written comment period, a Public Hearing held on March 12, 2010 and a Resident Advisory Board meeting held on March 22, 2010; and

WHEREAS, the Fiscal Year 2011 MTW Annual Plan has been finalized after giving consideration to comments received from the members of the RAB and from the public; and

WHEREAS, the Board of Commissioners must adopt a FY 2011 MTW Annual Plan prior to submission to HUD; and

WHEREAS, the Certification of Compliance with the MTW requirements must be included with the MTW Annual Plan; and

WHEREAS, the Certification states that the FY 2011 MTW Annual Plan will be carried out in compliance with all applicable MTW regulations and requirements of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the FY 2011 MTW Annual Plan is in compliance with all HUD regulations.

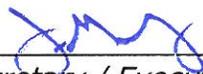
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA:

THAT, the Board of Commissioners adopts the Oakland Housing Authority FY 2011; and

THAT, the Chair of the Board of Commissioners is authorized to certify that the Oakland Housing Authority will comply with all regulations as stated in the Certification of Compliance; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to submit the FY 2011 MTW Annual Plan and Certification of Compliance to the US Department of Housing and Urban Development, and to take all actions necessary to implement the foregoing resolution.

I certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on April 12, 2010.



Secretary / Executive Director

ADOPTED: April 12, 2010

RESOLUTION NO. 4244

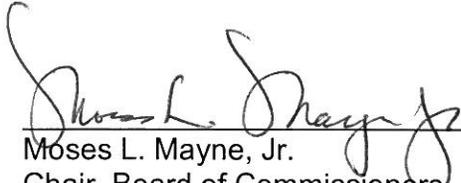
APPENDIX B

Certification of Compliance with MTW Regulations

Certification of Compliance with MTW Regulations

The Oakland Housing Authority Board of Commissioners approves the submission of the Fiscal Year 2011 MTW Annual Plan. The Authority conducted a public hearing on March 22, 2010 and gave consideration to comments received from the public. The FY 2011 MTW Annual Plan is in compliance with, and will be carried out in compliance with, all applicable MTW regulations and requirements.

Oakland Housing Authority:



Moses L. Mayne, Jr.
Chair, Board of Commissioners

4-12-10
Date

APPENDIX C

Comments from Resident Advisory Board (RAB)

**Oakland Housing Authority
Resident Advisory Board
March 17, 2010
Meeting Minutes**

1. Welcome and Role Call

The meeting began at 6pm with a welcome, roll call and review of the agenda items by Patricia Ison, Director of Property Operations Department. There were seventeen residents in attendance. There were three announcements that followed. First, RAB members were encouraged to speak to staff about reimbursement for transportation to the meeting. Second, there was a moment of silence in honor of the late Rose Lee Loydon. She was the wife of a long time RAB member, Mr. Finister, who was present. The announcements were followed by introductions of the OHA staff present at the meeting.

2. RAB Purpose and Goals

RAB Agreement and Guidelines were reviewed by Mrs. Ison. Residents made the following suggestions:

- Courtesy and respect
- Information and resources
- Staff response at meeting for agenda items
- Speaking so that everyone can hear
- No talking over the person who currently has the microphone
- Honor the facilitator

3. Lion Creek Crossings Development Agreement – Proposed change to replace the homeownership development with an affordable rental development

Mr. Steve Hoppe, Development Program Manager, gave a presentation on the Lion Creek Crossings development and a proposal to change the development plans from including 30 homeownership units to include additional rental units. Mr. Hoppe explained that the changes in the economy and the difficulties that home buyers were having securing loans made the home ownership porting of the project unfeasible. OHA and its development partners for Lion Creek are looking at new rental housing on the site where the homeowner units were planned. One possibility is that the new rental units would be for seniors, although that is not finalized. The RAB members voted unanimously, by a show of hands, to support the construction of rental units for either senior or families to replace the homeownership units. The following are the questions and answers made:

Q&A

- Is this part of last year's plan?
 - Yes.
- What kind of response have we gotten from HUD?

- Other HAs are going through a similar process.
- Was senior housing initially proposed?
 - No.
- How do you see senior housing fitting in?
 - It would be part of the community with controlled access. There will be a partnership with EBALDC. Plus, the senior population is growing.
- Instead of 30 homeowner units, there will be more rental units?
 - Yes. We can possibly create a multiple story buildings with approximately 100 units instead of 30 homeownership units.
- Will there be retail space?
 - No, but the city is considering a redevelopment project closer to the BART station and that would probably include some new retail.
- What kind of retail?
 - Not sure, most likely neighborhood serving retail.
- How will we accommodate seniors who require live-in assistance?
 - If it is a new senior development we expect that there will be some two bedroom units.
- Seniors require different needs and resources. It is a source of concern.
 - Peralta Village and Lockwood Gardens are multi-family sites and include seniors. Seniors at those sites receive support from a Resident Service Coordinator. If a senior development is selected for the site, there will be some kind of services available on site or through a referral.
- What are floating units?
 - It is a way to mix income types so an affordable unit is not isolated. The unit many change depending on availability of space. It is not tied to a specific unit.
- How can we prepare for the lifestyle changes of our residents, especially our seniors? (e.g. crime, family activity)
 - We expect to use design strategies that ensure that there are “Eyes on the Streets”, where the front and living areas face the street for visibility. Cameras will be used to record public areas. There are onsite security and staff to assist.
- Are there provisions for handicapped seniors, such as ramps for accessibility and stacked washer and dryers in each unit?
 - We will add those suggestions to the plan and review them.
- Who is the creek owned by?
 - The City.
- Did they plan to cover the creek?
 - That was the original plan, but it turned out not to be feasible. Instead, the City installed a new wrought iron fence around the creek.
- Who’s responsible for maintaining the creek?

- The City’s Parks and Recreation Department. Environmental partners are proposing to establish “Friends of Lion Creek” group as part of a long term plan.

4. Proposed Change to the Section 8 Administrative Plan - Add new policy to require a “Neighborhood Orientation Workshop” as a part of the Section 8 briefing process

Mr. Doug Lee, Senior Program Analyst in the Lease Housing Department gave a presentation on the proposed changes to the Section 8 Administration Plan. The changes include the Neighborhood Orientation Workshop (NOW) Program for all new admissions to the Section 8 program, for participants who are required to attend a “Warning Meeting” as part of an alternative to the termination of assistance, and when participants in the Project Based Voucher program request a tenant based voucher.

Mr. Daryl Moore, Senior Management Analyst in the Office of Program Administration gave a summary of the NOW program and its outcomes. To date 44 families have participated in the program. He gave some testimonials of the resident’s experiences. Overall the program strives to create a strong community with active neighbors who understand the OHA policies and rules. There was a period of questions and answers that was followed by a vote. The RAB members present voted to support the proposed change to the Administrative Plan to include the NOW Program. Twelve RAB members voted to support the changes and one member abstained.

Q&A

- How do we notify residents about the Good Neighbor Program (Neighborhood Orientation Workshop – NOW)? There were only 12 people present at the introduction program at Peralta Villa. Why? How did we choose people for the Good Neighbor Program?
 - It was a pilot program and focused on a specific group of tenants. Neighborhood Orientation Workshops in the future will be a requirement for all families who will receive a Section 8 voucher.
- Why aren’t there more people in RAB? How can we get other families involved, especially those not on RAB before?
 - The notice was posted on March 11th, but it is difficult to increase membership. It might be possible to put RAB notices in next rent statements. In addition, OHA could send out information about upcoming RAB meetings. In addition, OHA could possibly add an announcement to the Section 8 briefing so members of that community can be informed.
- Why isn’t there a resident council at our sites? How do we get more participation?
 - The answer is up to the residents who help with outreach.
- Is there a facility for programs? Can we rent other spaces for neighborhood meetings (i.e. libraries, centers)?
 - We can look into that.

- Will people involved in the 12-week Good Neighbor Program have to attend 4-hour Neighborhood Orientation program?
 - No.
- Which waiting list does OHA pull from?
 - The Section 8 and the site based waitlists.
- Will people who get vouchers on OHA scattered sites also be included?
 - Yes, plus new Section 8 participants.
- Are there interpreters at these orientation meetings? Also, are there people who can assist with understanding? What about a telephone number for people who speak another language so they can call with questions?
 - We have OHA staff who can interpret, plus OHA has access to the Language Line.
- Will transfers from another area have to wait on the list? Do they get priority for OHA vouchers?
 - No, they do not have to be on a wait list. They already have a voucher. This is called portability.

RAB members made the following general suggestions:

- To include a RAB notice with meeting dates in the rent statement
- To mail an annual post card with the dates of the Board of Commissioner meetings.
- Hold meetings at various community resource locations

The RAB members had general customer service and safety concerns. Mrs. Ison suggested that the Police Chief be invited to the next meeting of the RAB and that the topic of customer service also be included on the agenda.

5. Making Transitions Work (MTW) Annual Plan for Fiscal Year 2011 (July 1, 2010 to June 30, 2011)

Mr. Jon Gresley, the Executive Director, initiated the next item on the meeting agenda by introducing the commissioners William Curry and Ester Purvis-Allen and former Commissioner Joe Brown who were in attendance. He then introduced the new Deputy Executive Director of the Office of Program Administration, Ms. Janet Rice. He followed the introductions with an overview of the Agency's activities under MTW and the priorities for the upcoming year. Following his presentation, Mr. Gresley took questions from the RAB members.

Q & A

- How will tenants know about the One Program opportunity?
 - OHA is committed to, once approved, to notifying tenants about the opportunity.
- Can the economy affect the quality of service from the third party property management companies?
 - It is not likely. None of the private property management companies have long term contracts. OHA can terminate the contract for failure to perform. The quality and level of services

- were part of the negotiations and they are responsible for living up to their contract obligations.
- In One Program would public housing residents need to abide by Section 8 rules?
 - Yes, if they want to use a transfer voucher.
- Will OHA be creating a deficit if we over-lease?
 - No, not if the Agency is careful about over-leasing. Currently the Agency has the resources to provide additional vouchers.
- How were the ARRA funds used?
 - To date ARRA funds have been used mostly where it is difficult to see the impact. For example, the improvements at Lockwood to address flooding and moisture issues are below the buildings. In the near future we will remove the guardhouse and improve the Fenham Street entrance at Lockwood.
- Can you provide a report on the progress made on the MTW plans from last year at next RAB meeting?
 - Yes

Following Mr. Gresley's presentation, Ms. Ison introduced Mr. Sean Heron, the new Director of the Department of Family and Community Partnership (FCP). Ms. Ison informed the RAB members that going forward Mr. Heron will be responsible for coordinating the RAB meetings.

Mr. Heron who is currently responsible for the MTW Plan informed the RAB that the draft MTW Plan was out for a 30 day public comment period. Mr. Heron introduced Mr. Anthony Ma, the Director of Finance, to summarize the budget for the next fiscal year Mr. Ma then provided a summary of the MTW and non MTW budgets in the FY 2011 MTW Plan.

Following Mr. Ma, Mr. Heron provided a summary of the current and proposed MTW activities, including the following:

1. Amend the occupancy standards in Section 8 Project Based Voucher (PBV) program.
2. Combine and standardize eligibility between the Public Housing and Section 8 programs.
3. Provide Public Housing residents with transfer voucher privileges similar to the PBV program.
4. Provide the option of PBV assistance to buildings currently funded through the Moderate Rehabilitation Program.
5. Provide PBV assistance to buildings with single room occupancy (SRO) and studio apartments linked to services.
6. Use of Replacement Housing Factor funds for the development of new housing with Section 8 PBV units instead of Public Housing units.

He took questions from RAB members.

Q&A

- Was the MTW extended to 2010?
 - OHA negotiated with HUD to extend the MTW program to 2018. Tonight we are reviewing the MTW Plan for the next fiscal year, which runs from July 1, 2010 through June 30, 2011.
- You spoke of the mod rehab program shift to PBV program, can you clarify RHF?
 - RHF funds are intended to be used to replace Public Housing. OHA might request from HUD in the MTW Plan the use of RHF funds for new housing that uses the Section 8 PBV. Tassafaronga is an example of a Public Housing development that was rebuilt with Section 8 PBV units instead of Public Housing units.
- What is an SRO? Why is OHA interested in SRO housing?
 - SRO means Single Room Occupancy, which are small units without kitchens that are an important housing resource for people who might otherwise be homeless. OHA is interested in preserving housing resources in the community.
- What is the VASH Program?
 - Veteran Affairs Supportive Housing program. OHA has 105 VASH vouchers that are used to house homeless veterans. The VASH vouchers are linked to services provided by the Veteran's Administration or VA.

After the question and answer period, Mr. Heron asked the RAB members to indicate their support for the draft MTW Plan and the proposed new MTW initiatives. The RAB voted unanimously to support the draft MTW Plan. One member indicated that while she supported the Plan, she wished the RAB had had more time to review it.

Mr. Heron suggested that the RAB consider postponing discussion on the last item on the agenda regarding Resident Participation Funds because of the late hour. The members present agreed with the proposal. He then summarized a list of follow up items for future RAB meetings:

- Review of the past year's MTW report
- Discussion about customer service at OHA
- Discussion on the proposed priorities for the new Department of Family and Community Partnerships
- Update on the disposition of the scattered site Public Housing units
- Report from the OHA Police Chief on safety and security issues
- Report back from the April 12th Board of Commissioners meeting
- Strategies for increasing RAB membership and participation
- Information about the grand opening of Tassafaronga on May 10th

The meeting was adjourned at 9pm.

APPENDIX D

Evidence of Public Process and Public Comment Letters



March 3, 2010

Announcement and Notice of Public Hearing

The Oakland Housing Authority has published a Draft FY 2011 MTW Annual Plan and will hold a public hearing on **March 22, 2010 at 6:00 PM** to hear public comments on the Draft Plan. The public hearing will be held in the Commissioner's Conference Room, 1619 Harrison Street, Oakland, CA, 94612. The public is invited to attend and provide comments.

Public Hearing Date: Monday, March 22, 2010

Time: 6:00 PM

Location: Commissioner's Room, 1619 Harrison Street, Oakland, CA 94612

Telephone: (510) 874-1510 or (510) 874-1511

In addition, written comments on the draft Annual Plan will be accepted through 5:00 PM on Friday, April 2, 2010. Written comments should be addressed to Sean Heron, Executive Office, 1619 Harrison Street, Oakland, CA 94612, or may be submitted by email to: sheron@oakha.org

OHA's MTW Annual Plan for fiscal Year 2011 is intended to provide residents, the public and HUD with information on OHA's programs and policies, including both approved and planned MTW activities, operating budgets and capital investment plans.

Copies of the Draft FY 2011 Annual Plan can be found on the Oakland Housing Authority's web site at www.oakha.org or by calling (510) 874-1510.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點都會免費提供151種的外語翻譯服務。

Los servicios de traducción en 151 idiomas están disponibles en todas las oficinas sin ningún costo.

Trương chính thông dịch đầy đủ cho tới 151 tiếng nói miễn phí cho quý vị đang có tay nhiều vắng phòng gần đây.

To request interpretation services call (510) 874-1510

or the TDD number (510) 832-7331

Oakland Tribune

c/o Bay Area News Group-East Bay
7677 Oakport St., #950
Oakland, CA 94621
Legal Advertising
(800) 595-9595 opt. 4

Legal No. **0003427339**

Oakland Housing Authority
Attn: Accounts Payable, 1619 Harrison St. 2nd floor
Oakland CA 94612

PROOF OF PUBLICATION FILE NO. 3/22 MTW Annual

In the matter of

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:

3/17/2010

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



Public Notice Advertising Clerk



Oakland Housing
Authority

Announcement and Notice of Public Hearing

The Oakland Housing Authority has published a Draft FY 2011 MTW Annual Plan and will hold a public hearing on **March 22, 2010 at 6:00 PM** to hear public comments on the Draft Plan. The public hearing will be held in the Commissioner's Conference Room, 1619 Harrison Street, Oakland, CA 94612. The public is invited to attend and provide comments.

Public Hearing Date: Monday, March 22nd, 2010

Time: 6:00

Location: Commissioner's Room, 1619 Harrison Street, Oakland, CA 94612

Telephone: (510) 874 1510 or (510) 874 1511

In addition, written comments on the Draft Annual Plan will be accepted through 5:00 PM on Friday, April 2nd, 2010. Written Comments should be addressed to Sean Heron, Executive Office, 1619 Harrison Street, Oakland, CA 94612 or may be submitted to sheron@oakha.org

OHA's MTW Annual Plan for fiscal year 2011 is intended to provide residents, the public and HUD with information on OHA's programs and policies, including both approved and planned MTW activities, operating budgets and capital investment plans.

Copies of the Draft FY 2011 Annual Plan can be found on the Oakland Housing Authority's web site at www.oakha.org or by calling (510) 874 1510.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點都會免費提供151種的外語翻譯服務。

Los servicios de traducción en 151 idiomas están disponibles en todos las oficinas sin ningún costo.

Truong chính thông dịch đầy đủ cho tới 151 tiếng nói miễn phí cho quý vị đang có tay nhiều văn phòng gần đây.

To request interpretation services call (510) 874-1510.
TDD number (510) 832-7331

OT #3427339
Mar. 17, 2010



EBHO

EAST BAY HOUSING ORGANIZATIONS

538 NINTH STREET, SUITE 200, OAKLAND, CA 94607, TELEPHONE: (510) 663-3830

Jon Gresley
OHA Board of Commissioners
Oakland Housing Authority
1619 Harrison Street
Oakland, CA 94612

RE: MTW Annual Plan, FY 2011, SRO and Studio Apartment programs

Mr. Gresley and Commissioners:

We applaud your ongoing commitment to providing quality housing and creating innovative programs for the lowest-income Oaklanders.

On behalf of the members of the East Bay Housing Organizations (EBHO), we provide comments on one of the items in the Making Transitions Work (MTW) Annual Plan for Fiscal Year 2011.

EBHO members support the Oakland Housing Authority's (OHA) proposal to permit eligibility for Single Room Occupancy (SRO) and Studio units in the Project Based Voucher (PBV) and Section 8 Moderate Rehabilitation programs. The exclusion of these unit types has had a disparate impact on Oakland's most vulnerable residents, falling very heavily on seniors and persons with disabilities. It also creates inequities within properties that have either SRO or Studio units, as well as larger units that have been eligible to receive PBV assistance. By including the smallest units in the PBV program, OHA is providing more choice, benefit, and rent stability for the poorest and frailest households. The following are principles we suggest to guide OHA's program.

1) Adopt the Moderate Rehabilitation proposal in Activity 4

We applaud OHA's inclusion of Activity 4 in Section V of the MTW plan to convert these properties to PBV assistance. When implemented, this program will directly address a good proportion of these smallest units in Oakland non-profit developers' portfolios. We appreciate OHA's foresight and sensitivity to the needs of residents and owners of these Mod Rehab properties operating under renewed or expiring contracts.

2) Include SROs and studios in the Project-Based Section 8 Voucher program

EBHO agrees with OHA's Draft Annual Plan to include SROs and studios in the PBV program, and allowing the conversion of the existing mod-rehab stock to be structured as PBS8. SRO and studios have much higher occupancies by seniors and persons with disabilities who have fixed

incomes, compared to 1 bedroom occupants. These are the lowest income and frailest residents, often paying well over 30% or 50% of their income even in rent restricted small units. Unlike larger households, they are not able to stay in their homes and receive subsidies as is available to those in 1 bedroom and larger units when existing properties receive PBV assistance. We note that the text of Proposed Activity 5 includes reference to SRO and “Studio Apartment” standards in the heading, but it only references assistance to SRO units and Studio units converted from SRO units in the body of the text. We ask that the text be revised to include Studio units without limitation.

3) Define service-enriched housing

Non-profit developers and others providing resident support services are deeply committed to ensuring service-enriched housing. We, however, given the nature of funding sources, generally cannot guarantee long-term staffing for services. Service funding is uncertain and tends to be short-term. Lack of guaranteed funding of services should not jeopardize a resident’s subsidy to remain in their home. Moreover, services must be voluntary. Just as residents who decline services in PBV housing do not put their subsidy in jeopardy, those residents in PBV units without services funding available should be able to maintain their subsidy as well.

4) Continue to use site-based waiting lists as is true now for other PBV sites.

EBHO supports OHA’s recent practice of maintaining site based waiting lists for project based subsidies.

5) Allow single residents to be on the waitlist for a one-bedroom while they are in a studio or SRO -- either citywide or site-based lists

Since occupancy standards for SRO, Studio and one-bedroom households all have a minimum of one person, this would provide additional choice for individuals who wish to occupy larger units, yet not trigger frequent turnover in their current buildings. We don’t know if it is currently possible for households living in larger PBV units to be on waitlists for other sites or citywide.

6) Establish different payment standards for SRO, Studio and one-bedroom units.

We support adding new separate payment standards by unit size to facilitate permanent stabilization of buildings for non-profit developers, while allowing assisted individuals the choice to move to a similar sized unit at another property when OHA has financial capacity to make portability possible. We also support flexibility for a non-profit developer to reach agreement with OHA to make a time restriction on porting a project based voucher from a property. We believe that a blanket time restriction for all residents may unnecessarily limit mobility in a fashion that would be inequitable for all residents. Therefore, we propose to work with OHA staff to develop a program in which we address stability on a project by project basis while maximizing appropriate mobility opportunities.

As you know, EBHO is a 26-year-old non-profit affordable housing advocacy and membership organization dedicated to working with communities in Alameda and Contra Costa counties to preserve, protect, and expand affordable housing opportunities. EBHO’s is comprised of 250 members including non-profit affordable housing developers, service providers, homeless and housing advocates, tenants rights organizations, architects, planners, builders, city and county

agencies, community and interfaith groups, labor and environmental organizations, policy intermediaries and lending institutions.

Thank you for this opportunity to comment on the 2011 MTW Annual Plan. We look forward to working with OHA on the final adoption and implementation of these new activities.

Sincerely,

A handwritten signature in black ink, appearing to read "Amie Fishman". The signature is fluid and cursive, with a large initial "A" and a stylized "F".

Amie Fishman
Executive Director

cc. Doug Lee, Mark Stephenson, Janet Rice



Oakland Housing
Authority

April 6, 2010

Amie Fishman
Executive Director
EBHO
538 Ninth Street, Suite 200
Oakland, CA 94607

Dear Ms. Fishman:

Thank you for letter dated March 22, 2010 regarding the Oakland Housing Authority's draft Fiscal Year 2011 MTW Annual Plan and your appearance before the OHA Board of Commissioners on the same date. We are very appreciative of your work on behalf of the affordable housing community and low income residents in the City of Oakland and we look forward to working with you and others to address the specific issues you raised in your letter.

Please find below specific responses to the comments raised in your letter regarding the draft MTW Annual Plan for Fiscal Year 2011.

2) Include SROs and studios in the Project-Based Section 8 Voucher program

The policy is intended to include studio apartments and the narrative section of Activity 5 will be revised to include this change.

3) Define Service Enriched Housing

The goal of the PBV-sub program for SRO buildings is to preserve and stabilize this important housing resource. You are correct to point out that there are limited funding sources for services and the lack of services should not put anyone's housing in jeopardy. But, the intent of this MTW activity is to focus resources on those buildings where the provision of ongoing operating subsidies could leverage resources for services.

5) Allow single residents to be on the waitlist for a one-bedroom while they are in a studio or SRO – either citywide or site-based lists

Individuals are not restricted from putting their names on a wait list even if they are currently housed in subsidized housing.

6) Establish different payment standards for SRO, Studio and one-bedroom units

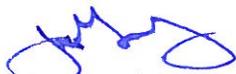
OHA's policy is that all families who wish to move from a PBV assisted unit may request continued assistance under the tenant based program subject to minimum requirements. These requirements include completing a first year of occupancy in the unit and the availability of a voucher. In the PBV-SRO Sub Program, transfer vouchers will be issued in a way that is fair and equitable to families that are already on the HCV waitlists. OHA will explore the development of policies that controls the issuance of transfer vouchers between programs to meet this goal. In addition, OHA will explore policies that might include a "graduation" requirement for participants who request a transfer voucher based on the population served and the type of services available in the building with PBV assistance. OHA would not negotiate separate agreements with different property owners establishing the conditions by which a family might move from a PBV assisted unit with continued assistance under the tenant based program. New policies, if adopted, would be applied uniformly across all developments that serve similar populations and/or provide similar levels of service.

Conclusion

Thank you for submitting your detailed comments to OHA. Further details on the policies discussed above will be established when OHA revises its Administrative Plan. Proposed changes to the Administrative Plan will also be made available for public comment and we will contact your agency when we conduct our public outreach.

We look forward to the opportunity to work with EBHO and your members as we develop new policies and procedures over the coming year.

Sincerely,



Jon Gresley
Executive Director



March 22, 2010

Doug Lee
Sr. Management Analyst
Oakland Housing Authority
1805 Harrison Street
Oakland, CA 94612

Board of Directors

Natalia F. Lawrence
Chair

Anita Rees
Vice Chair

Ted Dang
Secretary

John Benson
Treasurer

Debra Chester

Karl Gusner

Kitty Hoover

Roy Ikeda

J. Hadiah McLeod

Thomas Mishima

Felicia Scruggs-Wright

Yoshio Takakuwa

Dr. K.M. Tan

Rosalyn Tonai

Joanne Tornatore-Pili

Vien Truong

RE: FY 2011 MTW Annual Plan

Dear Doug,

In response to the Draft for Public Comment on the 2001 Making Transitions Work Annual Plan of the Oakland Housing Authority, East Bay Asian Local Development Corporation (EBALDC) would like to bring certain issues to your attention.

We compliment OHA on their clear and very careful work to craft solutions to many issues facing your staff and residents in your properties and in homes leased through the Section 8 programs. In Section V. Proposed MTW Activities (HUD Approval Requested), there are three activities of particular interest to EBALDC.

1. Amend Occupancy Standards in the PBV Program: Your effort to make PBV occupancy standards fit with those of other funders for PBV units is laudatory. Related to this could be a payment standard for small units, specifically Studios and SROs. We discussed this recently in the meeting on March 12 with EBHO, and hope that this proposed activity amending occupancy standards might be modified or expanded to include Studio and SRO payment standards. The idea of the payment standards is to allow individuals residing in Studio and SRO units to have a subsidy that would permit them to move only to other units of the same size. OHA and owners of leased housing well understand how the portability of PBV can cause high levels of turnover in these smallest units, because the minimum occupancy standard for larger, 1BR apartments is just one person. Payment standards would allow those Oakland residents currently residing in SRO and Studio units (especially those owned by non-profit developers) to enjoy the subsidy that their single neighbors or counterparts in other buildings in 1BR units have the opportunity to receive. SRO and Studio units serve the very lowest income individuals in Oakland, and are very heavily occupied by both seniors and persons with disabilities on fixed incomes. Their ineligibility to receive PBV Section 8 assistance in their current homes because they rent the smallest cheapest units available is unfair.
2. Moderate Rehabilitation Project Based Continuation Program: EBALDC is very pleased with OHA creativity to bring the expiring and expired Mod Rehab units into the MTW program regulations. For the two EBALDC Mod Rehab

east bay asian local development corporation

310 8th Street, Suite 200, Oakland, CA 94607 Office: 510.287.5353 Fax: 510.763.4143

www.ebaldc.org

properties, this will enable us to stop running one at a deficit, Hugh Taylor House, and will enable the other one, Madison Park, from going into deficit. We only hope that this can become reality faster than HUD can reply to the Proposed MTW Activities, as both Marc Stephenson and Janice Rice indicated at the recent March 12 meeting. Since we had indicated our desire to renew our Mod Rehab contracts anyway, this will have no direct effect on our Mod Rehab residents, but will enable us to maintain and improve their homes with high quality property management and resident services at both sites.

3. Continue to use site-based waiting lists as is true now for other PBV sites: EBALDC supports OHA's recent practice of maintaining site based waiting lists for project based subsidies
4. SRO/Studio Apartment PB Preservation Program, Unit Size: This proposed activity, as written, excludes existing Studio units from eligibility. While the SRO and Studio populations are not identical in their needs, they are often very similar in their income levels. We always want to provide services to our residents, in any sized units, and always struggle to fund these services. For instance, while services are not mandated by other financing at our San Pablo Hotel, we have been paying for part-time case management to the seniors there. What level of "services" would qualify a building for eligibility is an important question. We hope that the current service level at San Pablo Hotel would enable it to qualify for this program, and we are not planning to convert these to Studio units. Additionally, if the services could not be funded after a few years, would this then jeopardize the subsidy to the building? Services are not mandatory, so residents declining services ought to be eligible for initial and continued subsidy. It would be difficult to mandate service provision that is both voluntary to the residents and insecure in its continued funding.
5. SRO/Studio Apartment PB Preservation Program, Permanent Supportive Housing: In keeping with current best practices for permanent supportive housing development, EBALDC would like to ensure the following policies within the proposed "SRO/Studio Apartment Project Based Preservation Program":
 - a. Percent of units subsidized - for SRO/Studio properties that are permanent supportive housing, PBS8 subsidy needs to be available to the entire property. Best Practices include reserving 20-35% of units for people with special needs. 100% of the residents however should not need to be diagnosed with special needs in order to have the operating subsidy attached. Best Practices dictate that designating a portion of the units provides the best chance for success for the population component with special needs.
 - b. Services – Services should be available to the entire property with a high level of service available for residents with special needs. We would urge OHA to review the proposed policy regarding mandating the provision of services as a condition of receiving PBS8 because other funders mandate services and provide a significant amount of regulatory review. Additional oversight of services by OHA would be

east bay asian local development corporation

310 8th Street, Suite 200, Oakland, CA 94607 Office: 510.287.5353 Fax: 510.763.4143

www.ebaldc.org

- duplicative and might make a project less attractive to investors.
- c. Income targeting - Special needs units should be targeted to households up to 35% AMI. For the long term success of the property, non-special needs units need to be targeted for people earning up to 50% AMI.
 - d. Structure of commitment – EBALDC supports that new projects will be structured as PBS8 in order for investors and other funders to view it as a recognizable funding source that will qualify for underwriting purposes.

Another section of the MTW Annual Plan of great interest to EBALDC is Section VI – Ongoing MTW Activities (HUD Approval Previously Granted), specifically #7, Allocate PBV Units Utilizing a Reasonable Competitive Process or an Existing Competitive Process. When OHA made Section 8 PBV available in the 2008 Oakland NOFA for Affordable Housing, we were able to apply for rental subsidies on those properties competing for NOFA funds. We have other properties that we did not submit to Oakland for various reasons: a cap on the number of properties per applicant; or lack of available funds for senior housing. In 2009, without Section 8 PBV available in the Oakland NOFA, we were awarded capital funds for a property that also desperately needs rental subsidy, namely Oakland Point. In order to accomplish the goals and benefits to residents and stability to non-profit landlords, it is vital that OHA hold a competitive process outside of the Oakland NOFA for Affordable Housing. This would include applications for properties recently funded by the Oakland NOFA but not awarded PBV; senior housing the city is unable to assist with capital funds; and properties with relatively low capital needs, but significant operating deficits from insufficient rental revenue. In fact, properties awarded PBV through a separate OHA process would then later compete more effectively for Oakland NOFA funds, as their need for capitalized operating and replacement reserves would be much reduced. In turn, this allows more of Oakland's housing dollars to assist with repairs and rehabilitation, instead of subsidizing operations directly.

We hope you can consider these comments and suggestions in finalizing the 2011 MTW Annual Plan before submission to HUD. Should you have questions or wish to discuss these issues in more detail, please feel free to contact me at 287-5353 ext. 354 or by e-mail at mdorst@ebaldc.com. Thank you for your kind attention.

Sincerely,



Mary Hennessy
Chief Operations Officer

CC: Marc Stephenson
Eric Johnson
Janice Rice
Jon Gresley
Kit Liang



Oakland Housing
Authority

April 6, 2010

Mary Hennessy
Chief Operations Officer
East Bay Asian Local Development Corporation
310 Eighth Street, Suite 200
Oakland, CA 94607

Dear Ms. Hennessy:

Thank you for letter dated March 22, 2010 regarding the Oakland Housing Authority's draft Fiscal Year 2011 MTW Annual Plan and your appearance before the OHA Board of Commissioners on the same date. We are very appreciative of your work on behalf of low income residents in the City of Oakland and we look forward to working with you and others to address the specific issues you raised in your letter.

Please find below specific responses to the comments raised in your letter regarding the draft MTW Annual Plan for Fiscal Year 2011.

1. Amend Occupancy Standards in the PBV Program

We understand the concerns of owners with SRO and Studio apartments receiving PBV assistance that residents have an incentive to request tenant based assistance so that they can move into a larger one bedroom unit. This turn over has a financial impact on property owners. At the same time, we believe that it is central component of the program and it is an issue of fairness that one-person households are able to use their Section 8 housing assistance where they choose. Limiting the options of families who reside in an SRO or studio to continued assistance only if they move to another unit of the same size is inconsistent with OHA's goal of expanding housing choice.

2. Moderate Rehabilitation Project Based Continuation Program

We are committed to working with you and your staff to find a long term solution to the properties currently funded under the Moderate Rehabilitation Program. OHA expects to receive approval from HUD on the FY 2011 MTW Annual Plan by July 1, 2010. Furthermore, we expect that HUD will approve this proposed MTW activity and there is no reason that we could not begin planning a transition in anticipation that the policy is adopted. OHA will want to ensure that no preferential treatment is provided to any particular owner or properties and that the same criteria is established to select the specific properties ultimately transferred into the PBV program.

4. SRO/Studio Apartment PB Preservation Program, Unit Size

The policy is intended to include studio apartments and the narrative section of Activity 5 will be revised to include this change. The goal of the PBV-sub program for SRO buildings is to preserve and stabilize this important housing resource. You are correct to point out that there are limited funding sources for services and the lack of services should not put anyone's housing in jeopardy. But, the intent of this MTW activity is to focus resources on those buildings where the provision of ongoing operating subsidies could leverage resources for services.

5. SRO/Studio Apartment PB Preservation Program, Permanent Supportive Housing

Your summary on the best practices in terms of unit mix and level of services is consistent with OHA's goal in this program to leverage funding and program expertise to preserve this important housing resource. Depending on the specific needs of the property, OHA has the ability under MTW to provide subsidy to the entire building. As you point out, the use of services is voluntary and once a PBV commitment has been made the housing subsidy would not likely be withdrawn if there was a reduction in the level of services provided because of funding constraints. OHA intends to use this program to leverage resources and program expertise that ultimately provide a high level of services to the residents of these buildings. OHA does not intend to burden property owners with unnecessary additional oversight when it is not warranted or where it duplicates existing reporting or evaluation of services.

Allocation of PBV Units Utilizing a Reasonable Competitive Process or an Existing Competitive Process

The intent of this previously approved MTW activity is to use the City of Oakland's NOFA process to award PBV assistance. There is no restriction on OHA to allocate PBV resources using a separate process. But, you are correct to point out that using this as the sole strategy to allocate PBV assistance does not allow the Authority to evaluate the merits of developments that might not need or qualify for capital funding under the City's NOFA process. OHA will explore strategies to expand affordable housing opportunities with PBVs units outside of the City's NOFA process.

Conclusion

Thank you for submitting your detailed comments to OHA. The level of detail in your comments is very useful to the Agency as we refine the FY 2011 MTW Annual Plan and our programs and policies going forward. We look forward to working with you and EBALDC over the coming year.

Sincerely,



Jon Gresley
Executive Director



614 Grand Avenue, Ste. 320
Oakland, CA 94610
Telephone: 510-251-9400
Fax: 510-451-2300
nhlp@nhlp.org
www.nhlp.org

SENT VIA EMAIL

April 2, 2010

Oakland Housing Authority
Attn: Sean Heron
1619 Harrison Street
Oakland, CA 94612

Re: Comments on OHA's Making Transitions Work Annual Plan, Administrative Plan, and Admissions and Continued Occupancy Policy

NHLP submits the following comments in connection with the Oakland Housing Authority's Making Transitions Work Annual Plan for Fiscal Year 2010-2011, including the Section 8 Administrative Plan and the Admissions and Continued Occupancy Policy. NHLP is a national housing law and advocacy center that provides legal assistance, advocacy advice and housing expertise to legal services and other attorneys, low-income housing advocacy groups, and others who serve the poor. We hope that our comments will facilitate a continued dialogue with OHA and assist the agency in administering its housing programs in a manner consistent with its mission of promoting adequate and affordable housing.

I. The Maximizing Opportunities for Mothers to Succeed (MOMS) Program

MTW Annual Plan Section VI.13 – Expansion of Service Enhanced Public Housing Opportunities

The section states that OHA intends to allocate additional resources to the MOMS program to improve outcomes. We are delighted that OHA plans to increase its support of the program, as it is a valuable housing option for women leaving Santa Rita Jail. We encourage OHA to use a portion of the additional resources to collect data on the program and to arrange for an outside organization to conduct a formal evaluation of the program. We recognize that OHA tracks the number of applicants, vacancy rate, and the type and hours of services available to participants. Information such as the percent of applicants denied admission to the program, the percent of participants who finish the program, the percent of participants who choose to enter public housing after the program, and the percent of participants who recidivate is crucial to both improve outcomes for participants and persuade other jurisdictions to adopt a similar program. A formal evaluation of the effectiveness of the MOMS program coincides with the purpose of the Moving to Work demonstration program – to allow public housing authorities to design and test innovative strategies at the local level.

OHA also states that it plans to explore opportunities to expand and replicate the MOMS program at other sites. We encourage OHA to develop an analogous program for men leaving Santa Rita Jail.

Santa Rita Jail houses 3500 men and 500 women, and the need for housing after release is equally, if not more, acute among men returning to the community. We recognize that some Oakland residents may not initially support a transitional housing facility for formerly incarcerated men. We believe that OHA can win neighborhood approval through sustained community outreach and education.¹

II. Access to Housing for Formerly Incarcerated Individuals

We applaud OHA for its vision in developing and implementing the MOMS program. We are concerned, however, that general OHA admission policies result in the denial of admission to formerly incarcerated individuals who would be suitable tenants. Over 14,000 parolees and probationers live in Alameda County, and a large portion live in Oakland. Studies show that individuals who manage to secure stable housing after release face a lower risk of returning to prison or jail. *See, e.g. Christy A. Visher & Shannon M.E. Courtney, The Urban Institute, One Year Out: Experiences of Prisoners Returning to Cleveland 1 (2007), available at http://www.urban.org/UploadedPDF/311445_One_Year.pdf.*

We recognize that due to the length of the waitlists, a voucher or public housing unit may not be available to individuals soon after release. Many parolees and probationers, however, would like to join family members who already receive a voucher or live in public housing. OHA admission policies should make it possible for formerly incarcerated individuals who do not pose a threat to other residents or OHA staff to reunite with family members. Under current OHA policies, voucher holders and public housing residents face an unconscionable choice – risk eviction by allowing a relative or partner returning to the community to live in the unit without permission or force the relative or partner into homelessness. By allowing formerly incarcerated individuals to access stable housing, OHA can enhance community safety and wellbeing.

ACOP and Administrative Plan 3-III.B – Mandatory Denial of Assistance

The provision states that OHA is required by HUD to deny assistance to an applicant household if a member has been evicted from federally assisted housing within the past 5 years for drug-related criminal activity. The provision is not an accurate statement of federal law. Under 42 U.S.C. 13661(a), OHA must deny assistance to an applicant who has been evicted from federally assisted housing within the past 3 years for drug-related criminal activity. Moreover, OHA may admit such an applicant if he or she has successfully completed a supervised drug rehabilitation program approved by the PHA or the circumstances leading to the eviction no longer exist, for example, the member responsible for the drug-related criminal activity died or is in prison. 24 C.F.R. 960.204(a)(1) (public housing); 24 C.F.R. 982.553(a)(1) (voucher program). OHA should change the provision to reflect federal law.

ACOP and Administrative Plan 3-III.C – Other Permitted Reasons for Denial of Admission

OHA states that “if any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past five years, the family will be denied admission.” OHA should reduce the time period from five years to three years for each type of criminal activity listed, or

¹ When the Fortune Society, a non-profit organization in West Harlem, NY, proposed to open a transitional housing facility for over 60 formerly incarcerated individuals, it faced significant opposition from neighborhood residents. The Fortune Society overcame the opposition by talking with local elected officials, attending community meetings, and responding to residents’ specific concerns.

in the alternative, make a distinction as to the time period on the basis of the seriousness of the criminal activity. Under federal law, a public housing authority may prohibit admission of a household if a member has, during a “reasonable period” before the admission decision, engaged in “drug-related or violent criminal activity or other criminal activity which would adversely affect the health, safety, or enjoyment of the premises by other residents, the owner, or public housing agency employees.” 42 U.S.C. 13661(c). Three years is a reasonable time for most criminal activity. Congress found three years to be an adequate ban for individuals evicted from federally assisted housing for drug-related criminal activity. *See* 42 § U.S.C.A. 13661(a). Moreover, a number of public housing authorities have set a “reasonable period” at three years for all or most criminal activity. The Cuyahoga Metropolitan Housing Authority, for example, set a “reasonable period” at three years for criminal activity that is not serious and violent.

In addition, OHA states that it will consider convictions and arrests as evidence of criminal activity. OHA should restrict its criminal background check to convictions. A number of public housing authorities, including the New York City Housing Authority and the Housing Authority of the City of Baltimore, do not consider arrests as evidence of criminal activity. Estimates suggest that 60 percent of all people will be arrested at some point in their lifetime, and a significant number of arrests do not result in convictions. In California, roughly 30 percent of felony arrests do not result in convictions. Office of the Attorney General, *Crime in California 2008 Advance Release*, available at <http://ag.ca.gov/cjsc/publications/advrelease/ad/ad08/ad08.pdf>. State law acknowledges that arrests are not an accurate predictor of future conduct by prohibiting investigative consumer reporting agencies from reporting arrests that did not result in convictions to potential landlords. Cal. Civ. Code § 1786.18(a)(7). Moreover, denying voucher assistance on the basis of arrests has a disproportionate impact on people of color.

Similarly, OHA should not consider expunged convictions as evidence of criminal activity. California law permits the court to expunge, or set aside, certain convictions. Cal. Penal Code § 1203.4-4a. Expungement releases an applicant “from all penalties and disabilities resulting from the offense.” Consequently, OHA should not continue to impose penalties on an applicant on the basis of expunged convictions.

ACOP and Admin Plan 3-III.E – Criteria for Deciding to Deny Admission, Consideration of Circumstances

OHA states that it will consider several mitigating factors in deciding whether to deny admission on the basis of past criminal activity. In the ACOP, OHA indicates that it will consider “evidence of the applicant family’s participation in or willingness to participate in social service or other appropriate counseling service programs.” The item does not appear in the Administrative Plan. OHA should amend the Administrative Plan to include the item. In addition, for both public housing and the voucher program, OHA should consider the frequency of the criminal activity and the need for the community to house formerly incarcerated individuals to the list. Both are important factors that OHA should consider in its screening process.

Moreover, OHA should clarify the kind of evidence that an applicant may present to show the “likelihood of favorable conduct in the future.” Evidence of employment, education, participation in a work training program, participation in a counseling program, involvement in a community group, a certificate of rehabilitation from the state, and letters of support from parole or probation, case workers,

clergy, or community leaders all indicate that an applicant may be a suitable tenant and abide by the terms of the lease.

ACOP and Administrative Plan 3-III.F – Notice of Eligibility or Denial
ACOP 4-III.E – Final Eligibility Determination

OHA states that it must send a notice to a household that is found ineligible for the program. As a matter of due process, OHA should include referral information for local legal services organizations in the notice of denial. *See Ressler v. Pierce*, 692 F.2d 1212, 1220 (9th Cir. 1982). An applicant rejected on the basis of a criminal record may not feel capable of disputing the accuracy or relevance of the criminal record or presenting mitigating circumstances. In addition, many applicants may not be aware of local legal services organizations that may be able to provide assistance. Incorporating referral information into the written notice of denial would not place an undue burden on OHA and would be of significant benefit to applicants.

III. PTFA and Foreclosure Issues

Foreclosures are increasing in all jurisdictions, including Oakland. In response to the foreclosure crisis, Congress enacted the Protecting Tenants at Foreclosure Act (PTFA) in May 2009. Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, tit. VII, §§ 701-704, 123 Stat. 1632, 1660-62 (2009). The new law gives tenants the right to stay in their homes for 90 days or until the end of the lease term, whichever is longer. For Section 8 tenants, PTFA provides that a successor in interest after foreclosure takes subject to both the Section 8 lease and the Housing Assistance payment (HAP) contract. Tenants in Oakland have additional rights because a post-foreclosure owner may not terminate the tenancy without good cause, and foreclosure is not good cause under Oakland's Just Cause for Eviction Ordinance. HUD recently issued a notice to provide guidance to public housing agencies (PHAs) in case of foreclosures. Tenants at Foreclosure Act – Guidance on New Tenant Protections, PIH 2009-52 (Dec. 15, 2009). The guidance includes information on how PHAs can ensure compliance with PTFA.

In accordance with PTFA and the HUD notice, OHA should inform Section 8 voucher tenants of their rights in the event of foreclosure. In this regard, HUD asks PHAs to do the following: For every rental unit that receives voucher assistance, PHAs must give information about the tenant protection provisions in PTFA to all participants. Participants include: (1) existing landlords; (2) heads of households that currently receive voucher assistance; (3) voucher applicants who have been issued vouchers and are searching for new homes; and (4) prospective voucher landlords. The notification given to participants should include the following:

- In most circumstances, a voucher tenant is entitled a 20-day notice of an impending foreclosure sale under Civ. Code § 2924.8.
- A voucher tenant may continue to remain in the unit after foreclosure, because the post-foreclosure owner may not terminate the tenancy without good cause and foreclosure is not good cause under Oakland's Just Cause for Eviction Ordinance.
- A voucher tenant who is threatened with eviction due to foreclosure may contact the Oakland Rent Control Board for more information. In addition, a voucher tenant may also contact Bay Area Legal Aid [1735 Telegraph Avenue, Oakland; 510-250-5270], East Bay Community Law Center [510-548-4040] and Eviction Defense Center [510-452-4541] for additional information regarding his or her rights during and after foreclosure

The HUD notice also encourages PHAs to notify local courts and sheriff's offices about these new tenant protection laws.

The HUD notice also requires that once a PHA learns that a property receiving voucher assistance is in foreclosure, it must take further steps to ensure that tenants' rights under PTFA are enforced.

These steps include:

- making all reasonable efforts to determine the status and ownership of the property. The notice encourages PHAs to review legal notices in newspapers or local government websites to monitor whether assisted properties are foreclosed upon.
 - Note: In California, any person may record a request for special notice that will entitle the person to receive any notice of default or notice of trustee's sale that is recorded for that property. Cal. Civ. Code § 2924b (a). So in addition to taking the steps outlined in the HUD notice, the Housing Authority should record a request for special notice with the County Recorder's office for the address of each assisted unit and amend the Administrative Plan accordingly.
- continuing to pay the original owner under the existing HAP contract until ownership is legally transferred.
- attempting to obtain from the successor in interest a written acknowledgment of assignment of the HAP contract.
- informing the tenant to pay rent in accordance with the lease and to pay rent into escrow if the successor in interest refuses to accept rent. The PHA must also inform voucher holders that failure to pay rent may constitute an independent ground for eviction.
 - Note: while nonpayment of rent may be an adequate ground for a successor in interest to evict, this language should not be interpreted to terminate the voucher holder's subsidy in a situation where the successor in interest refuses to take the voucher holder's rent or fails to provide the tenant timely information regarding ownership and where rent payments should be made, and the nonpayment of rent is due to no fault of the tenant. The Housing Authority should clarify in the Administrative Plan that nonpayment of rent in this situation will not be treated as material noncompliance with the lease.
- informing the family if the PHA is unable to make HAP payments to the successor in interest because (1) the successor in interest refuses to accept payments, (2) the property fails Housing Quality Standards inspections, or (3) the PHA cannot identify the successor in interest. The PHA must also give the family a referral to legal services to ensure that the family's rights are protected.

The Housing Authority should amend the Administrative Plan to incorporate the language in HUD PIH Notice 2009-52 on the PHA obligations. For example, the Housing Authority can add a new section to Chapter 9 of the Administrative Plan to incorporate PIH Notice 2009-52. In Chapter 9, the Housing Authority can add another section to implement a policy to record a special notice each time a new unit is leased by a Section 8 voucher holder. Such section may read: "After a new Request for Tenancy Approval is approved and a Housing Assistance Payment (HAP) contract has been executed, the Housing Authority will record a request for special notice under Civ. Code § 2924b (a) with the County Recorder's Office. This request for special notice ensures that the Housing Authority is informed of any foreclosure notices recorded on the assisted property."

Administrative Plan 13.II.F – Change of Ownership

The Administrative Plan currently states that a “If the new owner does not agree to an assignment of the HAP contract, or fails to provide the necessary documents, OHA will terminate the HAP contract with the old owner.” While the Housing Authority should encourage new owners to execute an assumption of the HAP contract, the Housing Authority should clarify that under PTFA, a successor in interest after foreclosure takes title subject to both the lease and the HAP contract, even if the new owner does not expressly assume the HAP contract. For example, the Housing Authority can add the following language: “However, in the case when ownership is transferred through foreclosure, the new owner is obligated under the old HAP contract even if an assignment has not been executed.”

IV. Conclusion

Thank you for the opportunity to submit these comments. We look forward to discussing these issues with you in greater depth.

Sincerely,

Catherine McKee
Kent Qian
National Housing Law Project



Oakland Housing
Authority

April 6, 2010

Catherine McKee
Kent Qian
National Housing Law Project
614 Grand Avenue, Suite 320
Oakland, CA 94610

Dear Ms. McKee and Mr. Qian:

Thank you for letter dated April 2, 2010 regarding the Oakland Housing Authority's draft Fiscal Year 2011 MTW Annual Plan, Administrative Plan and Admissions and Continued Occupancy Policy (ACOP). We are very appreciative of your advocacy work on behalf of low income tenants and those who receive assistance through programs funded by the US Department of Housing and Urban Development. Your insights and comments will be of assistance to the Agency as we refine both the FY 2011 MTW Annual Plan and our programs and policies over the coming year.

Please find below specific responses to the comments raised in your letter regarding the draft MTW Annual Plan for Fiscal Year 2011, the Administrative Plan and the ACOP.

I. Maximizing Opportunities for Mothers to Succeed (MOMS) Program

Your comments regarding the MOMS program, a previously approved MTW activity, are valuable. The agency is currently working with the Sheriffs Department to improve various aspects of the program including the adoption of an evaluation tool. Your suggestions on the specific measures to include in the evaluation will be taken into consideration. The Agency is actively working with the City of Oakland and others to expand the Agency's involvement in the area of re-entry, especially a program that serves men. You are correct to point out that men comprise the vast majority of those at Santa Rita Jail. We share your observation about the difficulty locating transition housing facilities that serve the formerly incarcerated and OHA is committed to expanding housing options for this population.

II. Access to Housing for Formerly Incarcerated Individuals

As stated in Section I above, the Agency is committed to addressing the housing needs of the formerly incarcerated. This commitment includes the development of new and innovative housing resources as well ensuring that our current policies are not unduly restrictive. For this reason, we are appreciative of your suggestions in this area. The comments provided by NHLP in this section refer to policies in the Agency's Administrative Plan and ACOP. Please note that the Agency plans to revise both the

Administrative Plan and the ACOP during the summer of 2010 at which time the comments included in this portion of your letter will be taken into consideration. Both these documents will be made available for public comment and your organization and others will have an opportunity to review and provide input at that time.

ACOP and Administrative Plan 3-III.B – Mandatory Denial of Assistance

OHA will review the citation at 42 U.S.C. 13661(a) to ensure that the Agency's policies are consistent with the law.

ACOP and Administrative Plan 3-III.C – Other Permitted Reasons for Denial of Admission

We appreciate the reference to the policies adopted by other housing authorities in this area. OHA will review our current policy regarding the time periods for past criminal behavior before admission. In addition, OHA will evaluate the use of arrest records and expunged convictions as evidence of criminal activity when determining suitability for admission.

ACOP and Administrative Plan 3-III.E – Criteria for Deciding to Deny Admission, Consideration of Circumstance

OHA will review the current policies and ensure that they are consistent between the Administrative Plan and ACOP. In addition, the Agency will evaluate which mitigating factors, including the frequency of past criminal activity, evidence of employment and the participation in counseling programs are appropriate, when determining suitability for admission.

ACOP and Administrative Plan 3-III.F – Notice of Eligibility or Denial
ACOP 4-III.E – Final Eligibility Determination

OHA will evaluate current procedures when an applicant is notified of denial for admission and the appropriate referrals for providing assistance that should be made available with the notification.

III. PTFA and Foreclosure Issues

OHA notified all current landlords participating in the voucher program about the requirements of the Protecting Tenants and Foreclosure Act (PTFA) by mail during the last quarter of 2009. Tenants participating in the program were notified individually during office visits and as specific circumstances arose. In addition, information about PTFA was made available in OHA's lobby. A mailing to all tenants in the program will be completed in the second quarter of 2010.

Conclusion

Thank you for submitting your detailed comments to OHA. We look forward to working with you and others as we refine the FY 2011 MTW Plan and update the Administrative Plan and ACOP.

Sincerely,



Jon Gresley
Executive Director

APPENDIX E

Inventory of Public Housing Units

Attachment E
Inventory of Public Housing Sites

LARGE SITES			
AMP No.	Dev. No.	Address	Units
1	113	Harrison Street	101
2	173	Adel	30
3	302	Campbell Village	154
4	303	Lockwood Gardens	372
5	172	Oak Grove Court North	77
6	171	Oak Grove Court South	75
7	174	Palo Vista	100
8	301	Peralta Villa	390
Total Large Site Units			1,299

HOPE VI SITES			
AMP No.	Dev. No.	Address	Units
N/A	311	Coliseum	
19		Lion Creek Phase I	45
19		Lion Creek Phase II	54
19		Lion Creek Phase III	37
20		Foot Hill (6900 Foothill Blvd)	21
19		<i>Coliseum Units Off-line</i>	21
18	469	Chestnut Court	45
15	470	Linden Court	38
17	471	Mandela (East Block)	33
17	472	Mandela (West Block)	13
Total Hope VI Units			307

Total Public Housing Units	1,606
-----------------------------------	--------------

APPENDIX F

Glossary of Terms

Appendix F

Glossary

ACC – Annual Contributions Contract. Contract between HUD and a local housing authority under which HUD funds a program authorized by the Housing Act of 1937, and the housing authority agrees to comply with HUD requirements.

ACOP – Admissions and Continued Occupancy Policy. The document that describes the policies for administration of the Public Housing program.

Administrative Plan – The document that describes how a PHA administers the tenant-based programs.

AMI – Area Median Income. The income level where half of the families earn above and half below in a specific urban or rural area. 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.

Capital Expenditure – An expense to acquire or upgrade a physical asset such as a piece of equipment or real estate.

FSS – Family Self-Sufficiency. A program run 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.

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, the voucher provides assistance to a family so that they can rent an apartment in the private rental market.

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

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

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

MOMS Program – Maximizing Opportunities for Mothers to Succeed. A partnership between OHA and the Alameda County Sheriffs Department. The program provides 11 units of service enriched housing for women leaving the county jail system and reuniting with their children.

MTW – Moving to Work. A national demonstration program for “high performing” public housing authorities. The Oakland Housing Authority has named its MTW program “Making Transitions Work”.

OHA – Oakland Housing Authority

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

PHA – Public Housing Agency

Local Preference – A preference used by a public housing authority to select among families already on a waiting list.

LOCCS – Line of Credit Control System. HUD’s system that allows PHAs to draw down funds previously approved and authorized for capital programs including building repairs and new construction.

Reexamination – Public Housing Authorities are required to evaluate each family’s income on a periodic basis and to adjust the level of assistance if there has been a change in income. Reexamination is the term used by the OHA to describe the process of evaluating a family’s income.

Tenant Based Voucher – A Housing Choice Voucher assigned to a tenant who may use the voucher toward a portion of the rent payment in any rental housing unit that meets the Section 8 guidelines.

Single-Fund Budget – The ability of housing authorities with MTW status to combine funding received from HUD for the Section 8 and Public Housing Program into a single budget. Funds in the Single-Fund Budget are sometimes referred to as MTW Funds.

Zero Assistance – As a family’s income increases, the amount of subsidy goes down. In the Housing Choice Voucher Program when the assistance provided by the public housing authority drops to zero this is referred to as “zero assistance”.

APPENDIX G

Board Resolution for Amended Plan

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

On Motion of Commissioner: Hartwig

Seconded by Commissioner: Hurd

and approved by the following vote:

AYES: Commissioners Curry, Hurd, Pitts, Hartwig, Nagraj, and Chair Mayne

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

THE FOLLOWING RESOLUTION WAS ADOPTED:

NUMBER: 4326

**APPROVING THE AMENDED FISCAL YEAR 2011
MOVING TO WORK ANNUAL PLAN**

WHEREAS, the Board of Commissioners adopted the Fiscal Year 2011 Moving to Work (MTW) Annual Plan on April 12, 2010; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) subsequently approved the Annual Plan on August 18, 2010; and

WHEREAS, the Oakland Housing Authority has identified four significant activities, which require an amendment to be incorporated into the Annual Plan, including (1) a plan to submit an application to HUD for disposition of scattered senior sites, (2) modifications to MTW Proposed Activity #2 to develop a standard Mobility Policy between the Section 8 and Public Housing programs, (3) addition of MTW Proposed Activity #5 to allow for the creation of transitional housing programs, and (4) revisions to the metrics used for evaluation; and

WHEREAS, the Authority used the opportunity to publish a draft amendment to the Annual Plan to make three minor administrative corrections to the approved FY 2011 Annual Plan that are considered immaterial in nature; and

WHEREAS, the Authority gathered resident and community input during a 30-day public comment period that began on October 1, 2010, a Resident Advisory Board meeting held on October 7, 2010 and a Public Hearing held on October 25, 2010; and

WHEREAS, the FY 2011 MTW Annual Plan has been finalized after giving consideration to comments received from the members of the Resident Advisory Board and from the public; and

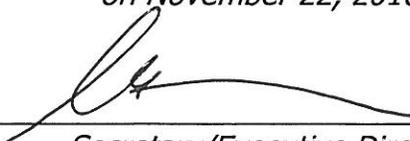
WHEREAS, the Board of Commissioners is required to adopt the Amended FY 2011 MTW Annual Plan prior to submission to HUD.

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

THAT, the Board of Commissioners approves the Amended Fiscal Year 2011 MTW Annual Plan; and

THAT, the Executive Director, on behalf of the Authority, is hereby authorized to submit the Amended FY 2011 MTW Annual Plan to the U.S. Department of Housing and Urban Development (HUD), and to take all actions necessary to implement the foregoing resolution.

I hereby certify that the foregoing resolution is a full, true and correct copy of a resolution passed by the Commissioners of the Housing Authority of the City of Oakland, California on November 22, 2010.



Secretary/Executive Director

ADOPTED: November 22, 2010

RESOLUTION NO. 4326

APPENDIX H

Comments from Resident Advisory Board regarding Amended Plan

Resident Advisory Board
Thursday, October 7, 2010
Meeting Minutes

RAB Members in attendance:

Commissioner William Curry, Melvin Finister, Henry Flowers, Lillian Gibson, Jeanette Griffin, Robin Johnson, Barbara Montgomery, Annie Perry, Valorie Rogers, Margaret Williams, Linda Morris, Tina Moses and Jessifer Johnson.

Staff members in attendance:

Sean Heron, Sonya Wright, Nicole Thompson, Andrew Frankel, Jillian Ryan, Patricia Ison, William Bailey, Anna Gwyn May, Eric Johnson, Chief Carel Duplessis and Janet Rice

1. Welcome and Role Call

The meeting began at 5:30 p.m. with a welcome by Sean Heron – Director, Family & Community Partnerships. Andrew Frankel conducted roll call of the RAB members and the review of meeting agenda.

2. Anna Gwyn May – Senior Policy Analyst - Presentation of Draft Amendment to the FY 2011 MTW Annual Plan

Anna Gwyn presented information to the RAB regarding the Draft Amendment to the Fiscal Year 2011 Moving To Work Annual Plan through a PowerPoint Presentation. The presentation gave a brief overview of the MTW plan and objectives. It described the proposed amendments, and MTW's activities which are measured to evaluate the impact on families and OHA operations.

Topic: Proposed MTW Activity #2 – Standardize transfer policies from Public Housing or Project Based Voucher assistance to the Section 8 Program (tenant-based voucher).

Q: What happens if a Public Housing resident decides to transfer to the Section 8 program and then later decides they want to return to Public Housing?

A: *If someone changes their mind about moving prior to the move, nothing would happen. However if the move had already taken place and then the individual decided they wanted to move back to Public Housing they would have to go through the application process and get onto the site based wait list of their choice.*

Topic: Proposed MTW Activity #5 – Create transitional housing programs

Q: Is the potential population that this program (PBV for transitional housing) could be assisting, a large population?

A: Yes it is, this is why we are starting small with the MOMS Program as a pilot before we rollout a larger program.

Q: Is the proposed MOMS program site owned by OHA?

A: Yes it is.

Q: Would we consider privately owned sites?

A: Yes we would.

Q: Are we doing anything regarding Earthquake preparedness?

A: Yes we are. This was actually discussed in a recent training for staff, the Incident Command Training that was facilitated by Chief Duplessis.

Question from Staff to the RAB: *Are there any additional comments about the proposed amendments to the MTW Annual Plan?*

Response from the RAB: *No*

Question from Staff to the RAB: *Is the RAB supportive of the proposed amendments to the MTW Annual Plan?*

Response from the RAB: *Yes*

3. Eric Johnson - Disposition Application for Five Senior Public Housing Sites

Eric Johnson presented information to the RAB about OHA's application to HUD to convert the five designated senior housing sites in the public housing program into project based Section 8 units. He also addressed the impact this would have on the current waiting lists and the need for OHA to create a non-profit in order to retain ownership of those units. Informal meetings have been held at each senior site to discuss the proposed disposition. Eric stated that a second series of formal meetings are planned in the near future for each site to discuss the proposed disposition application.

Q: When you talk about assistance, is that based on independent living? Or different levels of assisted living?

A: Currently all designated senior sites are for residents capable of independent living. With the proposed disposition, it might be possible to provide some assisted housing units.

Q: Why is public housing under-funded?

A: Annual funding for public housing is decided by congress and is based on funding priorities.

Q: The funding stream with for public housing, what does it look like down the road?

A: This was one of the few years when it was funded at 100%.

Q: Do your projections look out 2 years in advance?

A: The MTW program runs through 2018.

Q: Could you clarify what a non-profit is?

A: A non-profit is a 501(c) (3), tax exempt organization as defined by the IRS.

Q: Who would sit on the board?

A: The board-members would be defined by the by-laws for the organization.

Q: What if a resident wants to move from one project site to another?

A: If the unit is in the same AMP, the resident should communicate with the property administrator of that AMP. If it is outside of the AMP, one would have to request to get on a waitlist.

Q: What is the role of the San Francisco office of HUD? Does a Mayor have any influence in appointing commissioners?

A: The SF HUD regional helps us manage our HUD activities. They are an arm of HUD. The OHA Board of Commissioners is appointed by the Mayor.

Q: What is the timeline for these programs to start up?

A: If everyone is on board we will submit the application by the end of the year, hopefully by Thanksgiving, then we have to wait for an answer.

Question from Staff to the RAB: *Is the RAB supportive of the proposed plan to apply to HUD for the disposition of the senior public housing sites?*

Response from the RAB: *Yes*

4. Small Group Sessions

The RAB was divided into small groups to review drafts of the RAB Customer Service Survey, the RAB Policy and Procedures, and the Resident Survey. Groups discussed changes they would like to make to each document.

RESIDENT SURVEY Recommendations: *Section 8 needs to be included.*

CUSTOMER SERVICE SURVEY Recommendations:

- *To add categories.*
- *Prioritize issues by importance.*

- *Possibly include narratives.*
- *The 3rd question should be rewritten to include rankings.*
- *The 4th question should be rewritten to include concerns and situations.*

Q: How does information from the RAB get to the Board of Commissioners?

A: *One of the roles for the RAB is to advise the Board of Commissioners on policies and procedures. Starting this month we will provide a memo to update the Board of Commissioners about the discussions from the RAB meetings.*

Q: Private landlords create urgent situations for tenants? How does the Authority respond to these situations?

A: *There are staff in the Leased Housing Department that can assist tenants who have questions.*

Statement from Mr. Flowers: *The RAB is what we make it, but we need be informed, and keep communications flowing.*

Statement from Commissioner Curry: OHA would be too impersonal without a RAB. It gives us the opportunity to relate and humanizes the process. Some PHA's have RAB's in each building. We would have more resident participation if OHA residents felt that their voices were heard.

5. Closing Comments, Announcements and Discussion

- Alameda County Transportation Commission is having an open forum on October 21, 2010.
- Holiday Splendor is on December 16, 2010. If anyone is interested in being on the Committee to please contact Jillian Ryan.

November 4th is the next meeting. Chair Moses Mayne has been invited.

The meeting was adjourned at 8:05pm.

APPENDIX I

Evidence of Public Process for Amended Plan

APPENDIX I

Evidence of Public Process for Amended Plan

The public comment period for the Amended FY 2011 MTW Plan began on October 1, 2010. The draft amendment to the Plan and an announcement of the public hearing were posted on OHA's website on October 1, 2010. Letters were sent out to public officials, housing agencies, and community stakeholders on October 5, 2010 informing them of the public comment period for the draft amendment and the date of the public hearing. In addition, OHA published public notices regarding where and how to access the draft amendment and the date of the public hearing. Notices were published in the Oakland Tribune on October 6, 2010; in Sing Tao Daily, a Chinese language newspaper, on October 22, 2010; in Mo Magaizine, a Vietnamese language newspaper, on October 23, 2010; and in El Mensajero, a Spanish language newspaper on October 24, 2010.

The draft amendment to the Plan was presented to the Resident Advisory Board (RAB) on October 7, 2010. The RAB members present at the meeting were unanimous in their support of the draft amendment to the Plan.

A public hearing was held on October 25, 2010 to solicit comments. No public comments were received.

The public comment period ended on November 1, 2010. No comments were received during the public comment period.

October 1, 2010



Announcement and Notice of Public Hearing

The Oakland Housing Authority has published a **draft amendment to the approved Fiscal Year (FY) 2011 Moving To Work (MTW) Annual Plan** and a **draft disposition application for senior public housing sites**. A public hearing will be held on **October 25, 2010 at 6:00 PM** to hear public comments on the draft amendment to the Plan and the draft disposition application. The public hearing will be held in the Commissioner's Conference Room, 1619 Harrison Street, Oakland, CA 94612. The public is invited to attend and provide comments.

Public Hearing Date: Monday, October 25th, 2010

Time: 6:00 pm

Location: Commissioner's Room, 1619 Harrison Street, Oakland, CA 94612

Telephone: (510) 874-1510 or (510) 874-1511

In addition, written comments on the draft amendment to the Annual Plan will be accepted through 5:00 PM on Monday, November 1, 2010. Written comments on the draft disposition application will be accepted through 5:00 PM on Friday, November 5, 2010. Written comments should be addressed to Anna Gwyn May, Executive Office, 1619 Harrison Street, Oakland, CA 94612 or may be submitted to agmay@oakha.org.

OHA's FY 2011 MTW Annual Plan is intended to provide residents, the public and HUD with information on OHA's programs and policies, including both approved and planned MTW activities, operating budgets and capital investment plans.

Copies of the Draft Amendment to the Approved FY 2011 MTW Annual Plan and the Draft Disposition Application for Senior Public Housing Sites can be found on the Oakland Housing Authority's web site at www.oakha.org or by calling (510) 874-1510.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點都會免費提供151種的外語翻譯服務。

Los servicios de traducción en 151 idiomas están disponibles en todos las oficinas sin ningún costo.

Trương chỉnh thông dịch đầy đủ cho tới 151 tiếng nói miễn phí cho quý vị đang có tạy nhiều văng phòng gần đây.

To request interpretation services call (510) 874-1510. TDD number (510) 832-7331



Announcement October 1, 2010

Summary of Proposed Amendments to the FY 2011 MTW Annual Plan

The Oakland Housing Authority (OHA) is pleased to announce that it has published a draft amendment to the Approved Fiscal Year 2011 Moving To Work (MTW) Annual Plan. The FY 2011 MTW Plan was adopted by the Oakland Housing Authority Board of Commissioners on April 12, 2010. The Plan was subsequently approved by the US Department of Housing and Urban Development (HUD) in a letter dated August 18, 2010.

Since the adoption of the FY 2011 MTW Plan, OHA has received guidance from HUD regarding changes requested to the evaluation of MTW activities. In addition, OHA has identified significant activities proposed for inclusion in the FY 2011 MTW Plan. These changes include the following:

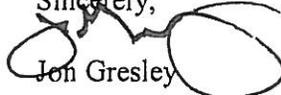
1. Inclusion of the plan to prepare an application to HUD for the disposition of 383 senior public housing units at five sites
2. Modifications to MTW Proposed Activity # 2 to standardize the transfer policies between the Public Housing and Section 8 programs
3. Addition of MTW Proposed Activity # 5 to allow for the creation of transitional housing programs
4. Revisions to the MTW Activities to remove completed and/or closed out activities and revise baseline and benchmark data to include more specific numerical outcomes

With the publication of this draft document, OHA has also taken the opportunity to make a number of minor corrections to the FY 2011 MTW Plan. These corrections are considered insignificant and immaterial in nature. These changes include the following:

- Correction to the Capital Fund Plan and the MTW Sources and Uses table to update the budgeted amount of funding for the Building Envelope Program (BEP)
- Corrections to the number of Housing Choice Vouchers authorized this fiscal year
- Updates to the Project Based Voucher allocations to include projects awarded and contracts entered into as of the beginning of the fiscal year that had not been finalized at the time the Plan was adopted.

A copy of the Draft Amendment to the FY 2011 MTW Plan can be found at www.oakha.org or by calling (510) 874-1510. OHA will hold a public hearing on **October 25, 2010 at 6:00 PM** to hear public comments on the Draft Amendment to the Approved FY 2011 Moving To Work Plan. The hearing will be held in the Commissioner's Room, 1619 Harrison Street, Oakland, CA 94612. The public is invited to review the draft amendment and provide comments.

Sincerely,



Jon Gresley
Executive Director

Oakland Tribune

c/o Bay Area News Group-East Bay
7677 Oakport St., #950
Oakland, CA 94621
Legal Advertising
(800) 595-9595 opt. 4

Legal No. **0003697514**

Oakland Housing Authority
Attn: Accounts Payable, 1619 Harrison St. 2nd floor
Oakland CA 94612

PROOF OF PUBLICATION

FILE NO. 10/25 FY2011 MT

In the matter of

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:

10/6/2010

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



Public Notice Advertising Clerk



Announcement and Notice of Public Hearing

The Oakland Housing Authority has published a Draft Amendment to the Approved Fiscal Year 2011 Moving To Work (MTW) Annual Plan and will hold a public hearing on **October 25, 2010 at 6:00 PM** to hear public comments on the Draft Amendment to the Plan. The public hearing will be held in the Commissioner's Conference Room, 1619 Harrison Street, Oakland, CA 94612. The public is invited to attend and provide comments.

Public Hearing Date: Monday, October 25th, 2010

Time: 6:00 pm

Location: Commissioner's Room, 1619 Harrison Street, Oakland, CA 94612

Telephone: (510) 874-1510 or (510) 874-1511

In addition, written comments on the Draft Amendment to the Annual Plan will be accepted through 5:00 PM on Monday, November 1, 2010. Written comments should be addressed to Anna Gwyn May, Executive Office, 1619 Harrison Street, Oakland, CA 94612 or may be submitted to agmay@oakha.org.

OHA's MTW Annual Plan for Fiscal Year 2011 is intended to provide residents, the public and HUD with information on OHA's programs and policies, including both approved and planned MTW activities, operating budgets and capital investment plans.

Copies of the Draft Amendment to the Approved FY 2011 Annual Plan can be found on the Oakland Housing Authority's web site at www.oakha.org or by calling (510) 874 1510.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點都會免費提供151種的外語翻譯服務。

Los servicios de traducción en 151 idiomas están disponibles en todas las oficinas sin ningún costo.

Truong chinh thong dich day du cho toi 151 tieng noi mieng phi cho quy vi dang co tay nhieu vung phong gan day.

To request interpretation services call (510) 874-1510.
TDD number (510) 832-7331

OT #3697514
Oct. 6, 2010



Nhưng liệu biện pháp trên có được mở rộng? Liệu chính phủ có miễn thuế cho việc chăm sóc con cái? Hay liệu chính phủ có nên chia sẻ chế độ nghỉ sinh ngang bằng giữa phụ nữ và nam giới và bắt buộc họ phải thực hiện?

*Công việc chưa hoàn thiện

Cuộc tranh luận về vấn đề trên vẫn diễn ra căng thẳng tại Thụy Điển. Gudrun Schyman, lãnh đạo đảng Sáng kiến Phụ nữ, khẳng định các chính trị gia tại Thụy Điển không muốn nhìn thấy cuộc tranh luận này diễn ra trong một bối cảnh xã hội rộng hơn.

Bà Schyman muốn các chính trị gia xem sự mất cân bằng đó là một mâu thuẫn xã hội lớn lao, cần phải được đấu tranh và chỉnh sửa, giống như các vi phạm nhân quyền.

Bình đẳng giới nên được xem là tiêu chí để đánh giá xem xã hội đó có phải là tốt hay xấu. Về khía cạnh này, Thụy Điển là một nơi tương đối tốt cho

việc nhà là do phụ nữ đảm nhiệm.

Vậy, làm thế nào để phụ nữ và nam giới chia đều công việc tại nhà? Chính phủ Thụy Điển đang áp dụng các biện pháp như miễn thuế cho các hộ gia đình sử dụng các dịch vụ như lau chùi, giặt là và làm vườn.

phụ nữ.

Nhưng vẫn còn nhiều điều phải làm. Đó là một công việc chưa hoàn thiện.

(Source: BBC News)



Công bố và Thông báo Trưng cầu Ý kiến

Cục Nhà ở Tiểu bang Oakland đã phát hành bản Dự thảo Sửa đổi Kế hoạch Hàng năm Di chuyển vì Dự án (Moving To Work-MTW) Hàng năm cho Năm Tài chính 2011 đã Phê chuẩn và sẽ tổ chức trưng cầu ý kiến vào **6 giờ chiều ngày 25 tháng 10 năm 2010** để nghe ý kiến của công chúng cho Dự thảo Sửa đổi Kế hoạch này. Buổi trưng cầu ý kiến sẽ được tổ chức tại Văn phòng Hội nghị Ủy viên, 1619 Harrison Street, Oakland, CA 94612. Xin mời tất cả công dân tham gia và cho ý kiến.

Ngày Trưng cầu Ý kiến: Thứ Hai, ngày 25 tháng 10 năm 2010

Thời gian: 6 giờ chiều

Địa điểm: Văn phòng Ủy viên, 1619 Harrison Street, Oakland, CA 94612

Điện thoại: (510) 874 1510 hoặc (510) 874 1511

Ngoài ra, các văn bản góp ý cho Dự thảo Sửa đổi Kế hoạch Hàng năm sẽ được nhận từ 5 giờ chiều Thứ Hai, ngày 1 tháng 11 năm 2010. Hãy gửi văn bản góp ý theo địa chỉ Anna Gwyn May, Executive Office, 1619 Harrison Street, Oakland, CA 94612 hoặc có thể gửi đến địa chỉ.

Kế hoạch Hàng năm MTW của OHA cho Năm Tài chính 2011 dự định cung cấp cho cư dân, công chúng và HUD thông tin về các chương trình và chính sách của OHA, bao gồm cả các hoạt động MTV đã được phê chuẩn và đang lập kế hoạch, ngân sách hoạt động và các kế hoạch đầu tư vốn.

Có thể lấy bản sao Dự thảo Sửa đổi Kế hoạch Hàng năm cho Năm Tài chính 2011 đã Phê chuẩn tại trang web của Cục Nhà ở OakLand tại www.oakha.org hoặc gọi số (510) 874 1510.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點都會免費提供151種的外語翻譯服務。

Los servicios de traducción en 151 idiomas están disponibles en todos las oficinas sin ningun costo.

Có sẵn dịch vụ thông dịch viên miễn phí cho 151 ngôn ngữ tại tất cả các văn phòng.

Hãy gọi (510) 874-1510, TDD số (510) 832-7331 để yêu cầu dịch vụ thông dịch

PROPUESTA N TRANSFERENCIA DEL IMPUESTO SOBRE BIENES RAÍCES

Ordenanza

Introducida en la balota por Iniciativa

La pregunta

¿Debería la Ciudad subir la tasa impositiva al 2.0% en la venta de bienes raíces valorados en más de \$5 millones?

Los antecedentes

La Ciudad impone un impuesto de transferencia en la venta de bienes raíces en San Francisco. La tasa impositiva varía del 0.5% al 1.5%, dependiendo del valor de la propiedad. La tarifa del 1.5% se aplica a la venta de propiedades de más de \$5 millones. El impuesto de transferencia se aplica también a los contratos de arrendamiento de bienes raíces de una duración de más de 35 años.

La propuesta

La Propuesta N subiría la tasa impositiva en la venta de bienes raíces valorados en más de \$5 millones. En la venta de propiedades cuyo precio sea de \$5 a \$10 millones, la tasa subiría al 2.0%. En la venta de propiedades de más de \$10 millones, la tasa subiría al 2.5%. Estos incrementos se aplicarían también a los contratos de arrendamiento de bienes raíces de una duración de más de 35 años.

Efecto fiscal

El Controlador afirma:

En mi opinión, si esta ordenanza hubiera estado vigente durante el período del año fiscal 2000-01 al año fiscal 2008-09, se hubieran generado un aumento promedio en los ingresos anuales de \$6 a \$90 millones, promediando \$36 millones. Aunque calculamos que la ordenanza propuesta hubiera resultado en ingresos adicionales promedio de \$36 millones al año durante el pasado reciente, es importante indicar que esta fuente de ingresos es la más volátil con que cuenta la Ciudad, y los cálculos que se basan en la actividad de años pasados no sirven para predecir los ingresos futuros.

Argumentos a favor de la Propuesta N

- Todos los años, los servicios esenciales sufren recortes presupuestarios por tener nuestra ciudad que lidiar con déficits enormes.
- Debemos obtener ingresos adicionales como parte de una solución presupuestaria equilibrada.
- La Propuesta N aumentaría el impuesto sobre la venta de propiedades de más de \$5 millones, lo que ayuda a equilibrar nuestro presupuesto y proteger los servicios para las personas mayores que tienen ingresos fijos y las personas con discapacidades. La Propuesta N es una forma equitativa de equilibrar nuestro presupuesto y no costaría ni un centavo a los propietarios promedios de San Francisco.

Argumentos en contra de la Propuesta N

- El aumento de impuestos en la venta de propiedades y contratos de arrendamiento a largo plazo en San Francisco se traduciría en mayores costos para los arrendatarios, alquileres comerciales a los pequeños negocios y otros ciudadanos de San Francisco comunes y corrientes.
- La Propuesta N llevaría a incrementos en el alquiler de viviendas residenciales y negocios comerciales. El resultado será más tiendas vacías por la presión a los pequeños negocios de San Francisco.
- El aumento de impuestos de cualquier tipo supone una carga demasiado pesada para los residentes de San Francisco.

LAW373777



Anuncio y Aviso de Audiencia Pública

La Autoridad de Viviendas de Oakland ha publicado un borrador de la Enmienda al Plan Anual aprobado del Año Fiscal 2011 "Ayuda para trabajar" (Working in Work, MTW) y realizará una audiencia pública el 25 de octubre de 2010 a las 6:00 p.m. para escuchar los comentarios del público sobre el borrador de la Enmienda al Plan. La audiencia pública se llevará a cabo en la Sala de Conferencias del Comisionado, 1619 Harrison St., Oakland, CA 94612. El público está invitado a asistir y ofrecer sus comentarios.

Fecha de la Audiencia Pública: lunes, 25 de octubre de 2010

Hora: 6:00 pm

Lugar: Sala de Conferencias del Comisionado, 1619 Harrison Street, Oakland, CA 94612

Teléfono: (510) 874 1510 o (510) 874 1511

Además, los comentarios por escrito sobre el borrador de la Enmienda al Plan Anual se aceptarán hasta el lunes, 1 de noviembre de 2010 a las 5:00 p.m. Los comentarios por escrito deben dirigirse a Anna Orym Maly, Oficina Ejecutiva, 1619 Harrison St., Oakland, CA 94612 o enviarse a agnm@oakland.org.

El Plan Anual MTW de la Autoridad de Viviendas de Oakland (OHA) del Año Fiscal 2011 tiene la intención de proporcionar a los residentes, al público y a HUD información sobre los programas y políticas de OHA, incluyendo actividades aprobadas y planificadas de MTW, presupuestos operativos y planes de inversión de capital.

Las copias del borrador de la Enmienda al Plan Anual aprobado del Año Fiscal 2011 pueden encontrarse en el sitio Web de la Autoridad de Viviendas de Oakland en www.oakland.org o llamando al (510) 874 1510.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點均提供免費的151種外語翻譯服務。

Anúncielo en los
clasificados de

El Mensajero
20 AÑOS FUNDACIÓN COPIA COMPROMISO

Llame al:

1-800-499-4903

para ser atendido
por uno de nuestros

representantes

La propuesta

La Propuesta N subiría la tasa impositiva en la venta de bienes raíces valorados en más de \$5 millones. En la venta de propiedades cuyo precio sea de \$5 a \$10 millones, la tasa subiría al 2.0%. En la venta de propiedades de más de \$10 millones, la tasa subiría al 2.5%. Estos incrementos se aplicarían también a los contratos de arrendamiento de bienes raíces de una duración de más de 35 años.

Efecto fiscal

El Controlador afirma:

En mi opinión, si esta ordenanza hubiera estado vigente durante el periodo del año fiscal 2000-01 al año fiscal 2008-09, se hubieran generado un aumento promedio en los ingresos anuales de \$6 a \$90 millones, promediando \$36 millones. Aunque calculamos que la ordenanza propuesta hubiera resultado en ingresos adicionales promedio de \$36 millones al año durante el pasado reciente, es importante indicar que esta fuente de ingresos es la más volátil con que cuenta la Ciudad, y los cálculos que se basen en la actividad de años pasados no sirven para predecir los ingresos futuros.



Oakland Housing
Authority

Anuncio y Aviso de Audiencia Pública

La Autoridad de Viviendas de Oakland ha publicado un borrador de la Enmienda al Plan Anual aprobado del Año Fiscal 2011 "Mudarse para trabajar" (Moving to Work, MTW) y realizará una audiencia pública el 25 de octubre de 2010 a las 6:00 p.m. para escuchar los comentarios del público sobre el borrador de la Enmienda al Plan. La audiencia pública se llevará a cabo en la Sala de Conferencias del Comisionado, 1619 Harrison St., Oakland, CA 94612. El público está invitado a asistir y ofrecer sus comentarios.

Fecha de la Audiencia Pública: lunes, 25 de octubre de 2010

Hora: 6:00 pm

Lugar: Sala de Conferencias del Comisionado, 1619 Harrison Street, Oakland, CA 94612

Teléfono: (510) 874 1510 ó (510) 874 1511

Asimismo, los comentarios por escrito sobre el borrador de la Enmienda al Plan Anual se aceptarán hasta el lunes, 1 de noviembre de 2010 a las 5:00 p.m. Los comentarios por escrito deben dirigirse a Anna Gwyn May, Oficina Ejecutiva, 1619 Harrison St., Oakland, CA 94612 o enviarse a agmay@oakha.org.

El Plan Anual MTW de la Autoridad de Viviendas de Oakland (OHA) del Año Fiscal 2011 tiene la intención de proporcionar a los residentes, al público y a HUD información sobre los programas y políticas de OHA, incluyendo actividades aprobadas y planificadas de MTW, presupuestos operativos y planes de inversión de capital.

Las copias del borrador de la Enmienda al Plan Anual aprobado del Año Fiscal 2011 pueden encontrarse en el sitio Web de la Autoridad de Viviendas de Oakland en www.oakha.org o llamando al (510) 874 1510.

Language translation services are available in 151 languages at all offices at no cost.

所有辦公地點都會免費提供151種的外語翻譯服務。

Hay servicios de traducción disponibles a 151 idiomas en todas las oficinas sin ningún costo.

Trương chính thông dịch đầy đủ cho tới 151 tiếng nói miễn phí cho quý vị đang có tay nhiều vắng phòng gần đây.

Para solicitar servicios de interpretación, por favor llamar al (510) 874-1510. Número TDD (510) 832-7331

M40-378205