

MAKING TRANSITIONS WORK

ANNUAL PLAN



WORKING TOGETHER TO CREATE HEALTHY COMMUNITIES



DRAFT

FISCAL YEAR 2024 // JULY 1, 2023 - JUNE 30, 2024

Fiscal Year 2024 MTW Annual Plan

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Housing Authority of the City of Oakland, California

Fiscal Year 2024 MTW Annual Plan

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Section I. Introduction

Message from the Executive Director



As we enter Fiscal Year (FY) 2024, we have more knowledge and data than ever to design and administer effective, evidence based programs to serve the citizens of Oakland. We are excited to take this wisdom to continue forging new paths and overcoming challenges. As the Housing Authority of the City of Oakland, California (OHA), the nation, and the world adapt to a new normal, we will continue to prioritize the health of our residents and staff and serve our clients through an offering of service-enriched housing opportunities, evolving technology, and equitable programs. Assisting as many Oakland families as possible is a primary focus, with a goal of leasing 98% occupancy of public housing units and maintaining high utilization in all voucher programs during the upcoming year. We intend to achieve exceptional operational outcomes while simultaneously ensuring unwavering governance that centers on the agency's long-term fiscal stability. As Oakland enters a new era under new

elected leadership, we plan to continue to collaborate with City officials to create and refine innovative strategies and continue to advocate for equitable housing solutions.

Our employees remain dedicated to helping each resident find the best pathway for individual success and long-term resiliency. Delivering a culture of equity and belonging and working together, we can strengthen community bonds by uplifting and engaging families to help them shape not only their futures but the futures of strong Oakland communities.

Positive outcomes are possible because of OHA's strong alliances with experts throughout our community. OHA continually seeks new community partners and works to expand existing relationships within the City and County. In FY 2024, OHA will continue to leverage resources to assist more families into homes- not just houses. With existing, and future, partnerships, OHA works on a holistic approach to create healthy homes by providing access to food pantries, hosting community-building events, and providing safe communities with the support of the Oakland Housing Authority Police Department. As an experienced innovator using MTW flexibility, OHA is creating the Capitalized Subsidy (CS) as an alternative form of stabilizing, place-based funding that maximizes and leverages federal dollars with City and state funding to preserve affordable housing for the long-term. The CS explores an untested method of providing non-traditional subsidy to projects beyond the traditional strategies such as OHA providing gap and acquisition financing and allow projects to proceed that may have otherwise fallen short of resources.

OHA is excited to receive \$2.3M awarded in FY 2023 for Jobs Plus, to increase employment opportunities for East Oakland Public Housing residents, to address barriers to gainful employment, building on the knowledge gained through successful implementation of Jobs Plus in West Oakland that started in 2015. These projects align with agency goals, and Presidential priorities outlined in the Biden-Harris Administration's "*All In: The Federal Strategic Plan to Prevent and End Homelessness*" (*All In*).

All In focuses on leading with equity, using evidence to make decisions, and collaborating on all levels to ensure a well-rounded approach to end homelessness, reducing homelessness by 25% by 2025. The solutions provided by *All In* include scaling housing and supports to meet demand, improving effectiveness of homeless response systems, and preventing homelessness. OHA is committed to playing its role in these ambitious goals by connecting extremely vulnerable and/or low-income families to services-enriched housing in stable and thriving communities.

I am optimistic and look forward to a year of service, excellence, and creativity while advancing OHA's and the citywide goal of reducing homelessness. As I look ahead to a productive year in FY 2024, I acknowledge the important contributions of expertise from our partners including the City of Oakland, Alameda County, the Continuum of Care leadership team, the contingent of Bay Area regional housing authorities and HUD, and I am excited to forge new connections that best serve our residents and strengthen communities everywhere.

Introduction

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

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

MTW Demonstration Program

The United States Department of Housing and Urban Development (HUD) selected OHA to participate in the Moving to Work (MTW) Demonstration program in 2001. OHA executed its first MTW agreement with HUD in March of 2004. Initially, it executed a seven-year agreement, which would have expired on June 30, 2011. However, OHA and HUD signed the Amended and Restated Moving to Work Agreement (Agreement), which extended OHA's participation in the MTW Demonstration through June 30, 2018. In December 2015, Congress authorized the extension of the MTW agreements of the 39 existing MTW agencies to terminate in year 2028. This extension allowed OHA to continue its localized housing programs and to continue to implement various innovations that remove barriers to housing for OHA families. Since September 2022, HUD admitted 87 agencies to the expansion of the MTW Demonstration Program. Currently, OHA is one of 126 public housing authority participants in the demonstration nationally.

The MTW Demonstration waives certain provisions of the Housing Act of 1937, its implementing requirements and regulations. In addition, using MTW waivers, OHA may combine funding from different HUD programs such as public housing operating subsidy, Capital Fund, and the Housing



Choice Voucher (HCV) program funds, into a Single Fund Budget with flexibility to use the funding as approved across programs. MTW offers a unique opportunity for housing authorities to explore and test new and innovative methods of delivering housing and supportive services to low-income residents. OHA may use MTW funds in the Single Fund Budget

for approved eligible MTW activities including housing assistance, capital improvements, acquisition and new construction, and resident services. In addition, OHA's agreement allows the MTW funds to be used outside of the traditional public housing and HCV programs to support local housing activities. OHA renamed the MTW program "*Making Transitions Work*" in order to acknowledge the various ways MTW can facilitate transitions for families across the phases of the housing spectrum and to better reflect the potential of the demonstration to positively impact the lives of Oaklanders.

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

| Statutory Requirements | Statutory Objectives |
|--|--|
| <ul style="list-style-type: none"> • Assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration • Maintain a mix of families (by family size) comparable to those they would have served without the demonstration • Ensure that at least 75 percent of the families assisted are very low-income • Establish a reasonable rent policy to encourage employment and self-sufficiency • Assure that the housing the agencies provide meets HUD’s housing quality standards | <ul style="list-style-type: none"> • Reduce costs and achieve greater cost effectiveness in Federal expenditures; • Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs, that assist in obtaining employment and becoming economically self-sufficient; and • Increase housing choices for low income families |

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

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

Short-term Goals and Objectives



Oakland is entering a new era in FY 2024 with new leadership under Mayor Sheng Thao and a new City Council who will continue to emphasize the role of local government in solving problems related to the homeless and housing crisis. The Mayor's goals included creating housing opportunities for all of Oakland's unhoused by the end of her second term, providing on-demand mental health and drug treatment, creating innovative and flexible funding streams to build new affordable housing, and

creating cost efficient housing alternatives by making public land available for real housing solutions. OHA shares this vision, and knows that the successful plan for re-housing many homeless individuals and families requires a thoughtful combination of affordable housing, well-rounded amenities, and robust and available supportive services. While not all of OHA's programs, especially those serving the unhoused, fall under the MTW moniker, the flexibilities authorized under MTW allow OHA to lead from a place of equity and complement non-MTW programs with incentives and resources to further ensure full leasing and achievement of OHA's and the City's likeminded goals.

Priorities:

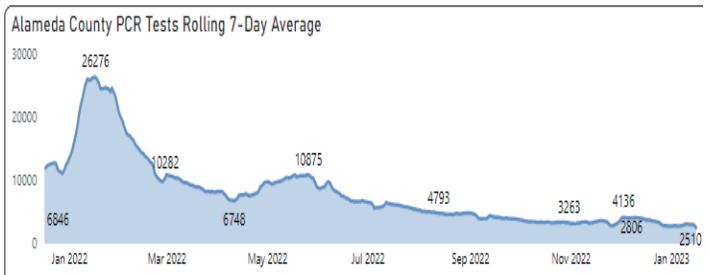
- ❖ Lease any new EHVs and Stability Vouchers awarded to provide emergency housing relief, FYI vouchers to assist Foster Youth and new Mainstream Vouchers awarded in FY 2023
- ❖ Lease all public housing and PBV sites to at least 98%
- ❖ Complete unit rehabilitations and maintenance turns within the prescribed benchmarks
- ❖ Operate safely based on recommended local, state and national guidelines using waivers and supplemental funding to sustain high quality functionality
- ❖ Improve reporting and transparency through effective dashboards based on real-time business system information
- ❖ Strengthen inter-agency partnerships to implement multistage (transitional and permanent) solutions to eliminate homelessness and expand permanent supportive housing efforts
- ❖ Creative use of capital and assets for development and repositioning activities and support of projects falling short of resources where OHA can bridge the gap

Long-term Goals and Objectives

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

Sustained high standards of customer service for residents and stakeholders

Using the lessons learned over the past three years, OHA will use diverse methods of communication and a variety of resources and supports for both residents and staff. Many items put in place during 2020 through 2022 such as personal protective equipment (PPE), teleworking, virtual briefings and



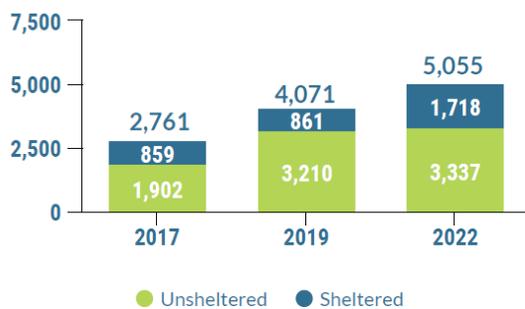
contactless inspections will continue into FY 2024 and OHA opts to integrate these efficient, convenient, safe and preferable procedures for residents and owners.

According to the Point-in-Time Homeless Count (PIT), homelessness in Oakland increased from 4,071 people in 2019 to 5,055 people in 2022 with an increase in the number

POINT-IN-TIME COUNT

of individuals living in cars/vans, and those dwelling in recreational vehicles. While the number of homeless individuals increased, the growth rate of the homeless population slowed from 47% during 2017 to 2019, to 24% during 2019 to 2022. A decline in the number of people living in tents was recorded, dropping from 1,320 in 2019 to 1,063 in 2022, a 19% decrease. These declines were achieved as the result of the substantial effort to get people housed during the pandemic, both locally and federally with OHA contributing permanent supportive housing programs and leasing EHVs, an effort that will continue in FY 2024. Other efforts will include leasing Foster Youth to Independence (FYI) vouchers and serving up to 180 families in the expanded Sponsor Based Housing Assistance (SBHAP) program to include up to 40 families

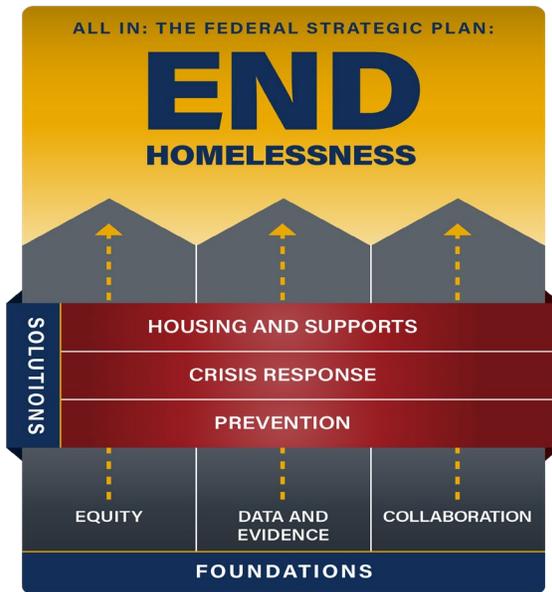
Count of Unsheltered/Sheltered Individuals for Oakland



exiting the Oakland Community Cabins. OHA applied for new Stability Vouchers (SV) in FY 2023, designed to assist homeless households. If awarded, OHA will lease the SVs in FY 2024 utilizing the successful partnership with Alameda County Continuum of Care (CoC), built through the EHV and FYI leasing efforts to ensure efficient and rapid referrals and supportive services for applicants to continue the community wide commitment to reducing homelessness.

Oaklanders face an exceptionally high cost of living, as Oakland is the 11th most expensive city in the U.S. according to the Kiplinger analysis, which compares the Cost of Living Index in 265 urban areas. Housing costs are three times higher in Oakland compared to the national average, but the median income is only 18% higher than the national average. Rent is not the only thing

that is pricier in Oakland and as of December 2022, Oakland has a cost of living 47% above the



national average with utilities, transportation and health care costs around 25% higher than the national average and groceries being 30% percent higher. Median rent in Oakland has increased by 7% since 2021. Additionally, new local ordinances have changed the landscape for Oakland landlords, further complicating the residential rental market and impacting their interest in renting properties. Recently, Measure V passed, expanding the criteria for a “Just Cause” eviction which protects against retaliation, harassment, and discrimination. Measure V extended “Just Cause” legal protections to protect more tenants with the exception of those who live in buildings constructed within the last 10 years, using a rolling cutoff. This protection used to only apply to buildings built after 1995, so Measure V

greatly expands this coverage and adds special eviction protections for school-age children or educators who are being evicted for “no-fault” reasons during the school year while removing the “failure to sign a new lease” as grounds for evictions. These are important protections to help keep Oaklanders housed, but it also does raise concerns about the willingness of landlords to continue to rent in Oakland.

OHA intends to offset these challenges by offering increased payment standards of up to 120 and 150% to increase the power of our applicants to compete for scarce and expensive housing. Additionally, new and increased owner incentives will be added to existing supports including referral bonuses for new owners joining the voucher program as a result of a referral, application fee deposit assistance for all programs and expanded security deposit assistance. These initiatives join expanded housing navigation assistance efforts and new resident incentives such as Welcome Kits, pioneered for EHV families with essential household items being made available across more programs through MTW funding flexibility.

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

At a national level, the homelessness crisis has taken center stage in the Biden-Harris administration. HUD reported in its 2022 Annual Homeless Assessment Report there was a 0.3 percent increase in the number of people living on the street between 2020 and 2022, but still 582,462 people were experiencing homelessness on a single night in January 2022. In order to

address the homelessness crisis the Biden-Harris Administration released the *All In: The Federal Strategic Plan to Prevent and End Homelessness (All In)* with the goal to reduce homelessness by 25% by 2025. *All In* was developed by the United States Interagency Council on Homelessness (USICH), with collective thinking from 19 federal agencies that make up the USICH Council. The Council received feedback from thousands of providers, elected officials, advocates, and people who have experienced homelessness in order to create an evidence-based policy. *All In* aims to address systemic racism, advance equity, and focus on homeless prevention as well as reduction.

OHA supports these ambitious goals and acknowledges this is a critical step to move the needle on reducing homelessness while also expanding access to housing by supporting the development, preservation and rehabilitation of affordable housing. Foon Lok East, the final phase of Brooklyn Basin, will add 124 units to the portfolio (61 through PBVs) and the new Capitalized Subsidy (CS) is projected to subsidize approximately 357 families through the addition of new affordable units in projects that will apply through various sources such as new state Homekey funding recipients, City of Oakland new construction NOFA project awards and OHA's Request for Proposal process. The CS, described in detail in the "Use of Single Fund Flexibility" section, will provide a funding source in addition to gap, acquisition and pre-development loans to assist projects that qualify and would otherwise fall short of critical funding resources. These projects are described in activity #10-06 and include Coliseum Way, The Phoenix, and others.

As funding mechanisms and OHA's experience using MTW flexibilities has evolved, so too has our creativity to think outside the box to meet the continuing challenges presented by the pandemic, inflation, rising interest rates, labor and materials costs which exacerbate the shortage of housing locally and nationwide. OHA plans to reach a 50 percent ratio of Project-Based Vouchers (PBV) to HCVs and complete long-term, multi-year development projects such as Brooklyn Basin, while simultaneously identifying and evaluating potential projects using new underwriting tools and pro-active strategies developed by staff and subject matter experts during the last fiscal year. By developing a strategic approach and policies in line with agency short- and long-term development goals, OHA will be well-positioned to seize new opportunities and expand services-enriched housing.

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

While all staff within OHA are charged to serve and support our families, it is the principal task of OHA's FCP department to assess needs and collaborate with other resident-facing teams such as Property Management and OHA's police department (OHAPD) to design and deliver agency-led impactful and resource services for residents. These services range from emergency supports when a family is in crisis, to longer term programs designed to support the educational and/or employment goals of individuals and families to assist them in achieving their definition of success. These three groups, in addition to the Leased Housing Department, support families through the process of finding an apartment and becoming successfully leased to remaining stably housed in a safe and secure environment. The "Use of Single Fund Flexibility" section describes many of our activities planned for impactful services, community engagement and resident safety and security. OHA plans to investigate offering stipend positions to public housing residents that have fallen behind on rent payments to support efforts to honor repayment agreements and avoid possible evictions as one of many efforts undertaken to try and support families impacted by the pandemic.



OHA was awarded a new Jobs Plus Grant in FY 2023 to increase and help overcome barriers to employment for East Oakland public housing residents, mainly at Lockwood Gardens. The grant provides \$2.3M in funding from HUD, with matching funding of \$2,323,124, provided by many of our partners including the Oakland Private Industry Council, the Lao Family Community Development Center, Oakland Adult and Career Education, and Cyprus Mandela Training Center, as well as MTW single fund flexibility to ensure success. The Family and Community Partnerships (FCP) department plans to assist residents in overcoming challenges to obtaining gainful employment, including limited digital literacy, lack of transportation, accommodations for disabilities, and education, to name a few. Using the Jobs Plus grant, OHA anticipates launching East Oakland Works (EOW) to provide individualized case management, digital and financial

literacy training, and a variety of resources to address barriers to employment. This initiative projects to serve approximately 282 participants in the income disregard program, 229 participant assessments, and plans post-assessment services to 212 participants. OHA's programs are designed to serve a wide spectrum of families with an array of services to support every family member. It starts with search navigation assistance to help those struggling to find an apartment in our competitive market and once a family is housed, a plethora of programs and services are available to support the youth, parents, adults and seniors. Holistic and diverse programs are carefully selected to provide support to all aspects of life from achieving educational and



literacy training, and a variety of resources to address barriers to employment. This initiative projects to serve approximately 282 participants in the income disregard program, 229 participant assessments, and plans post-assessment services to 212 participants. OHA's programs are designed to serve a wide spectrum of families with an array of services to support every family

employment goals, to basic yet critical needs such as food availability, mental health and parenting support and wellness health checks all delivered through MTW single fund flexibility.



Fostering healthy and safe communities to residents through our award-winning resident services team and police department prove to be critical in addressing the range of challenges that impact communities throughout the city. Staff and officers work to build trust and relationships through community events such as the Coffee with a Cop, bike excursions, Winter Wonderland Toy Drive and strong communication using modern technology. Community-based public safety has and will continue to be a pillar of the department as they strive to provide excellent

customer service to our resident community.

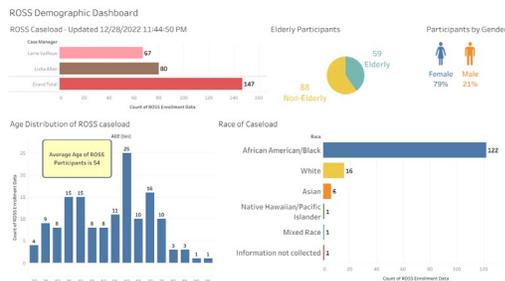
Additionally, communication that draws residents to the myriad of services available remains challenging and OHA plans to continue various modes of engagement and adopt methods that prove to be successful by careful monitoring and evaluation. Plans to enhance synergies between Property Management, OHAPD and FCP to identify vulnerable families for focused needs-based interventions, will hopefully stave off and prevent adversity and whenever possible, staff will engage, employ and involve residents to improve and maintain their home communities.

Expand board knowledge of OHA and its Affiliates

OHA leadership understands the importance of promoting evidenced-based policies. Equally as clear is the need to provide the Board of Commissioners (BOC) a strong foundational knowledge of legislative, programmatic, and financial performance for OHA and its component units to ensure informed oversight, vision for the agency, and endorsement of such policies. Additionally, staff intend to improve the availability of operational data and information to the public to increase transparency. In the years to come through a compilation of reports, dashboards, studies and research partnerships to support and guide the decision-making process, staff will grow knowledge of OHA, which hopefully in turn will

lead to program enhancements, partnership opportunities, and successful innovations. Better information through these methods also will culminate in strategic policies and priorities around allocation of agency resources to better align with OHA’s mission and vision.

In line with increased transparency and program integrity, OHA has created a new activity #24-01 to consolidate and modify critical HUD forms to include waivers and flexibilities granted through



MTW activities. This will allow OHA staff and partners to operate more efficiently and reflect increase transparency to applicants and residents of the flexibilities and alternative operational processes granted through MTW.

The MTW Annual Plan

As required by the Agreement, OHA prepares its Annual Plan for submission to HUD each year. OHA uses the standard format described in Attachment B of the MTW Agreement, HUD form 50900. OHA's Annual Plan is intended to provide residents, the public, and HUD with information on OHA's programs and policies, including both approved and planned activities and operating budgets and capital investment plans. The following provides a summary of the sections of the FY 2024 MTW Plan:

Section I. Introduction

This section provides general information about the MTW Demonstration program, an overview of OHA's short-term and long-term goals for FY 2024, and a summary of the Plan.

Section II. General Housing Authority Operating Information

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

Section III. Proposed MTW Activities

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

Section IV. Approved MTW Activities

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

Section V. Sources and Uses of Funding

This section includes summary budget information for FY 2024 including planned sources and uses for MTW and non-MTW (special purpose) funds.

Section VI. Administrative

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

Section VII. Appendix

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

Section II. General Housing Authority Operating Information

A. Housing Stock Information

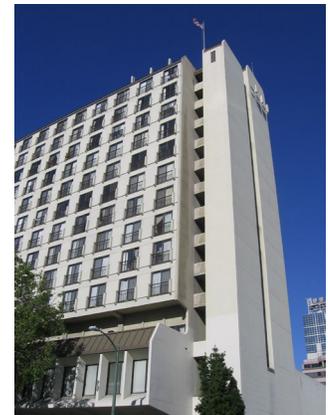
1) Planned New Public Housing Units to be Added During the Fiscal Year

OHA does not anticipate adding any new public housing units during FY 2024. See Appendix D for an overview of OHA housing stock.

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

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

In July 2018, the Department approved application #DDA0008342 to dispose of 253 units in three senior sites. The application sought to preserve the units and resolve longstanding issues related to chronic funding decreases in the public housing program, and the resulting impact of deferred maintenance over many decades. Changes to the State of California's tax-exempt bond allocation procedures in late 2020 resulted in delays in securing the bonds and 4% Low Income Housing Tax Credits necessary to finance critical repairs and seismic upgrades to Harrison Towers. OHA staff continues to work to assess viable funding options as well as advance the architectural, engineering, resident relocation, legal and other predevelopment activities necessary to finalize the disposition of Harrison Towers. The target closing date is summer 2024, with the AHAP contract execution immediately preceding the closing.



Rental Assistance Demonstration (RAD)

OHA is currently working with the owners of four mixed-finance sites, Lion Creek Crossing Phase 1-4, to evaluate the feasibility of a conversion of public housing to Project-Based



Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program. Once the evaluation process is completed, OHA expects that the conversion process will take approximately six months to complete. The conversion of these public housing units through RAD to project-based subsidy would provide a more stable funding platform that could facilitate future refinancing or re-syndication

transactions, resulting in greater funding availability for capital improvements to benefit Lion Creek Crossing properties. It will also streamline the operations and management of these properties by simplifying the compliance and reporting requirements by reducing the number of operating subsidy sources.

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

| Table 2: Planned Public Housing Units to be Removed | | |
|--|-------------------------------|-------------------------------------|
| AMP Name and Number | Number of Units to be Removed | Explanation for Removal |
| Harrison Towers | 101 | Disposition Application #DDA0008342 |
| Lion Creek Crossing I & II | 99 | RAD Conversion |
| Lion Creek Crossing III | 37 | RAD Conversion |
| Lion Creek Crossing IV | 21 | RAD Conversion |
| Total Number of Units to be Removed During Plan Year: | | 258 |

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

In FY 2024, OHA plans to add an additional 91 Project-Based Vouchers (PBV) through continued lease up of previously conditionally awarded units at new construction properties.

During the FY, OHA plans on further evaluation of the feasibility of converting mix-financed properties through the Rental Assistance Demonstration (RAD) to PBV.

Out of the planned 151 units, 91 PBVs in FY 2024 are new construction units that have previously been awarded throughout the City of Oakland Notice of Funding Availability (NOFA). 60 PBVs for Mandela Station Affordable have not been committed yet but OHA may enter into an AHAP agreement during FY 2024. Mandela Station Affordable (MSA) is part of a master plan for transit-oriented development at the West Oakland BART station. MSA is planned to have 240 units and 16,000 square feet of ground floor spaced used for commercial activities or resident services providers. OHA has agreed to a non-binding term sheet for its contributions to the project. Negotiations toward a binding commitment of MTW funds and PBVs are in progress and may conclude in FY 2024.

OHA plans to continue to assess awarding PBVs through the City of Oakland NOFA and the County of Alameda Measure A1 Housing Development Programs NOFA if projects meet OHA's award criteria. At the end of FY 2024, the number of PBVs with at least an AHAP contract will stand at 4,922 units which is approximately 40 percent of OHA's voucher portfolio.

Table 3: Planned New Project-Based Vouchers

Project-based for the first time during plan year where at least an AHAP is in place by end of plan year

| Property Name | Number of Vouchers Project Based | RAD? | Description of Project |
|---------------------------|----------------------------------|------|--|
| 3801 MLK Family Housing | 16 | No | 3801 MLK will be for families and households with special needs. It will the diverse housing needs for Oakland families and households ranging from 30%-50% AMI. |
| 34th and San Pablo | 25 | No | This project will provide 60 new homes affordable to families with incomes up to 60% of Area Median Income. The building will contain 13 studios, 13 one-bedroom, 22 two-bedroom, and 12 three-bedroom apartments for a total of 106 bedrooms. |
| Friendship Senior Housing | 34 | No | Friendship Senior Housing is 100 percent senior housing development targeting homeless and veterans at 30 percent Area Median Income or below. CHDC will partner with Adobe Services and East Bay Innovations to provide case management services. |
| 285 12th St | 16 | No | A new partnership deal with EBALDC that was in the pre-development phase. This project entails construction of a new 65-unit affordable housing building with 3,500 square feet of commercial space on a former parking lot at 12th and Harrison St. in downtown Oakland. |
| Mandela Station | 60 | No | Mandela Station Affordable (MSA) is part of a master plan for transit-oriented development at the West Oakland BART station. MSA is planned to have 240 units and 16,000 square feet of ground floor spaced used for commercial activities or resident services providers. |

Planned Total Vouchers to be Newly Project-Based: 151

Table 4: Planned Existing Project-Based Vouchers

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

| Property Name | Number of Vouchers Project Based | Status at End of Plan Year | RAD? | Description of Project |
|----------------------------------|----------------------------------|----------------------------|------|--|
| Mandela Gateway | 30 | Leased/ Issued | No | An affordable housing project of 187 units in West Oakland for low-income families. The project was leased up in 2004 with 30 PBV units. |
| Altenheim Senior Housing Phase I | 23 | Leased/ Issued | No | The first phase of Altenheim Senior Housing project in Dimond district of Oakland with 93 units for low-income seniors. The project was leased up in 2007 with 23 PBV units. |
| Lion Creek Crossings II | 18 | Leased/ Issued | No | The second phase of Lion Creek Crossings project with 146 units in East Oakland for low-income families. The project was leased up in 2007 with 18 PBV units. |
| Madison Apartments | 50 | Leased/ Issued | No | An affordable housing project of 79 units near downtown Oakland for low-income families. The project was leased up in 2008 with 19 PBV units. |
| Lion Creek Crossing III | 16 | Leased/ Issued | No | The 3rd phase of Lion Creek Crossings project with 106 units in East Oakland for low-income families. This phase was leased up in 2008 with 16 PBV units. |
| Seven Directions | 28 | Leased/ Issued | No | An affordable housing project of 36 units in East Oakland for low-income families. The project was leased up in 2008 with 18 PBV units. |
| Orchards on Foothill | 64 | Leased/ Issued | No | An affordable housing project of 65 units in Lower San Antonio district of Oakland for low-income seniors. The project was leased up in 2008 with 64 PBV units. |
| Fox Court Apt. | 33 | Leased/ Issued | No | An affordable housing project of 80 units in downtown Oakland for low-income/ homeless with HIV/AIDS families. The project was leased up in 2009 with 20 PBV units. |
| Jack London Gateway | 60 | Leased/ Issued | No | An affordable housing project of 60 units in West Oakland for low-income seniors. The project was leased up in 2009 with 60 PBV units. |

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| 14th St at Central Station | 20 | Leased/ Issued | No | An affordable housing project of 99 units in West Oakland for low-income families. The project was leased up in 2007 with 20 PBV units. |
| Tassafaronga Village Phase I | 80 | Leased/ Issued | No | The first phase of Tassafaronga Village project with 137 units in East Oakland for low-income families. The project was leased up in 2010 with 80 PBV units. |
| Altenheim Senior Housing Phase II | 40 | Leased/ Issued | No | The second and final phase of Altenheim Senior Housing project with 81 units for low-income seniors. This phase was leased up in 2010 with 40 PBV units. |
| Fairmount Apartments | 16 | Leased/ Issued | No | An affordable housing project of 31 units in Grand Lake area of Oakland for low-income families and persons with disability. The project was leased up in 2010 with 16 PBV units. |
| Tassafaronga Village Phase II | 19 | Leased/ Issued | No | The second and final phase of Tassafaronga project with 20 units for low-income/homeless with HIV/AIDS families. The project was leased up in 2010 with 19 PBV units. |
| Harp Plaza | 19 | Leased/ Issued | No | An affordable housing project of 19 units in Eastmont district of Oakland for low-income families. The project was leased up in 2010. |
| Effie's House | 10 | Leased/ Issued | No | An affordable housing project of 21 units in Lower San Antonio district of Oakland for low-income families. The project was leased up in 2010. |
| Drachma Housing | 25 | Leased/ Issued | No | A scattered-site affordable housing project of 14 units in West Oakland for low-income families. The project was leased up in 2010. |
| Foothill Family Partners | 11 | Leased/ Issued | No | An affordable housing project of 65 units in Bancroft district of Oakland for low-income families. The project was leased up in 2011. |
| St. Joseph's Senior Apts | 83 | Leased/ Issued | No | An affordable housing project of 84 units in Fruitvale district of Oakland for low-income seniors. The project was leased up in 2011 with 83 PBV units. |
| OHA Scattered Sites (OAHPI) | 1,539 | Leased/ Issued | No | It is a scattered site public housing disposition project involving 1,539 units for low-income families. The project was assisted with PBV subsidies since 2010. |
| Lion Creek Crossings IV | 10 | Leased/ Issued | No | The 4th phase of Lion Creek Crossings project of 72 units in East Oakland for low-income families. The project was leased up in 2012 with 10 PBV units. |
| Savoy Phase 1 | 55 | Leased/ Issued | No | The first phase of the Savoy project of 101 units in downtown Oakland for individuals with special needs. The project was leased up in 2012. |

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| Hugh Taylor House | 35 | Leased/ Issued | No | An affordable housing project of 43 units in East Oakland for low-income families. The project was leased up in 2012. |
| Madison Park Apartments | 96 | Leased/ Issued | No | An affordable housing project of 98 units near downtown Oakland for low-income seniors. The project was leased up in 2012. |
| Merritt Crossing Apts (6 th and Oak) | 50 | Leased/ Issued | No | An affordable housing project of 70 units near Chinatown Oakland for low-income seniors. The project was leased up in 2012 with 50 PBV units. |
| 720 E 11 th Street Apts (aka Clinton Commons) | 16 | Leased/ Issued | No | An affordable housing project of 55 units in Eastlake district of Oakland for low-income/homeless with HIV/AIDS families. The project was leased up in 2012 with 16 PBV units. |
| Harrison Street Senior Housing | 11 | Leased/ Issued | No | An affordable housing project of 73 units near downtown Oakland for low-income seniors. The project was leased up in 2012 with 11 PBV units. |
| Kenneth Henry Court | 13 | Leased/ Issued | No | An affordable housing project of 51 units in the Bancroft district of Oakland for low-income families. The project was leased up in 2013. |
| California Hotel Phases 1 and 2 | 88 | Leased/ Issued | No | The first and second phase of California Hotel project of 137 units for families of low-income/special needs/homeless/HIV/AIDS. The phase was leased up in 2013 with 88 PBV units. |
| James Lee Court | 12 | Leased/ Issued | No | An affordable housing project of 26 units for low-income families. The project was leased up in 2013. |
| Savoy Phase 2 | 46 | Leased/ Issued | No | The 2nd phase of the Savoy project of 101 units at downtown Oakland for special needs/homeless/HIV/AIDS individuals. This phase was leased up in 2013. |
| Slim Jenkins Court | 11 | Leased/ Issued | No | An affordable housing project of 32 units in West Oakland for low-income families. The project was leased up in 2013 with 11 PBV units. |
| Oak Point Limited (OPLP) | 15 | Leased/ Issued | No | A scattered-site affordable housing project of 31 units in West Oakland for low-income families. The project was leased up in 2013 with 15 PBV units. |
| Drasnin Manor | 25 | Leased/ Issued | No | An affordable housing project of 26 units in East Oakland for low-income families. The project was leased up in 2013 with 25 PBV units. |
| St. Joseph's Family Apts | 15 | Leased/ Issued | No | An affordable housing project of 62 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2013 with 15 PBV units. |

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| MacArthur Apts | 14 | Leased/ Issued | No | An affordable housing project of 32 units in Lower Hills district of Oakland for low-income families. The project was leased up in 2013 with 14 PBV units. |
| California Hotel Phase 3 | 47 | Leased/ Issued | No | The third and final phase of California Hotel project of 137 units for low-income/special needs/homeless/HIV/AIDS families. This phase was leased up in 2013 with 47 PBV units. |
| Lion Creek Crossings V | 127 | Leased/ Issued | No | The fifth phase of Lion Creek Crossings project of 128 units in East Oakland for low-income seniors. The project was leased up in 2014 with 127 PBV units. |
| Cathedral Gardens | 43 | Leased/ Issued | No | An affordable housing project of 100 units in Uptown district of Oakland for low-income families. The project was leased up in 2014 with 43 PBV units. |
| Lakeside Senior Apartments | 91 | Leased/ Issued | No | An affordable housing project of 92 units on the banks of Lake Merritt in Oakland for low-income seniors. The project was leased up in 2015 with 91 PBV units. |
| Marcus Garvey Commons | 10 | Leased/ Issued | No | An affordable housing project of 22 units in West Oakland for low-income families. The project was leased up in 2015 with 10 PBV units. |
| 1701 Martin Luther King Jr. Way | 25 | Leased/ Issued | No | An affordable housing project of 26 units near downtown Oakland for low-income/special needs/homeless/HIV/AIDS families. The project was leased up in 2015 with 25 PBV units. |
| MURAL aka MacArthur Transit Village | 22 | Leased/ Issued | No | An affordable housing project of 90 units in West Oakland for low-income families. The project was leased up in 2016 with 22 PBV units. |
| AveVista aka 460 Grand | 34 | Leased/ Issued | No | An affordable housing project of 68 units in Lake Merritt area of Oakland for low-income families. The project was leased up in 2016 with 34 PBV units. |
| 11th and Jackson (Prosperity Place) | 35 | Leased/ Issued | No | An affordable housing project of 71 units in Chinatown Oakland for low-income families. The project was leased up in 2017 with 35 PBV units. |
| Civic Center TOD | 20 | Leased/ Issued | No | An affordable housing project of 40 units in downtown Oakland for low-income/special needs/homeless families. An AHAP for 10 PBV was executed in 2016. |
| Redwood Hill Townhomes | 27 | Leased/ Issued | No | An affordable housing project of 28 units in Laurel district of Oakland for low-income/special needs families. An AHAP for 11 PBV was executed in 2017. |

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| 3706 San Pablo Avenue | 20 | Leased/ Issued | No | An affordable housing project of 87 units on the cities' border of Oakland and Emeryville for low-income families. An AHAP for 20 PBV was executed in 2017. |
| Embarc Apartments | 61 | Leased/ Issued | No | An affordable housing project of 40 units in North Oakland for low-income/veteran/VASH families. An AHAP for 61 PBV was executed in 2017. |
| Northgate Apartments | 14 | Leased/ Issued | No | The project, located at 2301 Northgate Avenue, serves low income families. It is a 5-story 41-unit building completed in 2003. Local schools, public transit, grocery stores, parks are all within half a mile of the property. Resident services are not available on-site but residents have access to RCD's resident services programs. The 14 PBV subsidies will be attached to 8 two-bedrooms and 6 three-bedrooms. |
| Westlake Christian Terrace West (WCTW) | 121 | Leased/ Issued | No | Westlake Christian Terrace West is one of the 15 Oakland properties that provides permanent affordable housing to elderly seniors. Originally built in 1978 using HUD Section 236 insured financing, the property is located in downtown Oakland at 275 28th Street along the Broadway – Valdez corridor. With a total of 198 one-bedroom units and two manager units, the project provides residents with full kitchens and bathrooms, a community room, laundry room, property management and social services offices and parking. |
| Paseo Estero and Vista Estero (formerly known as Brooklyn Basin 1 and 2) | 132 | Leased/ Issued | No | Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018. |
| Empyrean | 32 | Leased/ Issued | No | The Empyrean is a 99 unit severely distressed Single-room Occupancy hotel in downtown Oakland which will be converted into 66 |

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| | | | | affordable studio and 1-bedroom apartments. Leased in Jan. 2019. |
| Camino 23 | 26 | Leased/ Issued | No | An affordable housing project of 32 units in East Oakland for low-income/special need families. An AHAP was executed in 2018 for 26 PBVs. |
| Oak Groves - North and South | 152 | Leased/ Issued | No | Two residential buildings in downtown Oakland with 152 units of senior housing, 77 units in Oak Grove South and 75 units in Oak Grove North. Both were built in the early 1980s. |
| Rosa Park | 11 | Leased/ Issued | No | An affordable housing project of 12 units in Uptown district of Oakland for low-income/homeless families. The project was leased up in 2017 with 5 PBV units. |
| Adeline St. Lofts | 20 | Leased/ Issued | No | An affordable housing project of 79 units in West Oakland for low-income families. The project was leased up in 2018 with 8 PBV units. |
| Stanley Ave. Lofts | 13 | Leased/ Issued | No | An affordable housing project of 24 units in East Oakland for low-income families. The project was leased up in 2018 with 13 PBV units. |
| Swan Market | 10 | Leased/ Issued | No | An affordable housing project of 18 units at downtown Oakland for low-income/special need families. The project was leased up in 2017 with 4 PBV units. |
| Oak Park Apartments | 10 | Leased/ Issued | No | An affordable housing project of 35 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 3 PBV units. |
| Hisman Hin-Nu Apartments | 10 | Leased/ Issued | No | An affordable housing project of 92 units in Fruitvale district of Oakland for low-income families. The project was leased up in 2017 with 7 PBV units. |
| San Pablo Hotel | 31 | Leased/ Issued | No | An affordable housing project of 143 units near downtown Oakland for low-income seniors. The project was leased up in 2018 with 27 PBV units. |
| Ambassador Apts | 10 | Leased/ Issued | No | An affordable housing project of 69 units at 3610 Peralta Avenue in Oakland for low-income families. The project was leased up in 2017 with 10 PBV units. |
| Acts Cyrene (94th and International) | 14 | Leased/ Issued | No | An affordable housing project of 59 units in East Oakland for low-income families. The project was leased up in 2017 with 14 PBV units. |
| Hamilton Apartments | 92 | Leased/ Issued | No | The Hamilton Apartments is located at 510 21st Street in Oakland. The Project was awarded 92 Section 8 Project-Based Vouchers for 92 studios units serving low-income adults. |
| International Blvd. Apartments | 18 | Leased/ Issued | No | The project, located at 6600 International Blvd. and 1406 Seminary Avenue, serves individuals and families with disabilities. It is an |

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|---------------------------------------|----|----------------|----|---|
| | | | | affordable 30-unit housing development that is within close proximity to public transit. The 18 PBV subsidies will be attached to 6 one-bedrooms, 9 two-bedrooms, and 3 three-bedrooms. Resident services are not available on-site, but residents have access to RCD's resident services programs. |
| Fruitvale Transit Village - Phase IIA | 66 | Leased/ Issued | No | An affordable housing project of 94 units in Fruitvale district of Oakland for low-income/VASH families. An AHAP for 66 PBV was executed in 2017. |
| Courtyards at Acorn | 27 | Leased/ Issued | No | An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020 |
| The Town Center | 50 | Leased/ Issued | No | An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. HAP executed in January 2020 |
| Bishop Roy C. Nicholas | 16 | Leased/ Issued | No | This project is part of the RFQ16-008. The project provides safe and affordable housing to very low and extremely low-income senior households. The project is centrally located within close proximity to retail services, hospital facilities, public transportation, and parks. |
| 3268 San Pablo | 50 | Leased/ Issued | No | New construction of a 5-story apartment building with 50 units affordable to low-income seniors (aged 62+). The project is at 100% supportive housing development. The project will demolish an existing building and parking to that occupy the site. |
| Nova Apartments | 56 | Leased/ Issued | No | New construction of 56 affordable units. The project is 100% supportive housing development for extremely low-income at 20% AMI or below and chronically homeless individuals. The project owner will partner with Lifelong Medical Care to provide on-site supportive services. |
| Aurora Apartments | 43 | Leased/ Issued | No | New construction of 43 affordable units which will replace a vacant 1,000 sqf industrial building. The project includes permanent supportive housing for individuals' currently experiencing homelessness. |
| Coliseum Place | 37 | Leased/ Issued | No | An affordable housing project with 37 PBV which will be attached to 9 units for households who are homeless or at risk for homelessness, 6 units for HOPWA eligible households, and 22 units for low income families. |

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|--|----|-------------------|----|--|
| Oak Street Apartments | 25 | Leased/ Issued | No | An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland. The project will serve low-income seniors in particular. |
| Eastside Arts and Housing | 10 | Leased/ Issued | No | An affordable housing project as part of RFQ16-008 with the objective to preserve units and prevent displacement within Oakland |
| Sylvester Rutledge Manor | 64 | Leased/ Issued | No | This project is part of the RFQ16-008. The project provides safe and affordable housing to very low and extremely low-income senior households. The project is centrally located within close proximity to retail services, hospital facilities, public transportation, and parks. |
| Fruitvale Studios | 12 | Leased/ Issued | No | Fruitvale Studios is the rehabilitation of 24 studios in an enriched service environment. The PBV-subsidy will be provided to 12 units set aside for low income residents. |
| 95th and International | 27 | Leased/ Issued | No | The Project is the second phase of the previously completed 94th and International project located across the street. This development is important to the continued revitalization and preservation of affordable housing in East Oakland. |
| Kenneth Henry Court (add'l units under RFQ16-008) | 15 | Leased/ Issued | No | An affordable housing project of 51 units in the Bancroft district of Oakland for low-income families. The project was leased up in 2013. |
| Foon Lok West (formerly known as Brooklyn Basin 3) | 65 | Leased/ Issued | No | Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018. |
| Fruitvale Transit Village - Phase IIB | 75 | Committed | No | Fruitvale Transit Village Phase IIB, a new construction of 94 affordable units, is the third development in the Fruitvale Transit Village, immediately adjacent to the BART station in Oakland's Fruitvale neighborhood. |

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| Foon Lok East (formerly known as Brooklyn Basin 4) | 61 | Leased/ Issued | No | Brooklyn Basin is a large scale, master planned community along Oakland's waterfront that includes 3,100 units, 200,000 square feet of commercial space and 32 acres of open space. The affordable component is comprised of 465 units and will be developed by MidPen Housing Corp. in phases on two parcels acquired by the City of Oakland and OHA. MidPen will pursue five (5) affordable projects -- four for families and one for seniors. All projects will include open landscaped plazas, children's play areas (except for the senior property), community and specialized activity rooms, and on-site resident support and property management services. A total of 258 PBVs were awarded to the five projects in 2018. |
| 7th and Campbell | 39 | Leased/ Issued | No | 7th and Campbell involves new construction of 79 units. 39 of these units will be PBV units. The project will provide supportive services through partnership with Building Opportunities for Self Sufficiency (BOSS). Residents will have access to essential supportive services, including: Employment & OJT placement/training; Education assistance/benefits information; Financial counseling/debt counseling; Childcare assistance; Legal and Family law services; Life skills/soft skills; Therapy; Domestic violence counseling; and Food bank/meal support services. |
| West Grand and Brush | 28 | Committed | No | West Grand and Brush involves new construction of 59 units. 28 of these units will be PBV units. The project will provide supportive services including referrals to community resources and benefits, case management, parenting training, life skills training, financial planning, job counseling, conflict resolution, mental health services, and individual and group substance abuse recovery. |
| Planned Total Existing Project-Based Vouchers: | | | | 4740 |

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

During FY2024, OHA will continue to support the development of affordable housing stock by nonprofit developers in Oakland.

Brooklyn Basin Project 4, Foon Lok East, closed on all construction financing and started construction at the end of FY 2022 and is projected to be complete in FY 2024. Foon Lok East will contribute 124 units (61 with PBVs) for families, including those who were previously homeless, and will complete this significant multi-phased affordable project that is an integral part of a new master community comprised of 3,100 new homes on the Oakland waterfront.

OHA anticipates providing PBVs and MTW funds to help finance three new affordable housing developments that may start construction during FY 2024.

- 500 Lake Park Avenue, is a planned 53 unit affordable housing building with 18 HUD-VASH PBVs allocated
- 285 12th Street will be a 65 unit building with approximately 3,500 square feet of ground floor commercial space. OHA has committed to providing 16 PBVs to 285 12th Street, purchasing the site at the close of construction financing, and providing soft loans to the project
- Mandela Station Affordable (MSA) is part of a master plan for transit-oriented development at the West Oakland BART station. MSA is planned to have 240 units and 16,000 square feet of ground floor spaced used for commercial activities or resident services providers. OHA has agreed to a non-binding term sheet for its contributions to the project. Negotiations toward a binding commitment of MTW funds and PBVs are in progress and may conclude in FY 2024

All these projects are currently working to assemble additional financing sources. If they are successful with assembling gap financing, they will apply for 4% low-income housing tax credits and tax-exempt bonds or California Housing Accelerator Program funding. Depending on their success in obtaining financing, one or more of these projects may begin construction in FY 2024.

Table 5: Planned Other Changes to the MTW Housing Stock In the Plan Year

Examples of the types of other changes can include (but are not limited to): Units held off-line due to relocation or substantial rehabilitation, local non-traditional units to be acquired/developed, etcetera.

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OHA anticipates providing PBVs and MTW funds to help finance three new affordable housing developments that may start construction during FY 2024.

- 500 Lake Park Avenue, is a planned 53 unit affordable housing building with 18 HUD-VASH PBVs allocated
- 285 12th Street will be a 65 unit building with approximately 3,500 square feet of ground floor commercial space. OHA has committed to providing 16 PBVs to 285 12th Street, purchasing the site at the close of construction financing, and providing soft loans to the project
- Mandela Station Affordable (MSA) is part of a master plan for transit-oriented development at the West Oakland BART station. MSA is planned to have 240 units and 16,000 square feet of ground floor spaced used for commercial activities or resident services providers. OHA has agreed to a non-binding term sheet for its contributions to the project. Negotiations toward a binding commitment of MTW funds and PBVs are in progress and may conclude in FY 2024

All these projects are currently working to assemble additional financing sources. If they are successful with assembling gap financing, they will apply for 4% low-income housing tax credits and tax-exempt bonds or California Housing Accelerator Program funding. Depending on their success in obtaining financing, one or more of these projects may begin construction in FY 2024.

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

OHA anticipates a \$4.7M dollar FY 2024 Capital Fund Grant which is included in the MTW Block Grant. Through use of its MTW single fund flexibility, OHA projects spending approximately \$24M on capital projects using MTW funds. Approximately \$2.6M will be invested in public housing properties. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems, and rehabilitating unit interiors.

OHA anticipates expending approximately \$2.1M of MTW funds on exterior and interior building improvements at six OHA district offices including Harrison Street and the Service Center.

OHA will use MTW funds to purchase approximately \$1.9M of information technology network security, hardware & software, vehicles, security equipment, and office equipment.

A table describing the FY 2024 Capital Expenditures is included in Appendix C.

| Table 6: General Description of All Planned Capital Expenditures During the Plan Year |
|--|
| Narrative of general description of all capital expenditures of MTW funds during the Plan Year |
| <p>OHA anticipates a \$4.7M dollar FY 2024 Capital Fund Grant which is included in the MTW Block Grant. Through use of its MTW single fund flexibility, OHA projects spending approximately \$24M on capital projects using MTW funds. Approximately \$2.6M will be invested in public housing properties. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems, and rehabilitating unit interiors.</p> <p>OHA anticipates expending approximately \$2.1M of MTW funds on exterior and interior building improvements at six OHA district offices including Harrison Street and the Service Center.</p> <p>OHA will use MTW funds to purchase approximately \$1.9M of information technology network security, hardware & software, vehicles, security equipment, and office equipment.</p> <p>A table describing the FY 2024 Capital Expenditures is included in Appendix C.</p> |

B. Leasing Information

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

Housing Choice Voucher (HCV)

OHA has slowed the increase of the amount of project-based assistance over the last several years as the amount of the portfolio committed to PBV assistance approached 40+ percent and is projecting a target not to exceed 50% of the overall voucher portfolio. OHA will continue implementation of multiple strategies using MTW flexibility to further maximize the number of families served in Oakland and has been awarded an additional 53 vouchers in 2022 that will be leased in early 2023. OHA’s owner incentives activities detailed in activity #17-01 to recruit and maintain new landlords began in 2018 and FY 2024 will see the implementation of new and expanded components such as increased bonuses for bringing new units to the program for both existing and new owners, awards to owners to address HQS fails up to \$2,250, Exception Payment Standards Hubs for areas of low-poverty and other desirable characteristics, referral bonuses for referrals of new owners, expanded security deposit assistance to all voucher programs and incentives for owners to sell their property to HCV participants that are leasing the home. A review of the project-based voucher awards has shown that some partners are not able to lease up units in a timely fashion for various reasons. OHA plans to look at re-examining awards that are unused that do not have contingent financing and create strategies to redeploy those unused awards to projects that are better able to utilize the subsidy right away. OHA will continue the process to bring PBV subsidy awarded units online as environmental reviews, HQS inspections and eligibility determinations are completed. Through new development

units coming online such as Brooklyn Basin – Foon Lok East (Project 4) and PBV projects described in Table 3, OHA anticipates that traditional HCV utilization rates of approximately 97% at the start of the fiscal year will climb to about 99% at fiscal year-end as a result of multiple aggressive strategies.

Local, Non-traditional (LNT)

OHA has several tenant-based local, non-traditional programs that serve specialized populations. These programs include our Sponsor Based Housing Assistance Program developed in 2010, serving homeless families in encampments and emancipated foster youth exiting the criminal justice system, and has capacity to serve approximately 180 families monthly. Projections for FY 2024 are for the program to serve 105 families on average per month. Under the Building Bridges initiative, OHA plans to serve families through BB-CalWorks and BB-THP+ in partnership with Alameda County and projects to serve 53 families through these initiatives. In total, OHA projects to serve 171 families through tenant-based local, non-traditional programs.

Property based Local, Non-Traditional programs include low income housing tax credit units which have been developed using MTW single fund flexibility and account for the largest portion of OHA's local, non-traditional families. This year an additional 63 units will become available and lease up through completion of development projects at Brooklyn Basin. Building Bridges also has a component which focuses on creating housing choice for households that are special needs and/or may not be able to successfully access and participate in traditional Section 8 and Section 9 programs. OHA will serve approximately 302 households during the fiscal year through the Building Bridges initiatives which serve various vulnerable populations some of which is service enriched housing: single room occupancy (SRO) units, shared housing and transitional units for Veterans, foster youth and other special needs populations and Key to Home. Key to Home (BB-KTH) is a partnership with Alameda County and other service providers to house homeless families with children in service enriched housing. The Parents and Children Together (PACT) in partnership with the Alameda County Sheriff's Office (ACSO) will continue to provide service enriched housing, reuniting parents with their children after incarceration and OHA projects to serve 0 families through PACT due to a transition in the Alameda County Sheriff's office and as a new program is designed with the new Sheriff's office. OHA plans to implement a new partnership called BB-Homekey to serve approximately 36 families during FY 2024. This new program is described in detail in activity #10-06. OHA expects to serve approximately 1,563 families through these innovative property-based local programs.

Public Housing

In the public housing program, occupancy is projected to remain close to 98% in sites, although the portfolio will be going through both Section 18 Disposition (discussed above) during the fiscal year which could impact the occupancy rate. Harrison Towers is projected to close financing for its disposition in Fall or Winter of 2022 and relocation of residents may occur during FY 2024.



In total, OHA projects that 14,982 families will be served by its MTW programs during FY 2024, as indicated in Table 7. This number reflects increases in local, non-traditional households and Housing Choice Voucher households as more units are brought online through completion of development initiatives and leasing up PBV units that are in the pipeline through conditional and other awards. Appendix D includes an overview of OHA's Housing Inventory including both MTW and Non-MTW households.

Table 7: Planned Number of Households Served

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

| Planned Number of Households Served Through: | Planned Number of Unit Months Occupied/Leased* | Planned Number of Households Served** |
|--|--|---------------------------------------|
| MTW Public Housing Units Leased | 16,944 | 1,412 |
| MTW Housing Choice Vouchers Utilized | 142,032 | 11,836 |
| Local, Non-Traditional: Tenant-Based ^ | 2,052 | 171 |
| Local, Non-Traditional: Property-Based ^ | 18,756 | 1,563 |
| Local, Non-Traditional: Homeownership ^ | 0 | 0 |
| Planned/Actual Totals: | 179,784 | 14,982 |

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

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

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

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

| Local, Non-Traditional Category | MTW Activity Name/Number | Planned Number of Unit Months Occupied/Leased* | Planned Number of Households Served** |
|--|---|---|--|
| Property-Based | Fund Affordable Housing Development Activities (08-01) | 756 | 63 |
| Property-Based | Fund Affordable Housing Development Activities (08-01) - Tax credit units in service in total through the start of FY2024 | 10,572 | 881 |
| Tenant-Based | Local Housing Assistance Program (10-06)- LHAP, SBHAP, BB-CalWorks, BB-THP+ | 2,052 | 171 |
| Property-Based | Local Housing Assistance Program (10-06) - BB-KTH | 276 | 23 |
| Property-Based | Local Housing Assistance Program (10-06) – Homekey | 144 | 12 |
| Property-Based | PBV Transitional Housing Programs (11-05) – PACT and Building Bridges | 408 | 34 |
| Property-Based | PBV Transitional Housing Programs (11-03) – Homekey – Coliseum Way | 288 | 24 |
| Property-Based | SRO/Studio Apartment Preservation Program (11-03)- Building Bridges | 1,848 | 154 |
| Property-Based | Local Housing Assistance Program (10-06) – CS projects: Phoenix | 1,212 | 101 |
| Property-Based | Local Housing Assistance Program (10-06) – CS projects: 3050 International Blvd. | 912 | 76 |
| Property-Based | Local Housing Assistance Program (10-06) – CS projects: 2700 international Blvd. | 660 | 55 |
| Property-Based | Local Housing Assistance Program (10-06) – CS projects: Agnes Memorial | 408 | 34 |
| Property-Based | Local Housing Assistance Program (10-06) – CS projects: 34 th and San Pablo | 408 | 34 |
| Property-Based | Local Housing Assistance Program (10-06) – CS projects: OHA RFP Projects | 396 | 33 |
| Property-Based | Local Housing Assistance Program (10-06) – DHAP: 7 th and Campbell | 468 | 39 |
| Planned/Actual Totals: | | 20,808 | 1,734 |

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

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

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

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

Housing Choice Voucher

OHA expects the local rental market will continue to be strong in FY 2024, as it has remained expensive even during the pandemic as demand for housing remained high and inventory levels remain low in the affordable housing space. OHA will continue implementation of multiple strategies using MTW flexibility to further maximize the number of families served in Oakland and facilitate leasing of new units. OHA's Owner Incentives activities to recruit and maintain new landlords began in 2018 and FY 2024 will see the implementation of new and improved components such as increased bonuses for new and existing owners, referral bonuses for owners referring a new owner, application fee assistance for applicants, and expanded security deposit assistance to all voucher programs, funding for owners to address HQS fails up to \$2,250 for approved expenditures, Exception Payment Standards Hubs and an incentive designed to motivate homeowners to sell their property to OHA participants residing in the property. A review of the project-based voucher awards has shown that some partners are not able to lease up units in a timely fashion for various reasons. OHA plans to look at re-examining awards that are unused that do not have contingent financing and create strategies to redeploy those unused awards to projects that are better able to utilize the subsidy right away. Lastly, OHA will continue its Housing Navigation Search assistance program through FCP and lease compliance supports to assist clients in finding units and remaining housed.

OHA historically extended the amount of time required to reside in a PBV unit to two years instead of one to request a tenant-based voucher. OHA plans to expand the policy to restrict the option to request a tenant-based subsidy but may maintain a waitlist of requests from participants who request tenant-based assistance after a two year stay in a PBV unit.

Public Housing

OHA will continue the planning and implementation for a major rehabilitation and disposition of Harrison Towers and will employ strategies to minimize impacts on residents during the

project completion. OHA expects to maintain a 2% or less vacancy rate in its public housing units, not impacted by disposition.

Local, Non-traditional

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

OHA seeks to serve families through local, non-traditional (LNT) program models such as the Sponsor-Based Housing Assistance Program (SBHAP), which provides services enriched housing for special needs populations that would have difficulty accessing the traditional Section 8 and Section 9 programs. The SBHAP partner agencies, selected for their expertise by the City, provide intensive case management, master leasing and supportive services. However, OHA has seen these partners impacted by staff turnover and less staff available during the pandemic which impacted leasing as new staff came up to speed and existing staff struggled to fully utilize the resources. With the advent of the new partnership with City of Oakland to house families exiting the Community Cabins, OHA anticipates there to be a learning curve and there is still a possibility of lingering staffing impacts from the pandemic, reflected by the less than full occupancy.

Building Bridges

Building Bridges SRO provides monthly operating subsidies to existing service enriched single-room occupancy (SRO) units, shared housing and transitional housing units set aside for veterans, emancipated foster youth, or other special needs populations. Of these two, the shared/transitional housing has the most turnover and attrition and typically higher vacancy rates and lead times to fill units. We expect some leasing issues to continue due to the pandemic causing staffing impacts to OHA partners.

Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA expects a steady amount of leasing the program in FY 2024 but is dependent on its partners for referrals.

The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider to provide rental subsidy for low-income THP+ participants (youth who have aged out of foster care) for up to five years, with a phase down of funding in the last two years. OHA expects to continue to lease the program in FY 2024 but is dependent on its partners for referrals. Leasing challenges expected involve units failing HQS inspections, which has plagued the program in the past, but intends to mitigate these issues with our landlord incentives. We expect this will increase the leasing in the program over FY 2023 numbers.

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

Homekey

In FY 2024, OHA will implement a new program called Homekey. The program funds a capitalized subsidy for various projects approved through the State of California Department of Housing & Community Development Homekey Program (round 2) to rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are inherently impacted by or at increased risk for medical diseases or conditions due to the pandemic. The projects are subject to clearance under the National Environmental Policy Act (NEPA) and provided all sites receive clearance, OHA anticipates assisting 36 additional families. Leasing impacts may occur if projects do not pass NEPA or if construction or rehabilitation is not completed as projected.

Capital Subsidy (CS)

OHA plans to create a new capital subsidy fund to fund capital operating reserves for projects that apply and meet the criteria as described in detail in the Use of Single Fund Flexibility section to create a new rental subsidy local non-traditional program. These projects will have to meet NEPA and HQS requirements and pass any subsidy layering reviews that may be required by layered funding sources. Projects slated to use this funding are described in more detail in activity #10-06 and are Coliseum Way, The Phoenix, 3050 International Blvd., 2700 International Blvd., Agnes Memorial, 34th and San Pablo, and projects anticipated to apply through OHA's RFP process.

| Table 9: Discussion of Any Planned Issues/Solutions Related to Leasing | |
|--|--|
| Discussion of any anticipated issues and possible solutions related to leasing. | |
| Housing Program | Description of Actual Leasing Issues and Solutions |
| MTW Public Housing | OHA will continue the planning and implementation for a major rehabilitation and disposition of Harrison Towers and will employ strategies to minimize impacts on residents during the project completion. OHA expects to maintain a 2% or less vacancy rate in its public housing units, not impacted by disposition. |
| MTW Housing Choice Voucher | OHA expects the local rental market will continue to be strong in FY 2024, as it has remained expensive even during the pandemic as demand for housing remained high and inventory levels remain low in the affordable housing space. OHA will continue implementation of multiple strategies using MTW flexibility to further maximize the number of families served in |

| | |
|-------------------------------|--|
| | <p>Oakland and facilitate leasing of new units. OHA's Owner Incentives activities to recruit and maintain new landlords began in 2018 and FY 2024 will see the implementation of new and improved components such as increased bonuses for new and existing owners, referral bonuses for owners referring a new owner, application fee assistance for applicants, and expanded security deposit assistance to all voucher programs, funding for owners to address HQS fails up to \$2,250 for approved expenditures, Exception Payment Standards Hubs and an incentive designed to motivate homeowners to sell their property to OHA participants residing in the property. A review of the project-based voucher awards has shown that some partners are not able to lease up units in a timely fashion for various reasons. OHA plans to look at re-examining awards that are unused that do not have contingent financing and create strategies to redeploy those unused awards to projects that are better able to utilize the subsidy right away. Lastly, OHA will continue its Housing Navigation Search assistance program through FCP and lease compliance supports to assist clients in finding units and remaining housed.</p> <p>OHA historically extended the amount of time required to reside in a PBV unit to two years instead of one to request a tenant-based voucher. OHA plans to expand the policy to restrict the option to request a tenant-based subsidy, but may maintain a waitlist of requests from participants who request tenant-based assistance after a two year stay in a PBV unit.</p> |
| <p>Local, Non-Traditional</p> | <p><i>Sponsor-Based Housing Assistance (SBHAP) and Building Bridges Programs</i></p> <p>OHA seeks to serve families through local, non-traditional (LNT) program models such as the Sponsor-Based Housing Assistance Program (SBHAP), which provides services enriched housing for special needs populations that would have difficulty accessing the traditional Section 8 and Section 9 programs. The SBHAP partner agencies, selected for their expertise by the City, provide intensive case management, master leasing and supportive services. However, OHA has seen these partners impacted by staff turnover and less staff available during the pandemic which impacted leasing as new staff came up to speed and existing staff struggled to fully utilize the resources. With the advent of the new partnership with City of Oakland to house families exiting the Community Cabins, OHA anticipates there to be a learning curve and there is still a possibility of lingering staffing impacts from the pandemic, reflected by the less than full occupancy.</p> <p><i>Building Bridges</i></p> <p>Building Bridges SRO provides monthly operating subsidies to existing service enriched single-room occupancy (SRO) units, shared housing and transitional housing units set aside for veterans, emancipated foster youth, or other special needs populations. Of these two, the shared/transitional housing has the most turnover and attrition and typically higher vacancy rates and lead times to fill units. We expect some leasing issues to continue due to the pandemic causing staffing impacts to OHA partners.</p> |

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|--|--|
| | <p>Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA expects a steady amount of leasing the program in FY 2024 but is dependent on its partners for referrals.</p> <p>The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider to provide rental subsidy for low-income THP+ participants (youth who have aged out of foster care) for up to five years, with a phase down of funding in the last two years. OHA expects to continue to lease the program in FY 2024 but is dependent on its partners for referrals. Leasing challenges expected involve units failing HQS inspections, which has plagued the program in the past, but intends to mitigate these issues with our landlord incentives. We expect this will increase the leasing in the program over FY 2023 numbers.</p> <p>The Building Bridges – Key to Home (KTH) program projects to serve 23 families through a local property-based housing assistance program in partnership with Alameda County and OAHPI. Alameda County will provide supportive services and case management and OAHPI will contract with a third-party expert provider to provide property management and additional resident supportive services. OHA does not anticipate any leasing issues with this program.</p> <p><i>Homekey</i> In FY 2024, OHA will implement a new program called Homekey. The program funds a capitalized subsidy for various projects approved through the State of California Department of Housing & Community Development Homekey Program (round 2) to rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are inherently impacted by or at increased risk for medical diseases or conditions due to the pandemic. The projects are subject to clearance under the National Environmental Policy Act (NEPA) and provided all sites receive clearance, OHA anticipates assisting 36 additional families. Leasing impacts may occur if projects do not pass NEPA or if construction or rehabilitation is not completed as projected.</p> <p><i>Capital Subsidy (CS)</i> OHA plans to create a new capital subsidy fund to fund capital subsidy reserves for projects that apply and meet the criteria as described in detail in the Use of Single Fund Flexibility section to create a new rental subsidy local non-traditional program. These projects will have to meet NEPA and HQS requirements and pass any subsidy layering reviews that may be required by layered funding sources. Projects slated to use this funding are described in more detail in activity #10-06 and are Coliseum Way, The Phoenix, 3050 International Blvd., 2700 International Blvd., Agnes</p> |
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| | |
|--|--|
| | Memorial, 34 th and San Pablo, and projects anticipated to apply through OHA's RFP process. |
|--|--|

C. Wait List Information

| Table 10: Planned Waiting List Information | | | | |
|--|----------------------------------|---|--|--|
| Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population served. | | | | |
| Waiting List Name | Description | Number of Households on Waiting List | Waiting List Open, Partially Open, or Closed? | Will the waitlist be opened during the plan year? |
| Housing Choice Voucher: Tenant-Based | Community Wide | 1,000 | Closed | Yes |
| Housing Choice Voucher: Project-Based - OHA Managed | Site-Based | 750 | Closed | No |
| Housing Choice Voucher: Project-Based- Third Party Managed | Site-Based (Third Party Managed) | 46,006 | Yes | Yes – for Terraza Palmera at St. Josephs, Sylvester Rutledge Manor, Acorn sites. Some sites continuously open. |
| Public Housing - OHA Managed | Site-Based (OHA Managed) | 800 | Closed | Yes |
| Public Housing- Third Party Managed | Site-Based (Third Party Managed) | 2,594 | Yes | Yes |

Table 11: Planned Changes to the Waiting List In the Plan Year

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

| Waiting List Name | Description of Actual Changes to the Waiting List |
|--|--|
| Housing Choice Voucher: Tenant-Based | OHA plans to review preferences based on a demographic analysis and may use weighting for prioritization. |
| Housing Choice Voucher: Project-Based - OHA Managed | The owner plans to administer one waitlist for 6 sites. OHA may explore continuously open waitlists for certain bedroom sizes and also may group applicants by bedroom size requirements. |
| Housing Choice Voucher: Project-Based- Third Party Managed | Lion Creek Crossings phase 1-5 is a joint waitlist and will be open for all bedroom sizes. |
| Public Housing - OHA Managed | OHA plans to combine the site-based waitlists for AMP 4 and AMP 8 into a "portfolio" based waitlist that will encompass both of these AMPs and will open this waitlist. |
| Public Housing- Third Party Managed | Waitlists will be open for all bedroom sized for Lion Creek Crossing phases 1-4. Applicants for any sites converting through RAD will be maintained as is on combined site-based waitlists or transferred to existing PBV site-based waitlists for these sites with the date and time of application being maintained. |
| Local Non-Traditional (PACT) | Open for graduates of ASCO MOMs and DADs programs. |

Section III. Proposed MTW Activities

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

| Proposed MTW Activities | | | | | |
|-------------------------|-------------------------|----------------------------|---|--|---|
| Activity # | Fiscal Year Implemented | MTW Activity Name | Description | Statutory Objective(s) | Authorization(s) |
| 24-01 | 2024 | Development of Local Forms | Allow OHA to develop local versions of HUD forms to streamline processing and address MTW policies and waivers. | Reduce costs to achieve greater cost effectiveness | Attachment C, Section C. 2, 4, 9, section D.1, D. 7, and section E. |

MTW Activity #24-01: Development of Local Forms

A. Describe the Activity

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

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

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

C. Identify and discuss the anticipated impact

OHA anticipates this activity will reduce the administrative time and costs associated with non-MTW paperwork and achieve greater cost effectiveness in federal expenditures. OHA will be able to reduce costs and staff resources by simplifying forms and ensuring they are compatible with MTW policies.

D. Provide the anticipated schedule for achieving the stated objective

OHA has developed new local forms, and they are attached in Appendix J. Once the plan is approved, OHA will begin to use the new forms.

E. Standard HUD Metric

CE #2: Staff Time Savings: While there are time saving features inherent in the development of local forms, there are no actual staffing reductions; only repurposing of existing staff, where applicable. It is difficult to determine time savings from development of different local forms. OHA will use the number of participants in the program and use an average savings of .25 hours per participant to provide a general impact on development of local forms.

| Standard HUD Metrics | | | |
|---|--|--|---|
| CE #1: Agency Cost Savings | | | |
| Unit of Measurement | Baseline | Benchmark | Projected Outcome |
| Total cost of task in dollars (decrease). | Cost of task prior to implementation of the activity = \$46.94 (Staff Salary) * .5 hours = \$23.47 cost per form | Cost of task after implementation of the activity = \$46.94 (Staff Salary) * .25 hours = \$11.73 cost per form = \$11.73 * 100 hours = \$1,173 | Actual amount of total cost after implementation of the activity= staff salary * 80 hours spent= \$938.80 |
| CE #2: Staff Time Savings | | | |
| Unit of Measurement | Baseline | Benchmark | Projected Outcome |

| | | | |
|--|---|---|--|
| Total time to complete the task in staff hours (decrease). | Total amount of staff time dedicated to the task prior to implementation of the activity = .5 hours * households = 100 | Expected amount of total staff time dedicated to the task after implementation of the activity = .25 hours * households = 50 | Actual amount of total staff time dedicated to the task after implementation of the activity = ___ hours * households (% decrease) = hours |
|--|---|---|--|

F. Baseline Performance Level

Baseline performance levels are indicated in the chart above.

G. Yearly benchmarks

The annual benchmarks for each metric are included in the chart above.

H. Final projected outcomes

Staff time dedicated to completing forms will decrease because they will not need MTW contract addendums for many activities to reflect MTW policies.

I. Data source from which metric data will be compiled

The data collected for the staff time spent on forms, number of forms filled out, and other metric data is derived from and maintained in the agency business software system.

J. Authorization

This activity requires waiver of 24 C.F.R. 982.162, 982.516 and 24 C. F. R. Part 983 and Part 984 as allowed under the MTW Agreement, in Attachment C. section C. subsections (2), (4) and (9), section D.1 and D.7, and section E. These Authorizations provide OHA with the flexibility to develop local versions of forms that are consistent with OHA approved MTW policies.

K. Authorization explanation

Currently, OHA has waivers to implement MTW activities. These waivers allow for alteration of some HUD requirements which are included in HUD reporting forms. In order to save time and money, OHA would like to create modified forms that are consistent with all MTW activities and HUD approved waivers. To save time and effort, OHA would like to consolidate all modified HUD forms into one activity to ensure all modified forms have been approved by HUD and are being used by the agency staff.

L. Rent Reform

This is not considered a rent reform activity because it does not impact the way a tenant's rent is calculated.

M. Impact Analysis

Not applicable.

N. Modified Forms

See Appendix J for all forms that are modified, and approval is requested.

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

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

Section IV. Approved MTW Activities: HUD Approval Previously Granted

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

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

| Table 12: Approved MTW Activities | | | | | |
|--|-------------------------|---|---|---|---|
| HUD Approval Previously Granted | | | | | |
| Activity # and Fiscal Year Approved | Fiscal Year Implemented | MTW Activity Name | Description | Statutory Objective(s) | Authorization(s) |
| 20-01 | 2020 | Emergency Relief from Interim Re-certifications | Allow wage earning families to self-certify income decreases due to an emergency situation and have OHA pay all or a portion of a tenant's rent for the duration of the declared disaster period. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section D.1.c, and Attachment D, Use of Funds |
| 17-01 | 2017 | Owner Incentives Program | Program to provide support and benefits to existing owners and incentives for owners to join the HCV program. | Expanding housing choice and reduce costs to achieve greater cost effectiveness | Attachment C, Section B.1, D.1.a and d, D.5, Attachment D, Section D and Use of Funds |
| 17-02 | 2018 | Automatic Rent Increase | Offer owners an automatic rent increase on the HAP contract anniversary date. | Expanding housing choice and reduce costs to achieve greater cost effectiveness | Attachment C, D.2.b.and c. |
| 15-01 | 2016 | Local Area Portability Reform | Revises portability policies in the Housing Choice Voucher program to limit ports between local area jurisdictions except for special circumstances. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section D.1.g |

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|-------|------|--|--|---|---|
| 15-02 | 2016 | Modified Utility Allowance Policy | Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section C.11, D.2.a |
| 14-01 | 2016 | Alternative Re-certification Schedules | Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will receive automatic adjustments to their rent in interim years based on published cost of living adjustments (COLA) to the subsidy program per OHA discretion. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section C.4, D.1.c |
| 13-01 | 2017 | Rent Reform Pilot Program | Creates a pilot program to test rent reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where: <ul style="list-style-type: none"> • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households. • Triennial recertification schedule for senior and disabled households, biennial | Reduce costs and achieve greater cost effectiveness Provide incentives for families with children to become economically self-sufficient | Attachment C, Section C.4, C.11 Section D.1.c Section D.2.a |

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|-------|------|--|---|--------------------------|--|
| | | | <p>schedule for work-eligible households.</p> <ul style="list-style-type: none"> • Eliminate all deductions and earned income disallowance. • Recent increases in income excluded in recertification. • Absolute minimum rent of \$25. | | |
| 12-01 | 2012 | PBV Modifications: Eliminate Caps, Time Limits on PBV Allocations, Modify PBV contract | Eliminates the cap on the total number of units the Authority can project-base, the number of units that can be project-based in a development, and the Time Limit to add additional PBV units to an existing HAP contract. | Increase housing choices | Attachment C, Section D.1.e, Section D.7 |
| 11-01 | 2011 | PBV Occupancy Standards | Modifies the occupancy standards in the PBV program to be consistent with occupancy standards required by other state or locally administered funding in a development (e.g. LIHTC program). | Increase housing choices | Attachment C, Section D.7 |
| 11-02 | 2017 | Standardized Transfer Policy | Creates standard transfer policies in the public housing, Section 8, Section 9 and project-based assistance programs to increase housing choices for residents. | Increase housing choices | Attachment D, Use of Funds. |
| 11-03 | 2017 | SRO/ Studio Apartment Preservation Program | Develops a sub-program tailored to the needs of developments with SRO and studio units. OHA will commit long-term subsidies to developments where there is a need to preserve the housing resource. | Increase housing choices | Attachment C, Section D.7 |

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|-------|------|---|--|--|--|
| 11-05 | 2011 | Transitional Housing Programs | Permits transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program, which provides transitional service enriched housing to families returning from prison to reunite with their children and other specialized populations. | Increase housing choices | Attachment C, Section B.1., B.4, D.1.a, b Attachment D, Section B.2 |
| 10-01 | 2010 | Specialized Housing Programs | Increases allocation of resources to Local programs to improve outcomes and leverage MTW funds. | Provide incentives for families with children to become economically self-sufficient | Attachment D, Use of Funds |
| 10-02 | 2010 | Program Extension for Households Receiving \$0 HAP | Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months. | Provide incentives for families with children to become economically self-sufficient | Attachment C, Section D.1.b, D.3.a |
| 10-03 | 2010 | Combined PBV HAP Contract for Multiple Non-contiguous Sites | Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section D.1.a, D.7 |
| 10-04 | 2010 | Alternative Initial Rent Determination for PBV Units | Allows for the use of a comparability analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section D.2, D.7 |
| 10-05 | 2010 | Acceptance of Lower HAP in PBV Units | In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to | Increase housing choices | Attachment C, Section D.7 |

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|-------|------------------------|--|---|--|--|
| | | | accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place. | | |
| 10-06 | 2010 | Local Housing Assistance Program | Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service enriched housing to special needs populations. | Increase housing choices | Attachment D, Use of Funds (SBHAP, BB-CW, BB-THP+ Program), Attachment C, D.1.f, D.1.a and D.3.a (LHAP Programs) |
| 10-07 | 2010 | Disposition Relocation and Counseling Services | Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition. | Provide incentives for families with children to become economically self-sufficient Increase housing choices | Attachment D, Use of Funds |
| 10-08 | 2011- Re-proposed 2021 | Redesign FSS Program | Redesigns the FSS Program to incorporate best practices in the industry and encourage partnerships with community-based programs and initiatives. | Provide incentives for families with children to become economically self-sufficient | Attachment C, Section E |
| 10-09 | 2010 | Alter Minimum Stay Requirement in PBV Units | Alters the 12-month minimum stay requirement for tenants in PBV units to extend or shorten the time period a tenant has to wait to move. | Increase housing choices | Attachment C, Section D.7 |

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

A. Implemented Activities

OHA is currently implementing the following activities:

Table 13 provides a list of all approved activities that will be implemented during FY 2023. The table includes the year the activity was implemented and the primary statutory objective(s) the activity is intended to achieve. Each activity has been assigned a number based on the fiscal year in which the activity was identified and approved (e.g. 14-01 indicates that the activity was identified and approved in the FY 2014 MTW Annual Plan).

Table 13: Implemented Activities

| Activity # and Fiscal Year Approved | Fiscal Year Implemented | MTW Activity Name | Description | Statutory Objective(s) | Authorization(s) |
|-------------------------------------|-------------------------|---------------------------------------|--|---|---|
| 17-01 | 2017 | Owner Incentives Program | Program to provide support and benefits to existing owners and incentives for owners to join the HCV program. | Expanding housing choice and reduce costs to achieve greater cost effectiveness | Attachment C, Section B.1, D.1.a and d, D.5, Attachment D, Section D and Use of Funds |
| 15-01 | 2016 | Local Area Portability Reform | Revises portability policies in the Housing Choice Voucher program to limit ports between local area jurisdictions except for special circumstances. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section D.1.g |
| 15-02 | 2016 | Modified Utility Allowance Policy | Modifies utility allowance policy to be consistent with FFY 2014 federal appropriations requirements that the household's utility allowance is consistent with the minimum subsidy or occupancy standard and eliminates the utility allowance payment. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section C.11, D.2.a |
| 14-01 | 2016 | Alternative Recertification Schedules | Changes reexamination of income for elderly and disabled households on fixed incomes to every three years and every two years for wage earning households. Households with fixed income from Social Security will | Reduce costs and achieve greater cost effectiveness | Attachment C, Section C.4, D.1.c |

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

| | | | | | |
|-------|------|---|--|--|---|
| | | | units. OHA will commit long-term subsidies to developments where there is a need to preserve the housing resource. | | |
| 11-05 | 2011 | Transitional Housing Programs | Permits transitional service enriched housing to fill specific unmet community needs. Used to operate the PACT Program, which provides transitional service enriched housing to families returning from prison to reunite with their children and other special populations. | Increase housing choices | Attachment C, Section B.4, D.1.a and b, Attachment D, Section B.2 |
| 10-01 | 2010 | Specialized Housing Programs | Increase allocation of resources to the Local programs to improve outcomes and leverage MTW funds. | Provide incentives for families with children to become economically self-sufficient | Attachment D, Use of Funds |
| 10-02 | 2010 | Program Extension for Households Receiving \$0 HAP | Extends the period of time that a household can remain in the Section 8 program while receiving zero HAP assistance from 6 months to 24 months. | Provide incentives for families with children to become economically self-sufficient | Attachment C, Section D.1.b, D.3.a |
| 10-03 | 2010 | Combined PBV HAP Contract for Multiple Non-contiguous Sites | Allows a single PBV HAP contract to be executed for non-contiguous scattered site buildings organized by AMP or other logical grouping. | Reduce costs and achieve greater cost effectiveness | Attachment C, Section D.1.a, D.7 |
| 10-04 | 2010 | Alternative Initial Rent | Allows for the use of a comparability | Reduce costs and achieve | Attachment C, Section D.2, D.7 |

| | | | | | |
|-------|------|---|---|----------------------------|---|
| | | Determination for PBV Units | analysis or market study certified by an independent agency approved in determining rent reasonableness to establish the initial PBV contract rent. | greater cost effectiveness | |
| 10-05 | 2010 | Acceptance of Lower HAP in PBV Units | In situations where a family becomes over housed as a result of conflicting occupancy policies in the conversion from Public Housing to Section 8, this activity allows the landlord or management agent to accept a lower HAP based on the appropriate number of bedrooms for the family and in order to keep the family in-place. | Increase housing choices | Attachment C, Section D.7 |
| 10-06 | 2010 | Local Housing Assistance Program | Develops a Local Housing Assistance Program (LHAP) to assist households that otherwise might not qualify for or be successful in the traditional Public Housing and/or Section 8 programs. LHAP is provided directly to eligible families and to partnering agencies providing service enriched housing to special needs populations. | Increase housing choices | Attachment C, Section D.1.f, D.1.a and D.3.a (LHAP Programs), Attachment D, Use of Funds (SBHAP, BB-CW, BB-THP+ Programs) |
| 10-09 | 2019 | Alter Minimum Stay Requirement in PBV Units | Alters the 12-month minimum stay requirement for tenants in PBV units to extend or | Increase housing choices | Attachment C, Section D.7 |

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

MTW Activity #17-01: Owner Incentives Program

Plan Year Approved: 2017

Plan Year Implemented: 2017

Plan Year Amended: 2023

Description/Update

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



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

- Vacancy loss payments of up to two months HAP will be offered to existing HCV owners if they re-rent a unit previously occupied by an HCV tenant to another HCV participant within six months of contract cancellation.
- Pre-qualifying unit inspections will be offered to all HCV program owners to expedite the lease up process and minimize delays or losses due to inspections. Inspections will not be linked to a participant and OHA will allow owners up to 120 days to find a tenant once an inspection has been passed. No additional costs are anticipated.
- Owner recognition program - Recognize long term owners (5 years or more) with 5 or more units on the program that maintain at least one unit on a biennial inspection schedule. Owners will receive awards and special designations to highlight their status as long term providers of quality units. No additional costs are anticipated. MTW flexibility is not required to implement this component and it is included for consistency of grouping like programs.
- Leasing Incentive Payment – Provides an owner \$1,000 to execute a new lease with a new HCV participant.



- Capital Improvement Payment – Offer owners that have failed a second inspection and are entering abatement a payment of up to \$2,250 to address approved capital improvement issues related to the reason for the HQS inspection failure. Landlords will apply for the payment and furnish documentation on the estimated repair costs for the improvement. These funds do not need to be repaid.
- Homeownership Incentive – OHA will reimburse owners up to \$25,000 in closing related costs to cover inspections, sewer lateral work, and city and county transfer taxes for owners using title company closing statements and verified invoices, for owners willing to sell their house to an HCV participant who is currently renting the house through the HCV program.
- Exception Payment Standards Hubs - OHA may establish exception payment standards up to 150% of the Fair Market Rents (FMRs) without HUD approval for owners and units that are in hubs with low voucher presence or low concentration of poverty. These hubs might include proximity to multiple transit resources and grocery/retail centers, schools within walking distance, recent tenant lease-up data, third-party market research information supporting the increase, forums with staff and residents, properties less than 10 years old, districts with high public school ratings/test scores, and/or low poverty and crime rates. This includes units that are fully accessible and meeting the requirements of the Uniform Federal Accessibility Standard (UFAS).

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

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

- Landlord Referral Bonus – existing owners will be paid \$250 to refer a new owner to the program if the referral signs a HAP contract.
- Security Deposit for up to one month’s rent – applicable to all voucher programs.
- Application Fee – a payment of up to \$200 per household for all voucher programs to cover application fees.

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

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

| Standard OHA Metrics | | | |
|---|--|--|---|
| Number of Landlords Recruited or Maintained by Payment Incentive | | | |
| Unit of Measurement | Baseline | Benchmark | Projected Outcome |
| Number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program. | Average number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program = 0 | Average number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program = 247 (247% increase) | Actual number of new or existing landlords where a bonus payment was an incentive to enroll a unit in the HCV program = number (percentage) |

| Standard HUD Metrics | | | |
|--|--|--|---|
| CE #1: Agency Cost Savings | | | |
| Unit of Measurement | Baseline | Benchmark | Projected Outcome |
| Total cost of task in dollars (decrease). Pre-qualifying inspections | Cost of task prior to implementation of the activity = (staff salary) * .25 hours * number of files = (\$46.14 * .25) * 1,222 = \$14,096 | Cost of task after implementation of the activity = (staff salary) * .10 hours * number of files = (\$46.14 * .10) * 56 = \$258 | Total cost of task in dollars (decrease) = % |
| CE #2: Staff Time Savings | | | |
| Unit of Measurement | Baseline | Benchmark | Projected Outcome |
| Total time to complete the task in staff hours Pre-qualifying inspections | Total amount of staff time dedicated to the task prior to implementation of the activity = .25 hours * 1,222 households = 305 hours | Expected amount of total staff time dedicated to the task after implementation of the activity = .10 hours * 56 households = 5.6 hours | Actual amount of total staff time dedicated to the task after implementation of the activity = (% decrease) = number of hours |
| CE #3: Decrease in Error Rate of Task Execution | | | |
| Unit of Measurement | Baseline | Benchmark | Projected Outcome |

| Average error rate in completing a task as a percentage (decrease) | Average error rate of task prior to implementation of the activity as a percentage = 20% (decrease) | Expected error rate of task after implementation of the activity as a percentage =15% (decrease) | Actual error rate of task after implementation of the activity as a percentage (decrease) |
|--|---|--|---|
| Pre-qualifying inspections | | | |

MTW Activity #15-01: Local Area Portability Reform

Plan Year Approved: 2015

Plan Year Implemented: 2015

Plan Year Amended: 2015

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

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

- Reasonable accommodation for persons with a disability
- Verifiable employment opportunity more than 35 miles from the unit and at least 20 hours per week minimum wage applicable in the state

- Situations covered underneath the Violence Against Women Act (VAWA)
- Participants porting for education for the head of household and or spouse only will need to show proof of full-time enrollment at a college or university
- Verifiable threat to the physical safety of the family
- OHA ports where the receiving Public Housing Authority (PHA) absorbs the voucher
- Ports for vouchers that OHA is administering (unabsorbed) due to those vouchers porting in from another PHA
- Declared natural disaster or state of emergency

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

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

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

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

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

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

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

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

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

| Standard HUD Metrics | | |
|---|---|---|
| CE #1: Agency Cost Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total cost of task in dollars (decrease). Local Port-out Requests | Cost of task prior to implementation of the activity = \$46.94 (Staff Salary) * 1.5 hours * 700 port-out requests = \$49,287 | Expected cost of task after implementation of the activity = \$46.94 * 1.5 hours * 42 = \$2,957 (42 rejected requests, 94% reduction) |
| Administering Local Port-outs | Cost of task prior to implementation of the activity = \$46.94 (Staff Salary) * 1 hours * 1,100 port-out requests = \$51,634 | Expected cost of task after implementation of the activity = \$46.94 (Staff Salary) * 58 port-out requests = \$2,722 (94% reduction) |
| Total cost of task in dollars. | Total cost of task prior to implementation of the activity = \$49,287 + \$51,634 = \$100,921 | Total expected cost of task after implementation of the activity = \$2,957+\$2,722= \$5,679 (94% reduction) |
| CE #2: Staff Time Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total time to complete the task in staff hours (decrease). Local Port Requests | Total amount of staff time dedicated to the task prior to implementation of the activity = 1.5 hours * 700 requests = 1,050 staff hours | Expected amount of total staff time dedicated to the task after implementation of the activity = 1.5 hours * 445 requests = 667 hours (36% reduction) |
| | | |

| | | |
|--|---|--|
| Administering Local Ports | Total amount of staff time dedicated to the task prior to implementation of the activity = 1 hour * 1,100 = 1,100 staff hours | Expected amount of total staff time dedicated to the task after implementation of the activity = 1 hour * 58 requests = 58 hours (94% reduction) |
| Total time to complete the task in staff hours | Total amount of staff time dedicated to the task prior to implementation of the activity = 1,050 + 1,100 = 2,150 hours | Expected amount of total staff time dedicated to the task after implementation of the activity = 667 + 58 = 725 hours (66% reduction) |

MTW Activity #15-02: Modified Utility Allowance Policy

Plan Year Approved: 2015

Plan Year Implemented: 2015

Plan Year Amended: None

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

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

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

Planned Significant Changes: OHA proposes to pilot an initiative that factors into the utility allowance a subsidy for households enrolled in the Affordable Connectivity Program (ACP) offered by the Federal Communications Commission. In an effort to leverage other federal programs and make sure that OHA families take advantage of available resources, OHA will offer include internet received through the ACP as part of the utility allowance calculation.

| Standard HUD Metrics | | |
|-----------------------------------|-----------------|------------------|
| CE #1: Agency Cost Savings | | |
| Unit of Measurement | Baseline | Benchmark |

| | | |
|---|--|---|
| Total cost of task in dollars (decrease). Utility Allowance | Cost of task prior to implementation of the activity (in dollars) = \$11,188,104 per year | Expected cost of task after implementation of the activity = \$9,459,024 (15% reduction) |
| Total cost of task in dollars (decrease). Utility Reimbursement Payment | Cost of task prior to implementation of the activity = Utility Reimbursement Payment = \$220,968 per year | Expected cost of task after implementation of the activity (in dollars) = \$0 (100% reduction) |
| Total cost of task in dollars (decrease). Staff | Cost of task prior to implementation of the activity = (Staff salary) * .05 hours * number of files = (\$46.14 *.05) * 2,904 = \$6,699 | Cost of task after to implementation of the activity = Zero (0) |
| Total cost of task in dollars. | Total cost of task prior to implementation of the activity = \$11,188,104 + \$6,699 \$220,968 = \$11,415,771 | Total expected cost of task after implementation of the activity = \$10,228,812 + \$0= \$9,459,024 (17% reduction) |
| CE #2: Staff Time Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total time to complete the task in staff hours Utility Reimbursement Payment | Total amount of staff time dedicated to the task prior to implementation of the activity = .05 hours * 2,909 households = 145 hours | Expected amount of total staff time dedicated to the task after implementation of the activity = 0 hours * 2,909 households = 0 hours |
| CE #3: Decrease in Error Rate of Task Execution | | |
| Unit of Measurement | Baseline | Benchmark |
| Average error rate in completing a task as a percentage (decrease). | Average error rate prior to implementation = 10% | Expected error rate after implementation = <.0001% |
| CE #5: Increase in Agency Rental Revenue | | |
| Unit of Measurement | Baseline | Benchmark |
| | | |

| | | |
|--|---|---|
| Rental revenue/total tenant payment in dollars (increase). Housing Choice Voucher | Rental revenue prior to implementation of the activity (in dollars) = \$4,343,040 | Expected rental revenue after implementation of the activity (in dollars) = \$9,004,999 (107% increase) |
| Rental revenue/total tenant payment in dollars (increase). Public Housing | Rental revenue prior to implementation of the activity (in dollars) = \$2,215,116 | Expected rental revenue after implementation of the activity (in dollars) = \$2,222,460 (Less than 1% increase) |
| Total rental revenue/total tenant payment in dollars (increase). | Total rental revenue prior to implementation of the activity (in dollars) \$6,558,156 | Total expected rental revenue after implementation of the activity (in dollars) = \$7,414,308 (<15%increase) |

MTW Activity #14-01: Alternative Recertification Schedules

Plan Year Approved: 2014

Plan Year Implemented: 2014

Plan Year Amended: 2020

Description/Update: Regulations require annual recertification and verification to determine that a household meets program requirements. In FY 2007, MTW activity #07-01 was approved allowing for a triennial recertification schedule for elderly and/or disabled households on a fixed income in the public housing and voucher programs. In the interim years, at the discretion of the Executive Director, an automatic adjustment may be applied to the households' housing payment equal to the cost of living adjustment (COLA) made to the households' related income subsidy program. This activity has been implemented in the traditional MTW programs. This schedule has been effective at reducing staff time and costs, as well as being less intrusive and time consuming for residents. Activity #14-01 incorporates changes made by Activity #07-01 and changes the recertification schedule for wage earning households to once every two years. All households that report no income, no income from wages, or temporary income remain on an annual recertification schedule to report increases in income. The offer of flat versus income rent will be made based on the recertification schedule for each public housing household. This activity also incorporates a customized OHA form for the authorization to release information to replace HUD form #9886. OHA will use the activity for RAD voucher holders.

OHA and participant families have already and will continue to experience time savings due to fewer re-examinations and with the proposed amendment, OHA will save additional staff time by eliminating the need to process and update consent forms between scheduled reexaminations

and manage the cumbersome process of beginning program termination for non-receipt of consent forms. Participant families on the biennial or triennial schedule may also see income savings as a result of OHA not recalculating rent portions during the interim.

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

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

OHA plans to exclude income reporting requirements for additional income due to participation in pilot programs designed to test the concept of guaranteed income. It is expected that these programs will be relatively short term (1-2 years) in duration and OHA expects to prioritize re-certifications for participants in these programs to occur at the beginning of their pilot program participation.

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

Planned Changes to Metrics/Data Collection: OHA has no planned change to metrics or data collection for this activity.

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

| Standard HUD Metrics | | |
|---|---|---|
| CE #1: Agency Cost Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total cost of task in dollars (decrease). Triennial HCV Reexam Calculation | Cost of task prior to implementation of the activity (in dollars) = \$111,940 | Expected cost of task after implementation of the activity = \$75,586 (32% reduction) |
| Total cost of task in dollars (decrease). Triennial | Cost of task prior to implementation of the activity = \$42,000 | Expected cost of task after implementation of the activity (in dollars) = \$3,465 (91% reduction) |

| | | |
|--|---|---|
| Public Housing Reexam Calculation | | |
| Total cost of task in dollars (decrease). Biennial HCV Reexam Calculation | Cost of task prior to implementation of the activity (in dollars) = \$146,300 | Expected cost of task after implementation of the activity = \$73,150 (50% reduction) |
| Total cost of task in dollars (decrease). Biennial Public Housing Reexam Calculation | Cost of task prior to implementation of the activity (in dollars) = \$29,250 | Expected cost of task after implementation of the activity = \$14,625 (50% reduction) |
| Total cost of task in dollars (decrease). | Cost of task prior to implementation of the activity (in dollars) = \$329,490 | Expected cost of task after implementation of the activity (in dollars) = \$75,586+ \$3,465+\$173,671+\$14,625= \$267,347 (18% reduction) |
| CE #2: Staff Time Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total time to complete the task in staff hours (decrease). Triennial HCV <i>Reexam</i> Calculation | Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 2,678 hours | Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 1,327 hours (50% reduction) |
| Total time to complete the task in staff hours (decrease). Triennial Public Housing <i>Reexam</i> Calculation | Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 1,680 hours | Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 74 hours (95% reduction) |
| Total time to complete the task in staff hours (decrease). Biennial HCV <i>Reexam</i> Calculation | Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 3,500 hours | Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 3,049 hours (12% reduction) |
| Total time to complete the task in staff hours (decrease). | | Expected amount of total staff time dedicated to the task after |

| | | |
|--|---|---|
| Biennial Public Housing <i>Reexam</i> Calculation | Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 1,170 hours | implementation of the activity (in hours) = 585 hours (50% reduction) |
| Total time to complete the task in staff hours (decrease). | Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = 9,028 hours | Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 1,327 + 74 + 3049 + 585 = 5,035 hours (44% reduction) |
| CE #5: Increase in Agency Rental Revenue | | |
| Unit of Measurement | Baseline | Benchmark |
| Rental revenue in dollars (increase). Housing Choice Voucher and Public Housing | Rental revenue prior to implementation of the activity (in dollars) = \$3,863,650 | Expected rental revenue after implementation of the activity (in dollars) = \$9,004,999 (133% increase) |
| SS #1: Increase in Household Income | | |
| Unit of Measurement | Baseline | Benchmark |
| Average earned income of households affected by this policy in dollars (increase). | Average earned income of households affected by this policy prior to implementation of the activity (in dollars) = Public Housing: \$10,926 HCV: \$14,444 | Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = Public Housing: \$17,263 (57% increase) HCV: \$19,938 (38% increase) |
| SS #3: Increase in Positive Outcomes in Employment Status | | |
| Unit of Measurement | Baseline | Benchmark |
| Report the following information separately for each category: | OHA's business system does not allow information to be tracked relative to these metrics. | |
| 1. Employed Full- Time | | |
| 2. Employed Part- Time | | |
| 3. Enrolled in an Educational Program | | |
| 4. Enrolled in Job Training Program | | |

| | | |
|---|---|---|
| 5. Unemployed | | |
| 6. Other-Drug Rehab Counseling | | |
| Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero. | | |
| SS #4: Households Removed from Temporary Assistance for Needy Families (TANF) | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving TANF assistance (decrease). | Number of households receiving TANF prior to implementation of this activity = 100 households | Number of households receiving TANF after implementation of this activity = 1,114 households |
| SS #8: Households Transitioned to Self Sufficiency | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided. | Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0) | Number of households transitioned to self-sufficiency after implementation of this activity =10% of eligible households |

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

Plan Year Approved: 2012

Plan Year Implemented: 2012

Plan Year Amended: 2021

Description/Update: Eliminate caps and time limits on project-based voucher (PBV) allocations. This activity was created in FY2010 when existing regulations limited Public Housing Authorities

(PHAs) to project-basing up to 20 percent (20%) of the amount of budget authority allocated to the PHA by HUD in the PHA voucher program. Additionally, PHAs were limited to project-basing up to 25 percent (25%) of units in a single development. The Housing Opportunity Through Modernization Act (HOTMA) has increased the per project cap by allowing PBV allocations of up to the greater of 25% or 25 units in a project. Under HOTMA, OHA would be restricted to award PBV allocations of up to 20% of its ACC authorized units and the greater of 25% or 25 units per project.

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

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

OHA reserves the option to issue new PBV awards during the upcoming fiscal year. OHA is dependent on developers submitting allocation requests and will award PBV's based on need and funding availability. In FY 2024, OHA may participate in City of Oakland's 2023-2024 New Construction of Multifamily Rental Affordable Housing Notice of Funding Availability (NOFA) as the basis for PBV awards.

Planned Non-Significant Changes: OHA does not have any non-significant change to this activity.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics included in the Standard HUD Metrics table below. Performance measures for this activity reflect the unknown status of new awards.

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

| Standard HUD Metrics | | |
|--|--|--|
| HC #4: Displacement Prevention | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box. | Households losing assistance/moving prior to implementation of the activity = Zero (0) | Expected households losing assistance/moving after implementation of the activity = Zero (0) |

| Standard OHA Metrics | | |
|---|--|---|
| Additional Units of Housing Made Available | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Number of PBV units awarded above 25% of the total units in a project = Zero (0) units Number of PBV units awarded above 20% of total units in voucher program = Zero (0) units | Expected number of PBV units awarded above the greater of 25 units or 25% of the total units in a project = 0 units Expected number of PBV units awarded above 20% of total units in voucher program =91 units |
| Units of Housing Preserved | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box. | Housing units preserved prior to implementation of the activity = Zero (0) units | Expected housing units preserved after implementation of the activity = 91 units |
| Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 91 households |
| Households Assisted by Services that Increase Housing Choice | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase housing choice (increase). | Households receiving this type of service prior to implementation of the activity = Zero (0) households | Expected number of households receiving these services after implementation of the activity = 0 households |

MTW Activity #11-01: PBV Occupancy Standards

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: None

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

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

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

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection included in the Standard HUD Metrics table and the local OHA metrics table below.

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

| Standard HUD Metrics | | |
|--|---|--|
| HC #4: Displacement Prevention | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box. | Number of Households losing assistance or forced to move prior to implementation of the activity = Three (3) households | Expected households losing assistance/moving after implementation of the activity = Zero (0) households |
| HC #5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = Zero (0) households doesn't apply because the households impacted by this activity are in place. |
| Standard OHA Metrics | | |
| Additional Units of Housing Made Available | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Number of households who would not qualify for an available unit based on household composition = Zero (0) households | Expected housing units of this type after implementation of the activity = Zero (0) households |
| Units of Housing Preserved | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a | Housing units preserved prior to implementation of the activity = Zero (0) units | Expected housing units preserved after implementation of the activity = Zero (0) units |

| | | |
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| specific type of household, give that type in this box. | | |
| Households Assisted by Services that Increase Housing Choice | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase housing choice (increase). | Households receiving this type of service prior to implementation of the activity = Zero (0) households | Expected number of households receiving these services after implementation of the activity = Zero (0) households |

MTW Activity #11-02: Standardize Transfer Policy

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: N/A

Description/Update: Adopt a policy to allow residents to transfer between Section 8 and Section 9 programs within the OHA portfolio. Amend the current transfer policies to standardize the procedures across programs. Policy may include provisions such as the length of tenancy required to request a transfer voucher, impacts to the HCV wait list, and a cap on the number of transfer vouchers issued annually. Families may be required to complete a two-year tenancy or longer to be eligible to request a transfer voucher from either the public housing or PBV program. In order to limit the impact on the HCV waitlist, the issuance of vouchers may be subject to a one-for-one policy whereby at least one or more new vouchers are issued to families selected from the HCV tenant-based waiting list for every public housing or PBV transfer voucher issued. In order to control demand, OHA is considering limiting the number of transfer vouchers available to no more than 10 percent (10%) of the total units in the Public Housing and PBV programs combined per year and the amount of transfer requests granted is subject to the Executive Director’s discretion. OHA may also use this activity to allow moves from local, non-traditional programs (LNT) to the traditional section 8 and 9 authorized programs once a family has graduated from the LNT program and sufficiently demonstrated housing stability. For FY 2024, OHA plans to restrict transfers from local, non-traditional programs into the HCV program.

OHA is experiencing leasing challenges in the Housing Choice Voucher (HCV) program due to extremely high market rate rents and low inventory. Due to these issues, families searching for housing often reach the limit of search times and even with time extensions granted, families are unable to find suitable housing. OHA may use this standardized transfer policy to increase

housing choice by offering eligible families that may lose their opportunity for subsidy, vacant units in PBV assisted units or public housing. This activity will also allow OHA to increase housing choice for those families that request transfers due to emergency situations, reasonable accommodation or compliance with occupancy standards, where units may not be available within the same program type but are available within the OHA portfolio. OHA may use this activity to manage compliance with OHA occupancy standards as family size and composition changes may cause families to be housed in units that are no longer appropriate based on occupancy standard guidelines, resulting in a more efficient utilization of Federal resources.

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

Planned Changes to Metrics/Data Collection: There are no changes to the metrics, baselines or data collection in the Standard HUD Metrics and the local OHA metrics table below.

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

| Standard HUD Metrics | | |
|---|--|---|
| HC #3: Decrease in Wait List Time | | |
| Unit of Measurement | Baseline | Benchmark |
| Average applicant time on waitlist in months (decrease) | Average applicant time on waitlist prior to implementation of the activity (in months) (OHA is currently unable to track this metric due to Business System Limitations) | Expected applicant time on waitlist after implementation of the activity (in months) = 2.71 |
| HC #4: Displacement Prevention | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household give that type. (HCV) | Households losing assistance prior to implementation of activity = 25 | Expected households losing assistance after implementation of activity = 0 |
| HC #5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or neighborhood | Households able to move to a better unit and/or neighborhood of | Expected households able to move to a better unit and/or neighborhood |

| | | |
|--|--|--|
| of opportunity as a result of the activity (increase). | opportunity prior to implementation of the activity = Zero (0) households | of opportunity after implementation of the activity = number of inter-program transfers that occur as result (emergencies, RAs) = 7 SBHAP=0 |
| HC #7: Households Assisted by Services that Increase Housing Choice | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase housing choice (increase). | Households receiving services aimed to increase housing choice prior to implementation of the activity = Zero (0) households | Expected households receiving services aimed to increase housing choice after implementation of the activity = 7 |
| CE #5: Increase in Agency Revenue | | |
| Unit of Measurement | Baseline | Benchmark |
| Rental revenue in dollars (increase). | Rental revenue in dollars prior to implementation of the activity = \$35,201,999 | Expected Rental revenue in dollars after implementation of the activity = \$42,415,494 |

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

Plan Year Approved: 2011

Plan Year Implemented: 2018

Plan Year Amended: N/A

Description/Update: Develop a sub-program to award long-term housing assistance to Single Room Occupancy (SRO) and studio apartment developments. Based on local market conditions, OHA will extend assistance to programs that operate SRO housing given the high need for housing in Oakland. Due to high market rate rents and a very low inventory of affordable housing units, hard to house populations are being adversely affected as developers opt to convert SRO housing to other uses. OHA reserves the right to issue another Request for Qualifications (RFQ) based on need, City of Oakland priorities and funding availability. In FY 2024 OHA plans to continue to provide housing assistance to Board approved partners to provide housing assistance with qualified owners, property managers, and developers of service enriched rental housing

through the Building Bridges - SRO local program. All providers had existing service enriched single occupancy housing units which were targeted to serve special needs populations.

Building Bridges - Homekey Program Background

On September 9, 2021, the State of California Department of Housing & Community Development (State) issued a Notice of Funding Availability (NOFA) for the second round of its Homekey Program, making approximately \$1.45 billion in grant funding available to local public entities, including cities and counties, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic.

On October 18, 2021, the City of Oakland Department of Housing and Community Development (DHCD), as the eligible applicant for the State's funding, issued a Homekey Request for Proposals (RFP) to solicit proposals from prequalified project sponsors as prospective joint applicants for Homekey funding with DHCD.

On December 21, 2021, the Oakland City Council approved the Coliseum Way "project" to immediately move forward as co-applicant. The State is accepting applications on a rolling basis until May 2, 2022, or until funds are exhausted, whichever occurs first. The DHCD submitted an application with project sponsors Danco Communities and Operation Dignity.

The program funds a capitalized subsidy reserve in an amount up to \$4,572,041 for the Homekey project, Coliseum Way subject to clearance under the National Environmental Policy Act (NEPA). These projects were approved in round 2 proposals submitted by the City of Oakland to the State of California Homekey Round II competition.

Coliseum Way (Homekey)

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

All units will target people experiencing homelessness earning no more than 30 percent AMI, and at least six units will target those who are chronically homeless. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as upgrades to the grounds including a dog walk and other landscaping utilizing DHCD and Homekey funds. In addition, the existing industrial laundry room will be converted into a laundry area accessible for tenants to use free of charge. At least 12 of the larger units will be upgraded to include full kitchenettes that will include a sink, refrigerator/freezer, and a cooktop. The sponsors are evaluating the potential of adding full kitchenettes to all units utilizing City and Homekey funds.

Project Evaluation

Staff reviewed all Homekey proposals applying a risk-based approach to underwriting in order to ensure long term financial stability. A primary underwriting objective was to create positive net operating income which is sufficient to sustain the project through uncertainty in the long term over 15 years. Our assessment included, but was not limited to, long term maintenance needs, on site resident services, and property management.

On January 11, 2022, the Authority's project team met with Danco and Operation Dignity. Coliseum Way was evaluated against the Authority's threshold funding criteria and priorities established by the Board of Commissioners. The project met all criteria except the Authority's standard of including full kitchens and baths in all units.

- Population served is 30% AMI and below
- Wrap around services are available for the duration of the Authority's investment
- Integration into the surrounding community.
- Safety and security plan
- Units will meet the Authority's standard of including full kitchens and baths
- On site property management and resident support services
- Ability to meet the Homekey timeline requirements

Other evaluation criteria and considerations the team applied were:

- Long-term stability of the project
- Overall project needs
- Ease of operations and minimizing administrative burdens on staff
- Alignment with The Authority's mission

OHA's conditional award is contingent on the project receiving an award of HomeKey funding from the State. It is also conditional based upon the project's receipt of clearances and authorizations to use federal funds.

Housing Quality Standards

The project must meet Housing Quality Standards prior to execution of the capitalized reserve agreement and regularly (at least biennially) after the initial disbursement of capitalized subsidy reserves.

The project opening date is projected to be Dec. 2024.

OHA may add additional projects under Homekey as new proposals are submitted and funding awards are made early summer of 2023.

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

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table and the local OHA metrics table below.

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

| Standard HUD Metrics | | |
|---|---|---|
| HC #4: Displacement Prevention | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box. | Households losing assistance/moving prior to implementation of the activity = 100 | Expected households losing assistance/moving after implementation of the activity = Zero (0) |
| HC#1: Additional Units of Housing Made Available | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Number of units of this type prior to implementation of the activity = Zero (0) units | Expected housing units of this type after implementation of the activity = Building Bridges - (154) units and Homekey Coliseum Way (24) units Total Units = 178 units |
| HC#2: Units of Housing Preserved | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box. | Housing units preserved prior to implementation of the activity = Zero (0) units | Expected housing units preserved after implementation of the activity = Building Bridges - (154) units and Homekey Coliseum Way (24) units Total Units = 178 units |
| HC#5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |

| | | |
|---|---|---|
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = Building Bridges - (154) units and Homekey Coliseum Way (24) units Total Units = 178 households |
| HC#7: Households Assisted by Services that Increase Housing Choice | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase housing choice (increase). | Households receiving this type of service prior to implementation of the activity = Zero (0) households | Expected number of households receiving these services after implementation of the activity = Building Bridges - (154) units and Homekey Coliseum Way (24) units Total Units = 178 units (households) |

MTW Activity #11-05: Transitional Housing Program

Plan Year Approved: 2011

Plan Year Implemented: 2011

Plan Year Amended: N/A

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

Parents and Children Together (PACT)



This activity uses partnerships with the Alameda County Sherriff's Office (ACSO) and other program providers, to facilitate the development of local, non-traditional housing programs like the Maximizing Opportunities for Mothers to Succeed (MOMS) initiative.

This program offers service-enriched transitional housing support to formerly incarcerated mothers seeking to reunite with their children and deter recidivism. The Dads Acquiring and Developing Skills (DADS) program serves fathers exiting minimum security incarceration seeking to reunite with their children and families. Currently, ACSO refers MOMS

and DADS program participants to OHA for housing. OHA has implemented the Parents and Children Together (PACT) program to provide transitional service enriched housing to both populations and families referred by other vetted service providers. In addition to the housing subsidy, the PACT program offers customized adult, family and youth case management, group counseling services, family activities and educational and employment development assistance to all participants as a condition for participation in the program.

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

The Alameda County Sheriff's Office (ACSO) provides MOMs and DADs applicants to OHA through direct referral. Following ACSO program standards, ACSO staff selects and refers to OHA those ACSO MOMs and DADs candidates who qualify for minimally supervised transitional housing after completion of a 6-8 week multi-faceted program while in custody including an Individual Case Management Plan (ICM). ACSO referred "applicants" are then screened by OHA Eligibility according to HUD program requirements. ACSO MOMs and DADs applicants who meet HUD program requirements are offered a unit at the 18 month OHA PACT Housing program site. Those selected for the OHA Housing Component remain in the ACSO Transitional Case Management Program for 18 months, during which they must comply with the PBV Housing Lease or defined PACT program participant requirements as well as their ICM. OHA plans to continue to strive to fill the 18-unit site designated for the program, but this is dependent upon qualified referrals from the ASCO.



OHA, along with the primary program partners Alameda County Sheriff's Office (ACSO) and the Alameda County Behavioral Health Care Services (ACBHS) Department will continue to facilitate a strategic planning process resulting in several program improvements. Planned additions to the current program structure include a sober living agreement, an alumni participation agreement, stronger coordination of multi-agency intervention for lease non-compliance and additional on-site program activities to enhance parent/child engagement and workforce development for older youth and adults.

OHA plans to explore partnerships with additional providers that specialize in re-entry and other hard to house populations to provide direct referrals and supportive services into the existing PACT program. The program design will remain the same in terms of requirements and length of stay in transitional housing. Additionally, OHA will offer PACT program graduates housing within Section 8 or Section 9 housing depending upon voucher and unit availability.

Planned Non-Significant Changes: No non-significant changes are planned. Alameda County had a new Sheriff elected in 2022 and it is anticipated that there will be some transition with the new Sheriff that may impact this program and referrals. OHA will continue to work to form a partnership with the new Sheriff's staff to support the program but for FY 2024 is anticipating that the families served in this program may go to zero during the transition.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table.

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

| Standard HUD Metrics PACT Program | | |
|--|--|---|
| HC #5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity =0 households |
| HC #7: Households Assisted by Services that Increase Housing Choice | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase housing choice (increase). | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity = 0 households |
| Standard OHA Metrics | | |
| Additional Units of Housing Made Available | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Number of households who would not qualify for an available unit based on household composition = Zero (0) households | Expected housing units of this type after implementation of the activity = 0 households |
| Increase in Household Income | | |

| Unit of Measurement | Baseline | Benchmark |
|---|--|---|
| Average earned income of households affected by this policy in dollars (increase). | Average earned income of households prior to implementation of this activity = Zero (0) dollars | Average earned income of households after implementation of this activity = \$0 |
| <i>Increase in Household Savings</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Average amount of savings/escrow of households affected by this policy in dollars (increase). | Average amount of savings/escrow of households prior to implementation of this policy = Zero (0) dollars | Average amount of savings/escrow of households after implementation of this policy = \$0 dollars OHA will also link families to Family and Community Partnerships to help offer assistance with establishing a savings plan or enrolling in the FSS program. |
| <i>Increase in Positive Outcomes in Employment Status</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Report the following information separately for each category: | | |
| 1. Employed Full- Time | 1) 0 households | 1) 0 households |
| 2. Employed Part- Time | 2) 0 households | 2) 0 household |
| 3. Enrolled in an Educational Program | 3) Unknown | 3) 0 households |
| 4. Enrolled in Job Training Program | 4) Unknown | 4) 0 household |
| 5. Unemployed | 5) 8 households | 5) 0 households |
| 6. Other-Drug Rehab Counseling | 6) Unknown | 6) 0 households |
| Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero. | Unknown | |

| Households Removed from Temporary Assistance for Needy Families (TANF) | | |
|---|--|--|
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving TANF assistance (decrease). | Number of households receiving TANF prior to implementation of this activity = 8 households | Number of households receiving TANF after implementation of this activity= 0 households |
| Households Assisted by Services that Increase Self Sufficiency | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase self-sufficiency (increase). | Number of households receiving services aimed to increase self-sufficiency prior to implementation = Zero (0) households | Number of households receiving services aimed to increase self-sufficiency after implementation = 0 household |
| Households Transitioned to Self Sufficiency | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided. | Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0) | Number of households transitioned to self-sufficiency after implementation of this activity = 0 household will graduate from program |

Building Bridges – Shared and Transitional Housing

The Building Bridges (BB) initiative is comprised of several local programs. The BB-Shared and Transitional local programs model target housing resources, alongside supportive services funding, toward a household to dramatically improve outcomes through County, City and housing authority systems alignment. In FY 2020, partners such as Operation Dignity, the City of Oakland (Families in Transition & Matilda Cleveland) and Henry Robinson in addition to those listed below will offer Shared/Transitional housing to several hard to house populations.



Henry Robinson (SRO-Transitional)

The Henry Robinson (559 16th Street) is a single room occupancy hotel of 62 units of transitional housing serving homeless adults and those suffering from mental health disabilities, substance abuse recovery and physical, chronic health conditions. Supportive services include needs assessment and partnerships with community providers such as Bay Area Community Services (BACS) to provide employment, health and educational services to program participants. This partnership has not launched, and OHA does not expect it to be ready in FY 2024 due to extensive renovation work on the site and plans to explore replacing this partner in FY 2024.

Operation Dignity (SRO-Transitional)

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

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

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

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

FIT started serving families through Building Bridges in March 2018.

Peter Babcock House (Shared Housing)

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

St. Mary Presentation House (Shared Housing)

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

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

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

City of Oakland – Matilda Cleveland (Transitional Housing)

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

- 80% of the MC THP families will exit to permanent housing.

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

MC joined the Building Bridges program in March 2018.

St. Mary Closer to Home (Shared Housing)

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

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

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

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods.

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

| Standard HUD Metrics | | |
|---|---|--|
| HC #5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or | Households able to move to a better unit and/or neighborhood of | Expected households able to move to a better unit and/or neighborhood of |

| | | |
|--|---|--|
| neighborhood of opportunity as a result of the activity (increase). | opportunity prior to implementation of the activity = Zero (0) | opportunity after implementation of the activity = 34 households |
| <i>HC #7: Households Assisted by Services that Increase Housing Choice</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase housing choice (increase). | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity = 34 households |
| <i>Additional Units of Housing Made Available</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Number of households who would not qualify for an available unit based on household composition = Zero (0) households | Expected housing units of this type after implementation of the activity = 34 households |
| <i>Increase in Household Income</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Average earned income of households affected by this policy in dollars (increase). | Average earned income of households prior to implementation of this activity = Zero (0) dollars | Average earned income of households after implementation of this activity = \$7,666 overall, \$12,425 of those with income |
| <i>Increase in Household Savings</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Average amount of savings/escrow of households affected by this policy in dollars (increase). | Average amount of savings/escrow of households prior to implementation of this policy = Zero (0) dollars | Average amount of savings/escrow of households after implementation of this policy = Zero (\$0) dollars OHA is exploring with partners how to access this information. It currently is unavailable. |

| <i>Increase in Positive Outcomes in Employment Status</i> | | |
|---|--|---|
| Unit of Measurement | Baseline | Benchmark |
| Report the following information separately for each category: | | |
| 1. Employed Full-Time | 1) 0 households | 1) 3 households |
| 2. Employed Part-Time | 2) 0 households | 2) 2 households |
| 3. Enrolled in an Educational Program | 3) 0 households | 3) 0 households |
| 4. Enrolled in Job Training Program | 4) 0 households | 4) 0 household |
| 5. Unemployed | 5) 8 households | 5) 31 households |
| 6. Other-Drug Rehab Counseling | 6) 0 households | 6) 3 households |
| Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero. | Unknown | |
| <i>Households Removed from Temporary Assistance for Needy Families (TANF)</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving TANF assistance (decrease). | Number of households receiving TANF prior to implementation of this activity = 0 households | Number of households receiving TANF after implementation of this activity= 0 households |
| <i>Households Assisted by Services that Increase Self Sufficiency</i> | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase self-sufficiency (increase). | Number of households receiving services aimed to increase self-sufficiency prior to implementation = Zero (0) households | Number of households receiving services aimed to increase self-sufficiency after implementation = 34 households |
| <i>Reducing Per Unit Subsidy Costs for Participating Households</i> | | |
| Unit of Measurement | Baseline | Benchmark |

| | | |
|---|--|--|
| Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease). | Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars before implementation = Zero | Expected average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars after implementation = \$0 |
| Households Transitioned to Self Sufficiency | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided. | Number of households transitioned to self-sufficiency prior to implementation of this activity = Zero (0) | Number of households transitioned to self-sufficiency after implementation of this activity = 28 households will graduate from program |

MTW Activity #10-01: Specialized Housing Programs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

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

Planned Non-Significant Changes: A new sheriff in Alameda County was elected in 2022 and OHA anticipates that a new partnership will need to be negotiated with the new ASCO and projects for FY 2024 that there will be zero funds leveraged for PACT.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods included in the Standard HUD Metrics table and the local OHA metrics table below.

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

| Standard HUD Metrics | | |
|--|--|---|
| CE #4: Increase in Resources Leveraged | | |
| Unit of Measurement | Baseline | Benchmark |
| Amount of funds leveraged in dollars (increase). | Amount leveraged prior to implementation of the activity (in dollars) = Zero (0) | Actual amount leveraged after implementation of the activity (in dollars) = \$0 |

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

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

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

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

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

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

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

| Standard HUD Metrics | | |
|---|--|---|
| SS #1: Increase in Household Income | | |
| Unit of Measurement | Baseline | Benchmark |
| Average earned income of households affected by this policy in dollars (increase). | Average earned income of households affected by this policy prior to implementation of the activity (in dollars) = \$47,711 for 109 households | Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = \$75,368 (57% increase) |
| SS #4: Households Removed from Temporary Assistance for Needy Families (TANF) | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving TANF assistance (decrease). | Number of households receiving TANF assistance prior to implementing this activity = 20 households | Number of households receiving TANF assistance after implementing this activity = 3 households |
| SS #6: Reducing Per Unit Subsidy Costs for Participating Households | | |
| Unit of Measurement | Baseline | Benchmark |
| Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease). | Average subsidy per household affected by this policy prior to implementation of the activity = Zero (0) | Expected average subsidy per household affected by this policy after implementation of the activity = Zero (0) |
| SS #7: Increase in Agency Rental Revenue | | |
| Unit of Measurement | Baseline | Benchmark |
| PHA rental revenue/HAP in dollars (increase). | HAP prior to implementation of the activity (in dollars) = \$4,343,040 | Expected HAP after implementation of the activity (in dollars) = \$9,004,999 |
| SS #8: Households Transitioned to Self Sufficiency | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households transitioned to self-sufficiency (increase). The PHA may create | Number of households transitioned to self-sufficiency prior to | Number of households transitioned to self-sufficiency after implementation of this activity = 23 households |

| | | |
|--|---|--|
| one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided. | implementation of this activity = 10 households | |
| Standard OHA Metrics | | |
| Households Assisted by Services that Increase Self Sufficiency | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase self-sufficiency (increase). | Number of households receiving services aimed to increase self-sufficiency prior to implementation of this activity = Zero (0) households | Number of households receiving services aimed to increase self-sufficiency after implementation of this activity =0 households |

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

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

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

Planned Non-Significant Change: No non-significant changes planned.

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

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

| Standard HUD Metrics | | |
|--|--|---|
| CE #1: Agency Cost Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total cost of task in dollars (decrease). | Cost of task prior to implementation of the activity = \$52.61 (staff salary/hour) * 48 hours = \$2,525 | Expected cost of task after implementation of the activity = \$52.61 * 0 hours = \$0 |
| CE #2: Staff Time Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total time to complete the task in staff hours (decrease). | Total amount of staff time dedicated to the task prior to implementation of the activity = 6 hours/contract * 8 contracts = 48 hours | Expected amount of total staff time dedicated to the task after implementation of the activity = 6 hours/contract * 0 contracts = 0 Hours |

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

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

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

Planned Changes to Metrics/Data Collection: OHA does not plan any changes to the metrics and data collection methods.

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

| Standard HUD Metrics | | |
|---|--|--|
| CE #1: Agency Cost Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total cost of task in dollars (decrease). | Cost of task prior to implementation of the activity = \$1,400 x 50 projects = \$70,000 | Expected cost of task after implementation of the activity = \$2,200 * 0 AMP areas = \$0 |
| CE #2: Staff Time Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total time to complete the task in staff hours (decrease). | Total amount of staff time dedicated to the task prior to implementation of the activity = 4 hours/contract * 50 contracts = 200 hours | Expected amount of total staff time dedicated to the task after implementation of the activity = 10 hours/contract * 0 contracts = 0 Hours |
| HC #2: Units of Housing Preserved | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box. | Housing units preserved prior to implementation of the activity = Zero (0) | Expected housing units preserved after implementation of the activity = 0 units preserved |
| HC #4: Displacement Prevention | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box. | Households losing assistance/moving prior to implementation of the activity (number) = 60 units | Expected households losing assistance/moving after implementation of the activity (number) = Zero (0) |

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: N/A

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

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

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

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

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

| Standard HUD Metrics | | |
|---|--|---|
| HC #2: Units of Housing Preserved | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box. | Housing units preserved prior to implementation of the activity = Zero (0) | Expected housing units preserved after implementation of the activity = 0 units preserved |

| SS #6: Reducing Per Unit Subsidy Costs for Participating Households | | |
|--|--|--|
| Unit of Measurement | Baseline | Benchmark |
| Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease). | Average subsidy per household affected by this policy prior to implementation of the activity (in dollars) = \$645 | Expected average subsidy per household affected by this policy after implementation of the activity (in dollars) = \$1,645 |
| HC #4: Displacement Prevention | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box. | Households losing assistance/moving prior to implementation of the activity (number) = 0 units | Expected households losing assistance/moving after implementation of the activity (number) = 0 units |

MTW Activity #10-06: Local Housing Assistance Programs

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update:

LHAP

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

Originally, 44 households were on this program. During FY 2024, OHA projects only 11 households will remain of the original LHAP families.

SBHAP

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

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

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

After demonstration of housing stability for one year, pending availability, OHA may elect to offer program participants the option to apply for an HCV and OHA does plan to implement this during FY 2024 pending availability of HCVs. These subcontractors provide program applicants via direct referral into the program managed by the City of Oakland.

BB-CalWORKs

Under the OHA MTW Building Bridges-CalWORKs program, OHA provides rental assistance (up to 2 years) for formerly homeless Alameda County Social Services Agency (ACSSA) CalWORKs clients who are housed in Oakland and are employable and actively engaged in a plan to achieve self-sufficiency. OHA used its MTW resources to leverage commitments from ACSSA to provide wrap around case management services that address employment barriers and assist with access to other needed community resources. Based on funding availability, families who successfully complete the CalWORKs program and maintain their housing may be referred for

eligibility screening for an HCV at OHA’s discretion and OHA does plan to do this during FY 2024 pending availability of HCVs.

BB-THP+

The Building Bridges – Transitional Housing Plus (THP+) program awards funding resulting in a contract with a county approved service provider to provide rental subsidy for low-income THP+ participants (youth who have aged out of foster care) for up to five years, with a phase down of funding in the last two years.

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

Permanent Supportive Housing Partnerships

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

Description

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

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

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

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

costs are \$12,372,000. Initial funding will be provided by CARES Act and MTW funds and subsequent years will be funded through MTW single fund flexibility.

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

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

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

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

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

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

Homekey

Homekey Program Background

On September 9, 2021, the State of California Department of Housing & Community Development (State) issued a Notice of Funding Availability (NOFA) for the second round of its Homekey Program, making approximately \$1.45 billion in grant funding available to local public entities, including cities and counties, to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness, and who are, thereby, inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic.

On October 18, 2021, the City of Oakland Department of Housing and Community Development (DHCD), as the eligible applicant for the State's funding, issued a Homekey Request for Proposals (RFP) to solicit proposals from prequalified project sponsors as prospective joint applicants for Homekey funding with DHCD.

On December 21, 2021, the Oakland City Council approved the Coliseum Way "project" to immediately move forward as co-applicant. The State is accepting applications on a rolling basis until May 2, 2022, or until funds are exhausted, whichever occurs first. The DHCD intends to jointly submit an application with project sponsors Danco Communities and Operation Dignity as soon as possible prior to January 31, 2022.

The program funds a capitalized subsidy in an amount up to \$4,572,041 for the Homekey project, Coliseum Way, subject to clearance under the National Environmental Policy Act (NEPA). This project was approved in round 2 proposals submitted by the City of Oakland to the State of California Homekey Round II competition.

Coliseum Way

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

All units will target people experiencing homelessness earning no more than 30 percent AMI, and at least six units will target those who are chronically homeless. Referrals to Homekey units shall be made through the Coordinated Entry System (CES) for persons who are experiencing homelessness and 24 of the units will be SROs.

Project sponsors Danco and Operation Dignity intend to create a lounge area, community kitchen, office spaces for onsite support services and property management, as well as upgrades to the grounds including a dog walk and other landscaping utilizing DHCD and Homekey funds. In addition, the existing industrial laundry room will be converted into a laundry area accessible for tenants to use free of charge. At least 12 of the larger units will be upgraded to include full kitchenettes that will include a sink, refrigerator/freezer, and a cooktop. The sponsors are evaluating the potential of adding full kitchenettes to all units utilizing City and Homekey funds.

Project Evaluation

Staff will review all Homekey proposals applying a risk-based approach to underwriting in order to ensure long term financial stability. A primary underwriting objective is to create positive net operating income which is sufficient to sustain the project through uncertainty in the long term over 15 years. The assessment includes, but is not limited to, long term maintenance needs, on site resident services, and property management.

Projects should meet criteria such as

- Population served is 30% AMI and below
- Wrap around services are available for the duration of the Authority's investment
- Integration into the surrounding community.
- Safety and security plan
- Units will meet the Authority's standard of including full kitchens and baths
- On site property management and resident support services
- Ability to meet the Homekey timeline requirements

Other evaluation criteria and considerations applied are:

- Long-term stability of the project
- Overall project needs
- Ease of operations and minimizing administrative burdens on staff
- Alignment with The Authority's mission

The Authority's conditional awards are contingent on the project receiving an award of HomeKey funding from the State. It is also conditional based upon the project's receipt of clearances and authorizations to use federal funds.

Housing Quality Standards

The project must meet Housing Quality Standards prior to execution of the capitalized subsidy agreement and regularly (at least biennially) after the initial disbursement of capitalized subsidy.

OHA may add additional projects under Homekey as new proposals are submitted and funding awards are made through Spring of 2023.

OHA plans

The Phoenix (CS Project)

The Phoenix will be located at 801 Pine Street in the West Oakland Prescott neighborhood and will be comprised of 101 total newly constructed modular units, with 49 units targeting persons who are chronically homeless. Referrals to units shall be made through the local Coordinated Entry System (CES) for persons who are experiencing homelessness. The remainders of the units are designated for 50% and 60% AMI households. The affordable housing unit mix includes

82 studios, 3 one-bedroom, 15 two-bedroom units and 1 manager unit that range from 10% - 50% AMI.

The Phoenix will also include a 7,000 square foot community building which will be home to a robust resident services program. The Phoenix is proposed to be constructed from Factory OS manufactured modules that will be installed more expeditiously than is typically possible for new construction projects. The Phoenix is fully entitled, in the building permitting process, and is scheduled to be ready for occupancy at the end of 2023.

The Phoenix is an integral part of a 316-unit mixed-income, mixed-use master plan. The entire master-planned site is approximately 4.65 acres in size; the Phoenix affordable site is 0.90 acres of that total, and will be owned by the applicant team, East Bay Asian Local Development Corporation (EBALDC) and Allied Housing / Abode. The site is currently vacant except for a concrete slab, with no structures or occupants. The master developer, Holliday Development, will construct the project and EBALDC / Allied Housing will acquire the "project" fully completed and ready for occupancy. The Phoenix has already secured funding through the California Department of Housing and Community Development's (HCD) new CA Housing Accelerator Program as well as its Housing for a Healthy California (HHC) Program. The Authority will be providing up to \$3,112,566 in Capitalized Subsidy funding to assist the 49 units targeting persons who are chronically homeless.

The Phoenix received \$3,112,566 subject to clearance under the National Environmental Review Act (NEPA) and OHA executed provision of the capitalized subsidy reserve for a 15 year term.

3050 International Blvd.

3050 International is a 76-unit project (one manager's unit) sponsored by SAHA serving low-income individuals and families with 40% of units set-aside for homeless households. The project is targeted to serve households between 20%-50% AMI and will consist of 1BD (28 units), 2BD (28 units), and 3BD (19 units) dwellings. The project a mixed-use affordable housing project with commercial space on the ground-floor occupied by the Native American Health Center. NAHC will be building a health center and cultural community center that will include pediatric and women's medical services. The project does not have a PBV award from OHA.

2700 International Blvd.

2700 International is a 75-unit project (one manager's unit) sponsored by the Unity Council serving low-income families and veterans experiencing homelessness. The project is targeted to serve households earning between 30%-60% AMI and will consist of 1BD (35 units), 2BD (20 units), and 3BD (19 units) dwellings. The project has been awarded 19 VASH vouchers which will be allocated to 1BD units at the 30% (17 units) and 40% (two units) AMI thresholds. The project will have approximately 2,800 sq. ft. of commercial and community serving space on the ground floor.

Agnes Memorial

Agnes Memorial is a 60-unit project (one manager's unit) serving low-income seniors at 30%-60% AMI with 18 units set-asides for households that are formerly homeless or at-risk of homelessness. 100% of the project's units will be serving the 30%-60% AMI population. The project consists entirely of Studio and 1BD units. The project is a partnership between the Related Companies of California and Community Action Alliance, the development affiliate of Agnes Memorial Church. The project does not currently have a PBV award from OHA.

34th and San Pablo

34th and San Pablo is a 60 unit project (one manager's unit) serving low-income individuals and families. The project has 30 units set-aside for ELI households at 30% AMI. The remaining units will serve households at 60%-80% AMI. The project consists of Studio, 1BD, and 2BD units. The project is sponsored by EBALDC and has secured 25 PBVs from OHA.

Housing Disability Assistance Program (HDAP)

The Alameda County Health Care Services Agency (HCSA) received an influx of State Housing and Disability Advocacy Program (HDAP) one-time funds through the Alameda County Social Services Agency to provide housing support and related services to persons and families experiencing homelessness, specifically targeting those who are disabled and eligible for other public benefits. The total amount of the funding is about \$17.4 million, which includes \$9.4 million competitively allocated one-time funds. Alameda County anticipates receiving regular allocations of approximately \$6 million annually from future State budgets. As a significant number of Alameda County residents who meet the HDAP criteria reside in Oakland, HCSA is proposing a partnership with OHA to deploy approximately \$9 million of these funds to implement a tenant, and project-based housing subsidy program. OHA would serve as the administrator of the funds allocated to housing placement contractors or projects selected through a competitive County process. As future funding becomes available, the MOU could be amended to expand and/or continue services accordingly.

HDAP funds are allocated for the provision of housing supports, disability benefits application assistance and advocacy for people likely eligible for disability benefits. In compliance with all state-funded housing programs, the use of HDAP funding incorporates the core components of Housing First (in accordance with W&I code section 8255) and participation within the County's Coordinated Entry System (CES). The County is leading a multi-agency stakeholder process to develop a unified Local Housing Program (LHP). The outcome of this process will be a framework of policies, and selection and monitoring procedures for the implementation of supportive housing funding in the County, including this proposed program. This design process is expected to conclude at the end of October 2022.

HDAP funds target individuals who are experiencing homelessness to apply for disability benefit programs, while also providing housing assistance and other services to stabilize clients. Utilizing the Coordinated Entry system housing crisis queue, HDAP funding priority is given to individuals

(including individuals in families) experiencing chronic homelessness, or who are homeless and rely most heavily on government-funded services. All four core HDAP components are offered concurrently: outreach, case management, disability benefits advocacy and housing assistance; HCSA’s partnership with OHA will support housing assistance, while other components are overseen within HCSA-maintained service agreements.

The County intends to issue a Solicitation of Intent (SOI) for housing projects and providers to be selected in accordance with the criteria developed in the multi-agency LHP process. OHA would then execute agreements with the awardees.

HCSA provided briefing materials to the Alameda County Board of Supervisors (BOS) as part of the August 12th Board packet. HCSA intends to return to the BOS in early October requesting a delegation of authority for the HCSA Director to enter into an MOU with OHA. Pending approval, staff from HCSA and OHA plan to execute the MOU by November 2022, after which OHA will begin administering the funds. The desired execution date of the MOU would allow HCSA to transfer the funds to OHA and begin the SOI process.

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

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

| Standard HUD Metrics | | |
|---|--|--|
| HC #1: Additional Units of Housing Made Available | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase) LHAP | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 11 |
| SBHAP | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 105 |
| BB-CalWORKs | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 30 |
| BB-THP+ | | |

| | | |
|---|--|--|
| | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 25 |
| BB-KTH | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 23 |
| Homekey/COS – Coliseum Way, Additional projects | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 12 |
| Capitalized Subsidy (CS) Projects – <ul style="list-style-type: none"> - Phoenix - 3050 International Blvd. - 2700 International Blvd. - Agnes Memorial - 34th and San Pablo - OHA RFP Projects | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = <ul style="list-style-type: none"> - Phoenix (101 units) - 3050 International Blvd. (76 units) - 2700 International Blvd. (57 units) - Agnes Memorial (34 units) - 34th and San Pablo (34 units) - OHA RFP Projects (33 units) |
| Housing Disability Assistance Program (HDAP) – 7th and Campbell | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 39 units |
| Total number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | Total number of households who would not qualify for an available unit based on household composition = Zero (0) | Total expected housing units of this type after implementation of the activity = 580 |
| HC #5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity =11 |

| | | |
|---|---|--|
| result of the activity (increase). LHAP | | |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). SBHAP | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 105 |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). BB-CalWORKs | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 30 |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). BB-THP+ | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity =25 |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). BB-KTH | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 23 |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). Homekey – Coliseum Way and additional projects | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 12 |
| Capitalized Subsidy (CS) Projects – <ul style="list-style-type: none"> - Phoenix - 3050 International Blvd. - 2700 International Blvd. - Agnes Memorial - 34th and San Pablo - OHA RFP Projects | Number of households who would be able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = <ul style="list-style-type: none"> - Phoenix (101 HH) - 3050 International Blvd. (76 HH) - 2700 International Blvd. (57 HH) |

| | | |
|--|---|--|
| | | <ul style="list-style-type: none"> - Agnes Memorial (34 HH) - 34th and San Pablo (34 HH) - OHA RFP Projects (33 HH units) |
| Housing Disability Assistance Program (HDAP) – 7th and Campbell | Number of households who would be able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 39 units |
| Total number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Total households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Total expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 580 households |
| HC #7: Households Assisted by Services that Increase Housing Choice | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households receiving services aimed to increase housing choice (increase). LHAP | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity = 11 |
| Number of households receiving services aimed to increase housing choice (increase). SBHAP | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity =105 |
| Number of households receiving services aimed to increase housing choice (increase). BB-CalWORKs | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity =30 |
| Number of households receiving services aimed to increase housing choice (increase). BB-THP+ | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity =25 |
| Number of households receiving services aimed to increase housing choice (increase). | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity =23 |

| | | |
|---|---|---|
| BB-KTH | | |
| Number of households receiving services aimed to increase housing choice (increase). Homekey – Coliseum Way and additional projects | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected number of households receiving these services after implementation of the activity =12 |
| Capitalized Subsidy (CS) Projects – <ul style="list-style-type: none"> - Phoenix - 3050 International Blvd. - 2700 International Blvd. - Agnes Memorial - 34th and San Pablo - OHA RFP Projects | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected housing units of this type after implementation of the activity = <ul style="list-style-type: none"> - Phoenix (101) - 3050 International Blvd. (7) - 2700 International Blvd. (54) - Agnes Memorial (34) - 34th and San Pablo (34) - OHA RFP Projects (33) |
| Housing Disability Assistance Program (HDAP) – 7th and Campbell | Households receiving this type of service prior to implementation of the activity = Zero (0) | Expected housing units of this type after implementation of the activity = 39 units |
| Total number of households receiving services aimed to increase housing choice (increase). | Total households receiving this type of service prior to implementation of the activity = Zero (0) | Total expected number of households receiving these services after implementation of the activity = 580 |

MTW Activity #10-08: Redesign FSS Program

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: 2021

Description/Update: OHA plans to redesign the Family Self Sufficiency (FSS) program building on best practices in the industry and, where applicable, working in tandem with other community-based programs and initiatives. Proposed changes are as follows: (1) Expand eligible participation to MTW local non-traditional programs; (2) Allow for the full-time student rule to apply to Head of Household (HOH)/Co-head/Spouse; (3) Implement an FSS escrow Table with defined income ranges and associate escrow amounts. OHA anticipates that this re-design will incent increased participation in the FSS program by encouraging increased skills and job training among program participants which includes those who are enrolled in school or educational programs. The current program and escrow calculation is designed to allow families who are low income or not working to accumulate more escrow as they become employed. OHA is proposing

changes that would allow escrow to be accumulated for those that are both high and low wage earners. These changes will have an impact on escrow earnings which will allow for a wide range of income levels to accrue escrow sooner than they would have otherwise and support the statutory objective of providing incentives for families with children to become self-sufficient.

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

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

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

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

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

between the baseline monthly rent and the current gross rent (i.e., rent to owner or contract rent, as applicable, plus any utility allowance).

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

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

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

Implementation planning will commence in FY 2022 as changes will need to be made to the primary OHA business system to support this new table and escrow credit calculation. OHA estimates changes to the OHA business system to be completed by the end of FY 2022. Once the FSS Action Plan has been updated and the changes to OHA's business system have been completed OHA will set a start date to begin enrolling new FSS participants into the FSS redesign projected in FY 2024.

OHA will allow non-eligible program participants such as those in MTW local non-traditional programs to apply to participate in the FSS program. OHA also has over 500 public housing participants in public housing sites managed by third party property managers, some in mixed finance sites, and these families will be allowed to apply for FSS participation. The third party managers use a different business system and OHA anticipates that the planning and procedures needed to accommodate these new FSS participants in OHA's existing business system will commence in FY 2023 and take most or all of the FY.

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

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

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

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

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

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

Planned Changes to Metrics/Data Collection: Standard metrics for the activity are reflected in the table below. There are no planned changes to metrics or data collection.

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

| Standard HUD Metrics | | |
|--|---|---|
| SS #1: Increase in Household Income | | |
| Unit of Measurement | Baseline | Benchmark |
| Average earned income of households affected by this policy in dollars (increase). | Average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$26,317 for 188 households | Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars) = \$27,632.85 (5% increase) |
| SS #2: Increase in Household Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Average escrow of households affected by this policy in dollars (increase). | Average escrow of households affected by this policy prior to implementation of the activity (in dollars). \$5,089 for 184 households | Expected average escrow of households affected by this policy prior to implementation of the activity (in dollars) = \$5,343.45 (5% increase) |
| SS#3: Increase in Positive Outcomes in Employment Status | | |
| Unit of Measurement | Baseline | Benchmark |
| Report the following information separately for each category: | 1) 67 Participants | 1) 10 Participants |

| | | |
|---------------------------------------|--------------------|--------------------|
| 1) Employed Full-Time | 2) 30 Participants | 2) 20 Participants |
| 2) Employed Part-Time | 3) 16 Participants | 3) 10 Participants |
| 3) Enrolled in an Educational Program | 4) 1 Participant | 4) 5 Participants |
| 4) Enrolled in Job Training Program | 5) 92 Participants | 5) 10 Participants |
| 5) Unemployed | 6) 0 Participants | 6) 0 Participants |
| 6) Other-Drug Rehab Counseling | | |

| | | |
|---|---------|--|
| Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero. | Unknown | |
|---|---------|--|

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

| Unit of Measurement | Baseline | Benchmark |
|--|---|---|
| Number of households receiving TANF assistance (decrease). | Number of households receiving TANF prior to implementation of this activity =21 households | Number of households receiving TANF after implementation of this activity=17 households |

SS#5: Households Assisted by Services that Increase Self Sufficiency

| Unit of Measurement | Baseline | Benchmark |
|--|---|---|
| Number of households receiving services aimed to increase self-sufficiency (increase). | Number of households receiving services aimed to increase self-sufficiency prior to implementation = 186 households | Number of households receiving services aimed to increase self-sufficiency after implementation = 40 households |

SS #6: Households Transitioned to Self Sufficiency

| Unit of Measurement | Baseline | Benchmark |
|---|--|--|
| Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided. | Number of households transitioned to self-sufficiency prior to implementation of this activity = 15 households | Number of households transitioned to self-sufficiency after implementation of this activity = 0 households |

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

Plan Year Approved: 2010

Plan Year Implemented: 2010

Plan Year Amended: None

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

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

If the decision is made to extend the minimum stay to 2 years or indefinitely, OHA will inform the public and residents through the standard public comment period which is used required to vet the MTW Plan. The Tenancy Addendum form has been modified to include the new minimum stay requirement or removal of the option of tenant-based assistance which is distributed to tenants when they move into a PBV unit. For FY 2024, OHA intends to restrict the option for PBV assisted households to request tenant-based assistance.

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

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

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

OHA has included in Appendix J revised HUD forms:

HUD-52578-B – PBV Statement of Family Responsibility which includes revision to section 5 (A) and (B) regarding “Family Right to Move” to state that a family may request tenant-based voucher assistance after two years of tenancy or an amount determined by OHA.

HUD-52530-C – PBV Tenancy Addendum which includes revision to section 11 (Family Right to Move) to state that a family may request tenant-based voucher assistance after two years of tenancy or an amount determined by OHA.

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

Planned Changes to Metrics/Data Collection: There are no changes to the standard metrics or data collection methods for the activity are reflected in the table below.

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

| Standard OHA Metrics (applies to increased minimum stay households) | | |
|---|---|---|
| Number of Requests to Move that are Required to wait two years | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new move requests from PBV to HCV that are required to wait due to altered minimum stay of two years | Average number of requests that had to wait to move for an altered minimum stay requirement prior to implementation = zero (0) requests | Number of requests that are required to wait a minimum of two years prior to receiving an HCV = 150 requests |
| Number of Vouchers Issued for Move Requests | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of HCVs issued to PBV residents who waited to move based on an altered minimum stay of two years (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 10 Households |
| Standard HUD Metrics (applies to decreased minimum stays) | | |
| HC #3: Decrease in Wait List Time | | |
| Unit of Measurement | Baseline | Benchmark |
| Average applicant time on waitlist in months (decrease) | | |

| | | |
|---|--|---|
| | Average applicant time on waitlist prior to implementation of the activity (in months) = zero | Expected applicant time on waitlist after implementation of the activity (in months) = 84 |
| HC #4: Displacement Prevention | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household give that type. (HCV) | Households losing assistance prior to implementation of activity. (Number of households where voucher expires) This metric does not apply to the goals for this activity and therefore is not something that OHA can measure relative to it. | Expected households losing assistance after implementation of activity. This metric does not apply to the goals for this activity and therefore is not something that OHA can measure relative to it. |
| HC #5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) households | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 0 |

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

Plan Year Approved: 2008

Plan Year Implemented: 2008

Plan Year Amended: None

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

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

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, are developing 465 units of affordable housing for low-income families and

seniors as part of the Brooklyn Basin master planned community. Project 4, Foon Lok East, closed on all construction financing and started construction in FY 2023 and will complete construction in FY 2024. Foon Lok East will contribute 124 new units (61 with PBVs) for families and will complete this significant multi-phased affordable project that is an integral part of a new master planned community comprised of 3,100 new homes on the Oakland waterfront.

- 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct a new affordable housing building with 65 units and 3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. Depending on the project's ability to secure financing, OHA may enter into an AHAP contract to provide PBV assistance to 16 units during FY 2024. OHA is also using MTW funds to provide loans to the project and will purchase the site at the beginning of construction.
- Harrison Street Master Planning and Strategic Redevelopment – In addition to 1619 / 1621 Harrison Street (OHA's headquarters and the Harrison Tower senior residence), OHA owns five (5) parcels on Harrison Street. In FY24, OHA will undertake a strategic analysis of these sites for potential redevelopment, including the large parcel at 15th Street and Harrison, that has been previously contemplated for redevelopment. An expected outcome of this process is the selection of one (or more) high priority sites for new affordable housing.
- Mandela Station Affordable – Strategic Urban Development Alliance and MacFarlane Partners are developing Mandela Station, a mixed-use transit-oriented development at the West Oakland BART station. Mandela Station includes a 240-unit affordable housing component. OHA is currently negotiating with the developers on providing a loan and PBVs to help finance the project. During FY 2024, OHA may enter into binding financing commitments and provide predevelopment funding to the Mandela Station Affordable project.
- Foothill Family Apartments – Foothill Family Apartments, LP, is a 65-unit mixed-finance affordable housing development that is wholly owned by OHA and Oakland Housing Initiatives, a nonprofit affiliate of OHA. Foothill Family Apartments is approximately 20 years old and has rehab requirements including replacement of building systems at the end of their useful life, dry rot, accessibility, and other deferred maintenance issues. OHA and OHI are currently working to define the scope of the rehab and develop construction and permit drawings. During FY 2024, OHA may provide a loan to Foothill Family Apartments, LP, to finance design and construction of the rehab of the property.
- 500 Lake Park – OHA is assisting EAH with the development of a 53 unit affordable housing development at 500 Lake Park Avenue and construction may break ground in FY 2024. The planned building, which is in the Grand Lake neighborhood, will also include 2,900 square feet of commercial space. OHA purchased the site in June 2021 using MTW

funds, and it is providing loans to the project. The Authority will also provide 14 project-based VASH vouchers.

- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition existing real estate at 7526 MacArthur Boulevard in order to preserve and create new housing opportunities that may include a variety of strategies to meet Oakland’s need for additional permanent affordable housing.
- Choice Neighborhoods – OHA plans to initiate an evaluation of a prospective Choice Neighborhoods program in West Oakland.
- Financing & Partnerships – OHA will provide financing to new affordable housing projects throughout Oakland through a variety of selection processes:
 - *Capitalized Subsidy (CS)* – OHA is developing a new financing program to provide subsidy to affordable housing projects that serve a high percentage of Extremely Low Income households and therefore are projected to operate at a deficit. The subsidy would be capitalized and will be disbursed annually contingent upon compliance with OHA’s standards and procedures. The CS may be awarded to projects through an OHA published or one of the City of Oakland’s published NOFAs, as described below. These projects are described in more detail in activity #10-06.
 - *OHA Notice of Funding Availability (OHA NOFA)* – OHA plans to release a NOFA to solicit either new construction or rehabilitation projects that require acquisition, predevelopment, permanent gap funding and/or Capitalized Subsidy with a priority for projects that serve Extremely Low Income households and for those that can begin construction within twelve (12) months.
 - *City of Oakland Notices of Funding Availability (City NOFA)* – OHA considers possible awards of Capitalized Subsidy or PBVs to projects that are selected for funding through City of Oakland’s NOFAs. During FY2024, OHA may consider awards to projects selected by the City to apply for funding through the State of California’s Homekey 3.0 program, the City’s New Construction NOFA, as well as its Affordable Housing Acquisition, Rehabilitation and Naturally Occurring Affordable Housing (NOAH) Preservation Program.
- Buyouts – OHA will exercise its option to purchase the tax credit investor limited partner interests in Low Income Housing Tax Credit Partnerships in order to preserve affordable housing. During FY 2024, OHA may purchase the investor limited partners’ interest in Tassafaronga Village Phase I and II.

Planned Non-Significant Changes: OHA does not anticipate any changes or modifications to the activity in FY 2024.

Planned Changes to Metrics/Data Collection: Changes to the benchmarks of each metric reflect the updated totals planned for development activities and are included in the Standard HUD Metrics table below.

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

| Standard HUD Metrics | | |
|---|--|--|
| HC #1: Additional Units of Housing Made Available | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Housing units of this type prior to implementation of the activity = Zero (0) | Expected housing units of this type after implementation of the activity = 124 total units (61 traditional subsidies and are accounted for in the HCV families served total) Total LNT units are 63. |
| HC #2: Units of Housing Preserved | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box. | Housing units preserved prior to implementation of the activity = Zero (0) | Expected housing units preserved after implementation of the activity = 100 OAHPI units. |
| HC #5: Increase in Resident Mobility | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = Zero (0) | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 124 households (61 are using traditional PBV subsidies) |

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

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

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

Planned Non-Significant Changes: OHA may define a site as a small number of units (2 or more) for the purpose of creating short lived waitlists for hard to lease properties.

Planned Changes to Metrics/Data Collection: There are no planned changes to metrics or data collection.

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

| OHA and Standard Metrics | | |
|---|--|--|
| CE #3: Decrease in Error Rate of Task Execution | | |
| Unit of Measurement | Baseline | Benchmark |
| Average error rate in completing a task as a percentage (decrease). | Number of errors in completing task prior to implementation = 10% | Expected average rate of errors in completing the task after implementation = 5% |
| HC #3: Decrease in Wait List Time | | |
| Unit of Measurement | Baseline | Benchmark |
| Average applicant time on wait list in months (decrease). | Number of months’ applicants spent on centralized waitlist prior to implementation = 60 months | Expected average number of months applicants spend on site based waitlist per site |
| Campbell Village | 60 months | 37 months |
| Lockwood Gardens | 60 months | 66 months |
| Peralta Villa | 60 months | 66 months |
| Harrison Towers | 60 months | N/A due to pending disposition |
| Adel Court | 60 months | 107 months |

| | | |
|---|--|--------------------------------------|
| Oak Grove North | 60 months | 60 months |
| Oak Grove South | 60 months | 60 months (affected by disposition) |
| Palo Vista Gardens | 60 months | 41 months |
| Linden Court | 60 months | N/A |
| Mandela Gateway | 60 months | 2 months |
| Chestnut Court | 60 months | N/A months |
| Foothill Family Apts | 60 months | N/A months |
| Lion Creek Crossing | 60 months | 15 months |
| OHA Metric - Vacancy Rate per public housing site | | |
| Unit of Measurement | Baseline | Benchmark |
| Average vacancy rate per public housing site (unit month average as a percentage) | Vacancy rate per site prior to implementation = 2% | Expected vacancy rate per site = 2% |
| Campbell Village | 2% | 4.75% |
| Lockwood Gardens | 2% | 2.71% |
| Peralta Villa | 2% | 1.29% |
| Harrison Towers | 2% | N/A pending disposition |
| Adel Court | 2% | 5% |
| Oak Grove North | 2% | N/A sites designated for disposition |
| Oak Grove South | 2% | N/A sites designated for disposition |
| Palo Vista Gardens | 2% | 2.53% |
| Linden Court | 2% | 9.43% |
| Mandela Gateway | 2% | 1.45% |
| Chestnut Court | 2% | 7.96% |
| Foothill Family Apts | 2% | 1.19% |
| Lion Creek Crossing | 2% | 1.43% |
| Lions Creek Crossing III | 2% | 0.45% |
| Lions Creek Crossing IV | 2% | 0.00% |

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

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Allocate PBV units to developments owned directly or indirectly by OHA without using a competitive process. This activity will reduce the administrative time and development costs associated with issuing an RFP. Increase housing choices by creating new

or replacement affordable housing opportunities. OHA reserves the option to issue new awards based on need, development opportunities and funding availability during the fiscal year.

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

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

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

| Standard HUD Metrics | | |
|--|--|---|
| CE #1: Agency Cost Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total cost of task in dollars (decrease). | Cost of task prior to implementation of the activity = \$7,500 per RFP | Expected cost of task after implementation of the activity = \$0 |
| CE #2: Staff Time Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total time to complete the task in staff hours (decrease). | Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP | Expected amount of total staff time dedicated to the task after implementation of the activity = 15 hours per RFP |

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

Plan Year Approved: 2006

Plan Year Implemented: 2006

Plan Year Amended: None

Description/Update: Allocate PBV units to qualifying developments using the City of Oakland Notice of Funding Availability (NOFA)/ RFP or other existing competitive process. This activity will reduce the administrative time and development costs associated with issuing an RFP and increase housing choice by creating new or replacement affordable housing opportunities. The City of Oakland anticipates that it will allocate funding for its annual NOFA in 2023. It will notify developers of the amount of funding availability for development projects in September 2022 and make award notifications around March of 2023. OHA will evaluate awarded projects and

opportunities to participate via PBV allocations to increase housing choices for low-income families in the City of Oakland. OHA will explore strategic partnerships with the City, County and County Agencies to expand affordable housing options through these PBV allocations, particularly for veterans and special needs populations served by those agencies programs.

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

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

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

| Standard HUD Metrics | | |
|--|--|---|
| CE #1: Agency Cost Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total cost of task in dollars (decrease). | Cost of task prior to implementation of the activity = \$7,500 per RFP | Expected cost of task after implementation of the activity = \$0 |
| CE #2: Staff Time Savings | | |
| Unit of Measurement | Baseline | Benchmark |
| Total time to complete the task in staff hours (decrease). | Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP | Expected amount of total staff time dedicated to the task after implementation of the activity = 35 hours per RFP |
| Standard OHA Metrics | | |
| Additional Units of Housing Made Available | | |
| Unit of Measurement | Baseline | Benchmark |
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Number of households who would not qualify for an available unit based on household composition = Zero (0) | Expected housing units of this type after implementation of the activity = 0 |
| Units of Housing Preserved | | |
| Unit of Measurement | Baseline | Benchmark |

| | | |
|---|--|---|
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box. | Housing units preserved prior to implementation of the activity = Zero (0) | Housing units preserved prior to implementation of the activity = 0 |
| Total time to complete the task in staff hours (decrease). | Total amount of staff time dedicated to the task prior to implementation of the activity = 100 hours per RFP | Expected amount of total staff time dedicated to the task after implementation of the activity = 35 hours |

B. Not Yet Implemented Activities

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

C. Activities on Hold

| Table 14: Approved MTW Activities on Hold | | | | | |
|---|---|---|--|---|---|
| Activity # and year approved | Fiscal Year Implemented (Year placed on HOLD) | MTW Activity Name | Description | Statutory Objective(s) | Authorization(s) |
| 20-01 | 2020 | Emergency Relief from Interim Re-certifications | Allow wage earning families to self-certify income decreases due to an emergency situation and have OHA pay all or a portion of a tenant's rent for the duration of the declared disaster period | Reduce costs and achieve greater cost effectiveness | Attachment C, Section D.1.c, Attachment D, Use of Funds |
| 17-02 | 2018 | Automatic Rent Increase | Offer owners an automatic rent increase on the HAP contract anniversary date | Expanding housing choice and reduce costs to achieve greater cost effectiveness | Attachment C, D.2.b.and c. |
| 13-01 | 2017 | Rent Reform Pilot Program | Creates a pilot program to test rent | Reduce costs and achieve | Attachment C, Section C.4, C.11 |

| | | | | | |
|-------|------|--|---|--|--|
| | | | <p>reform strategies at Campbell Village (Public Housing) and AMP 10 (Section 8 PBV) where:</p> <ul style="list-style-type: none"> • Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households • Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households • Eliminate all deductions and earned income disallowance • Recent increases in income excluded in recertification • Absolute minimum rent of \$25 | <p>greater cost effectiveness</p> <p>Provide incentives for families with children to become economically self-sufficient</p> | <p>Section D.1.c Section D.2.a</p> |
| 10-07 | 2010 | Disposition Relocation and Counseling Services | <p>Provides counseling and relocation assistance to impacted public housing residents in developments approved for disposition.</p> | <p>Provide incentives for families with children to become more economically self-sufficient</p> <p>Increase housing choices</p> | Attachment D, Use of Funds |

| | | | | | |
|-------|----------------|----------------------------------|---|---|----------------------------|
| 09-02 | 2010 (2015) | Short-Term Subsidy Program | Provides temporary housing assistance to preserve existing affordable housing resources and allow tenants to remain in-place. | Reduce costs and achieve greater cost effectiveness | Attachment D, Use of Funds |
|-------|----------------|----------------------------------|---|---|----------------------------|

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

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

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

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

This activity meets the objective of achieving greater cost effectiveness and may be used during any emergency such as a pandemic, earthquake, etc. OHA anticipates this activity will provide

cost savings and efficiencies for OHA during a time of increased participant requests and paperwork and decreased staffing. These efficiencies will offset the decrease in revenue due to loss of rental income for public housing and increased costs due to payment of tenant portions of rent for HCV, LNT and non-MTW program participants. It will also allow OHA the opportunity to redirect critical, limited staffing resources to high priority items like leasing vacant units for homeless families and addressing emergency non-income related requests.

Goals of the activity include:

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

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

HCV Program Participants

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

Public Housing Participants

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

MTW Local Program Participants

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

Non-MTW Program Participants

OHA may extend this activity to non-MTW households as permitted and pay all or a portion of the tenant portion of rent directly to the landlord for any combination of the following non-MTW program participants: mod-rehab, mainstream, VASH, FUP and shelter plus care wage earning

program participants that qualify. Programs that require special permission before implementation due to funding requirements will not be implemented until permission is granted.

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

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

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

Reported Change by Participant: Impact to Tenant Rent Calculation

Total loss of income: 100% of tenant rent portion may be covered by OHA

Partial loss of income: 50% of tenant rent portion is eligible to be covered by OHA

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

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

This activity is not an amnesty for rents owed to OHA or to owners in the voucher program. Furthermore, the activity does not waive HUD requirements and guidance prohibiting debt forgiveness of residents and program participants. The authorizations to allow OHA to adopt and implement new policies to establish rents or subsidy levels for tenant-based assistance are in Attachment C: D.2.a. Authorizations to establish new rent policies for public housing program participants in Attachment C: C.11 of the MTW Agreement.

Update on Reactivation Plan: OHA will continue to evaluate the feasibility of implementing this activity in FY 2024 and may decide to remove from hold based on evolving and new emergencies

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

Plan Year Approved: 2017

Plan Year Implemented: 2017

Plan Year Placed on Hold: 2023

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

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

Update on Reactivation Plan: OHA will continue to evaluate the feasibility of implementing this activity in FY 2024 and may decide to remove from hold based on staff recruitment and changing market environments.

MTW Activity #13-01: Rent Reform Pilot Program

Plan Year Approved: 2013

Plan Year Implemented: 2013

Plan Year Placed on Hold: 2017

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

- Total Tenant Payment (TTP) calculated based on 27.5% of gross annual income for seniors and disabled households and 27% for work-eligible households
 - Working seniors and working disabled individuals will have the option to choose to be included in the “work-eligible” group where their rent would be calculated based on 27% of their gross income and they would be on a biennial recertification schedule
- Triennial recertification schedule for senior and disabled households, biennial schedule for work-eligible households
- Eliminate all deductions (elderly/disabled deduction, dependent deduction, medical expenses, child care expenses) and earned income disallowance
- Increases in income within six months of recertification are excluded
- Absolute minimum rent of \$25. Households will still be eligible for a utility allowance. However, no rent will be reduced below the minimum rent due to a utility allowance
- Flat rent – In the Public Housing program, households will still have the option to choose a flat rent or the rent reform income-based rent calculation during initial eligibility or at the time of recertification

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

Update on Reactivation Plan: OHA will continue to evaluate.

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

Year Approved: 2010

Year Implemented: 2010

Year Placed on Hold: 2012

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

Update on Reactivation Plan: OHA held this activity off-line as it was determined it was not needed for Oak Grove North and South dispositions. The activity will be evaluated for the disposition of Harrison Towers and may be removed from hold in FY 2024 for the disposition or the RAD conversion of public housing units at Lion Creek Crossing Phases 1-4

MTW Activity #09-02: Short-Term Subsidy Program

Plan Year Approved: 2009

Plan Year Implemented: 2009

Plan Year Placed on Hold: 2015

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

Update on Reactivation: On Hold. OHA plans to reactivate this activity as needed. New projects will be thoroughly evaluated prior to making a new commitment. As OHA learns of new projects, it will reopen the activity and set new benchmarks. This activity is subject to funding availability and applicable projects. OHA has determined that funding is not available to pursue this activity in FY 2024. However, OHA will consider activating the activity pending new opportunities in future fiscal years.

This activity may be reactivated on an as needed basis.

D. Closed Out Activities

OHA does not propose to close any activities during FY 2024.

Section V. Sources and Uses of Funding

The FY 2024 Sources and Uses reflect the agency vision for a capital expenditure plan to preserve OHA units for sustained occupancy. Recognizing that funding deficits with operating reserves is not a long-term solution, OHA has developed a Sources and Uses that sufficiently considers potential funding shortfalls. OHA has sufficient funds available that will be utilized in this fiscal year to support the approved budget request and projects, and maintain adequate operating reserve levels. Due to the timing of the Plan preparation and OHA's budget planning cycle, the Sources and Uses included are a draft projection and will be finalized during OHA's Board approval and budget planning process. Final numbers will be included with the final Plan submission once OHA has a Board approved budget in June 2023. OHA will use HUD-held reserves that have been obligated and committed to various projects and activities to cover any expressed operating deficit reflected in this Sources and Uses.

A. Planned Sources and Uses of MTW Funds

1) Estimated Sources of MTW Funding for the Fiscal Year

Under MTW flexibility, OHA consolidates the public housing Operating Subsidy, the Capital Fund Program (CFP), and the Housing Choice Voucher program funding into a single fund budget. Allocations in FDS Line Item 71500 are reflected in FDS Line Item 70750 based on requests from the HUD Financial Management Division. What appears to be a shortfall between the Sources and Uses of MTW Funds indicated in Table 15 and Table 16, is not a shortfall, but planned uses on obligated and committed projects and expenses using reserves held for those projects and expenses. The difference is primarily due to the "Other Expenses" FDS line item, which includes MTW development obligations and capital expenditures which are described in activity #08-01 and in Appendix B and other HUD approved expenses related to Government Accounting Standard Board (GASB) 68 and 75 expenditures.

| FDS Line Item | FDS Line Item Name | Dollar Amount |
|---------------------------------------|--|----------------------|
| 70500 (70300+70400) | Total Tenant Revenue | 5,003,819 |
| 70600 | HUD PHA Operating grants | 326,364,713 |
| 70610 | Capital Grants | 10,288,343 |
| 70700 (70710+70720+70730+70740+70750) | Total Fee Revenue | 11,647,854 |
| 71100+72000 | Interest Income | 80,735 |
| 71600 | Gain or Loss on Sale of Capital Assets | - |
| 71200+71300+71310+71400+71500 | Other Income | 1,093,446 |
| Total Revenue: | | 354,478,910 |

2) Estimated Uses of MTW Funding for the Fiscal Year

At the start of FY 2024, OHA expects HCV utilization to be in the 98th percentile, and projects a steady increase in utilization due to several efforts by OHA. Owner incentive activities will continue to be expanded across all components. In addition to the implementation of new and enhanced landlord incentives, OHA plans a continued implementation of all the initiatives under Building Bridges in FY 2024. PBVs that were conditionally awarded to existing, new or rehabilitated developments will be moved through the review process to lease up. All these efforts are aimed at maximizing the families served while the traditional HCV program adapts to serve families in the expensive and low inventory Bay Area rental market. OHA expects to fund the shortfall of expenses, due to its expanded incentive services and new or rehabilitated development projects, by utilizing its program reserves. The single fund budget will support increased resident services, with a focus on economic development and self-sufficiency. Additional uses will cover security and protective services for OHA properties for FY 2024.

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

| FDS Line Item | FDS Line Item Name | Dollar Amount |
|---|--|--------------------|
| 91000 | Total Operating – Administrative | 57,316,881 |
| 91300 + 91310 + 92000 | Management Fee Expense | 288,440 |
| 91810 | Allocated Overhead | (10,785,780) |
| 92500 (92100+92200+92300+92400) | Total Tenant Services | 3,182,223 |
| 93000 (93100+93600+93200+93300+93400+93800) | Total Utilities | 2,216,235 |
| 93500+93700 | Labor | 0 |
| 94000 (94100+94200+94300+94500) | Total Ordinary Maintenance | 12,881,680 |
| 95000 (95100+95200+95300+95500) | Total Protective Services | 7,566,379 |
| 96100 (96110+96120+96130+96140) | Total insurance Premiums | 4,010,156 |
| 96000 (96200+96210+96300+96400+96500+96600+96800) | Total Other General Expenses | 2,570,340 |
| 96700 (96710+96720+96730) | Total Interest Expense and Amortization Cost | 0 |
| 97100+97200 | Total Extraordinary Maintenance | 0 |
| 97300+97350 | Housing Assistance Payments + HAP Portability-In | 260,512,365 |
| 97400 | Depreciation Expense | 6,754,846 |
| 97500+97600+97700+97800 | All Other Expenses | 31,156,700 |
| Total Revenue: | | 377,670,465 |

3) Activities that Will Use Only MTW Single Fund Flexibility

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

Preserving and Enhancing Our Housing Portfolio

- The single-fund flexibility provided under MTW helps managers address deferred maintenance issues, improve the physical condition of the property, and cover increasing



operating expenses without diminishing the level and quality of service provided to residents. Rehabilitation and modernization of 101 senior public housing units at Harrison Towers will be started in FY 2024. OHA plans to use RAD, pending application approvals, to transition another 157 units of public housing to project-based subsidy to streamline compliance requirements and facilitate future refinancing or re-syndication transactions to fund capital improvements; Additionally, OHA continues to invest in the restoration of its Project Based portfolio, upgrading both building systems and unit features to establish a healthier and more energy efficient standard. Ongoing planning includes

physical needs assessments of both the public housing and the Project Based portfolio to facilitate long term capital planning for site based improvements. Research and planning is ongoing to re-develop certain scattered site developments.

- Brooklyn Basin – OHA, in partnership with the City of Oakland and MidPen Housing Corporation, are developing 465 units of affordable housing for low-income families and seniors as part of the Brooklyn Basin master planned community. Project 4, Foon Lok East, closed on all construction financing and started construction in FY 2023 and will complete construction in FY 2024. Foon Lok East will contribute 124 new units (61 with PBVs) for families and will complete this significant multi-phased affordable project that is an integral part of a new master planned community comprised of 3,100 new homes on the Oakland waterfront.
- 285 12th Street - OHA is partnering with the East Bay Asian Local Development Corporation (EBALDC) to construct a new affordable housing building with 65 units and



VIEW ALONG NINTH AVENUE AND CLINTON LANE
RENDERINGS
BROOKLYN BASIN, PARCELS A, 5

3,500 square feet of commercial space. The site is currently vacant and centrally located in downtown Oakland near several BART stations. Depending on the project's ability to secure financing, OHA may enter an AHAP contract to provide PBV assistance to 16 units during FY 2024. OHA is also using MTW funds to provide loans to the project and will purchase the site at the beginning of construction.

- Harrison Street Master Planning and Strategic Redevelopment – In addition to 1619 / 1621 Harrison Street (OHA's headquarters and the Harrison Tower senior residence), OHA owns five (5) parcels on Harrison Street. In FY24, OHA will undertake a strategic analysis of these sites for potential redevelopment, including the large parcel at 15th Street and Harrison that has been previously contemplated for redevelopment. An expected outcome of this process is the selection of one (or more) high priority sites for new affordable housing.
- Mandela Station Affordable – Strategic Urban Development Alliance and MacFarlane Partners are developing Mandela Station, a mixed-use transit-oriented development at the West Oakland BART station. Mandela Station includes a 240-unit affordable housing component. OHA is currently negotiating with the developers on providing a loan and PBVs to help finance the project. During FY 2024, OHA may enter into binding financing commitments and provide predevelopment funding to the Mandela Station Affordable project.
- Foothill Family Apartments – Foothill Family Apartments, LP, is a 65-unit mixed-finance affordable housing development that is wholly owned by OHA and Oakland Housing Initiatives, a nonprofit affiliate of OHA. Foothill Family Apartments is approximately 20 years old and has rehab requirements including replacement of building systems at the end of their useful life, dry rot, accessibility, and other deferred maintenance issues. OHA and OHI are currently working to define the scope of the rehab and develop construction and permit drawings. During FY 2024, OHA may provide a loan to Foothill Family Apartments, LP, to finance design and construction of the rehab of the property.
- 500 Lake Park – OHA is assisting EAH with the development of a 53 unit affordable housing development at 500 Lake Park Avenue and construction may break ground in FY 2024. The planned building, which is in the Grand Lake neighborhood, will also include 2,900 square feet of commercial space. OHA purchased the site in June 2021 using MTW funds, and it is providing loans to the project. The Authority will also provide 14 project-based VASH vouchers.
- Acquisition – OHA will seek opportunities to acquire land and existing housing in order to preserve and create new housing opportunities.
- Reposition Current Assets – OHA will seek opportunities to reposition existing real estate at 7526 MacArthur Boulevard in order to preserve and create new housing



opportunities that may include a variety of strategies to meet Oakland's need for additional permanent affordable housing.

- Choice Neighborhoods – OHA plans to initiate an evaluation of a prospective Choice Neighborhoods program in West Oakland.
- Financing & Partnerships – OHA will provide financing to new affordable housing projects throughout Oakland through a variety of selection processes:
 - *Capitalized Subsidy (CS)* – OHA is developing a new financing program to provide subsidy to affordable housing projects that serve a high percentage of Extremely Low Income households and therefore are projected to operate at a deficit. The subsidy would be capitalized and will be disbursed annually contingent upon compliance with OHA's standards and procedures. The CS may be awarded to projects through an OHA published, or one of the City of Oakland's published, NOFAs, as described below. These projects are described in more detail in activity #10-06.
 - *OHA Notice of Funding Availability (OHA NOFA)* – OHA plans to release a NOFA to solicit either new construction or rehabilitation projects that require acquisition, predevelopment, permanent gap funding and/or Capitalized Subsidy with a priority for projects that serve Extremely Low Income households and for those that can begin construction within twelve (12) months.
 - *City of Oakland Notices of Funding Availability (City NOFA)* – OHA considers possible awards of Capitalized Subsidy or PBVs to projects that are selected for funding through City of Oakland's NOFAs. During FY2024, OHA may consider awards to projects selected by the City to apply for funding through the State of California's Homekey 3.0 program, the City's New Construction NOFA, as well as its Affordable Housing Acquisition, Rehabilitation and Naturally Occurring Affordable Housing (NOAH) Preservation Program.
- Buyouts – OHA will exercise its option to purchase the tax credit investor limited partner interests in Low Income Housing Tax Credit Partnerships in order to preserve affordable housing. During FY 2024, OHA may purchase the investor limited partners' interest in Tassafaronga Village Phase I and II.

Promoting Resident Empowerment and Self-Sufficiency

OHA has a robust incentive program for both owners and residents and plans to expand the incentives offered based on past successes. This includes an expansion of the existing owner incentives to non-MTW voucher households. OHA plans to also expand the Welcome Kit incentive for residents started with the EHV and FYI voucher families to possibly all households across traditional programs and will explore adding application fees up to \$200 per household to incentive mix. Lastly, OHA plans to offer security deposit assistance of up to one month's rent to both MTW and non-MTW households.

OHA has been monitoring the backlog of rent owed by public housing residents that may have encountered difficulties during the pandemic, even with options for other sources of assistance. To try and avoid eviction, OHA plans to explore offering an employment program to a pilot group of households where income earned will be used to pay outstanding debt through repayment agreements. Additionally, OHA will explore offering a match or seed funding for an FSS escrow to incent families to repay debts and explore the self-sufficiency opportunities available through FSS.



OHA will explore a partnership with Alameda County to provide a mobile health care and dental care van to travel to OHA communities providing on site health care and preventative services.

Education Initiative Program Expansion



The expansion of the Education Initiative continues to improve the educational outcomes for school-aged children of resident families. The initiative has five primary goals for resident school age youth: to attend school on time every day for all youth; enrolled in pre-k and kindergarten on time; be proficient in literacy by the third grade; all youth graduate from high school with a diploma; all students be prepared for college and/or career. The expansion of the Education Initiative is built on a “K-12 Feeder School Model”. This model provides a continuum of support for children of resident families throughout their K-12 educational journey. We have identified 12 Oakland Unified School District (OUSD) schools to scale the program in alignment with the five primary goals supported by the data indicating high chronic truancy rates and academic achievement challenges.

Each school level will have a Resident Service Coordinator (RSC) to collaborate with the school sites to support OHA students attending those schools. Students are enrolled after a parent completes a consent form, and RSCs will begin to coordinate services throughout the school year, which includes regular check ins with students and families, monitoring of attendance and grades, facilitation of literacy events and college readiness events/supports (through the College Corner), facilitate health and wellness school-based events and family engagement activities.

RSCs will attend a variety of school site meetings, such as: Coordination of Services Team (COST), Attendance Team, Individual Education Plans (IEP) and Student Success Team (SST). RSCs will serve as a support system for the student and their family. RSCs will be implementing incentives that are grade level specific to motivate students to improve their attendance and academic success.

Out of school youth programming

RSCs will host an annual back-to-school campaign to promote attendance and academic success with a distribution of backpacks, school supplies and occasionally clothing supports coupled with case management for those families in need. Additionally, RSCs will facilitate educational field trips and activities, college tours, expansion of partnerships to leverage supports for the Education Initiative which includes Oakland Natives Give Back, for reducing chronic absenteeism in Oakland schools - including our 12 partner schools. Community Education Partnership (CEP) is a community-based organization providing academic tutoring in English and math for resident children; the Oakland Literacy Coalition offers an annual invitation to write a mini- grant to support family literacy events; and the Boys and Girls Club facilitates a 10-days overnight summer camp experience for resident children.



Digital Literacy (Chromebooks, Tablets)

Continues to enhance digital literacy skill-building for participants through distribution of Chromebooks or Tablets and providing digital literacy training. We will expand the weekly digital literacy training to both Learning Labs at our West and East Oakland public housing sites to serve more residents. OHA co-authored an Internet Connectivity grant with the City of Oakland to bring free to no cost internet services to OHA families which will continue in FY 2024. OHA is scheduled to open its second Learning Lab in Lockwood Gardens public housing development which will also be equipped with sixteen laptops with access to printers and scanners. In FY 2024, FCP will continue to provide technological devices to program participants to support digital literacy for adult, youth education and employment opportunities.

Promoting Resident Empowerment and Self-Sufficiency

FCP Self Sufficiency Program (FSS) received HUD approval on its updated Action Plan and is gearing up to increase its program enrollment. The updated Action Plan adopted a tiered escrow model that makes it easy for new participants to earn escrow based on their income brackets. The FSS program is complimented by employment supports and access to the Homeownership program services to create economic security and build savings through financial literacy.

The former Jobs Plus grant program established a learning lab, which continues to provide employment services to families in West Oakland. This lab facilitates online and in-person job trainings, including access to 16 computers to issue 100 online professional development training opportunities, which includes unlimited seminars and online job skill training courses. FCP plans to expand our partnerships with local workforce agencies and employment training entities to leverage resources to share with OHA families in exchange for the use of space.

With the Covid-19 restrictions lifted in person program services will be expanded; the second Learning Lab will open in East Oakland Lockwood Gardens to provide employment services.

Although our Learning Labs located at West and East Oakland are fully accessible and successfully serve persons with disabilities, we plan to create a resource section to include assistive technology to support those with a disability.

FCP has two dedicated full-time coordinators to administer economic development programming to OHA residents through job fairs, job readiness preparation and job retention training, and small business development workshops. FCP plans to scale up its small business resources program to support resident entrepreneurs and small businesses with the tools and insights to start, grow and pivot their businesses.

Employment Development

The FCP employment team will launch its career services program in partnership with community colleges, community-based organizations, and other training organizations, to provide vocational training to OHA participants and residents. Through vocational training opportunities residents will have the opportunity to enter employment industries to advance their careers, thereby increasing their household income.

FCP Career Services will expand to other employment industries including Security Guard and CPR/First Aid training. FCP plans to continue work with the Bread Project, a program offering a five-week culinary training program and job placement assistance.

FCP Career Services will enhance our partnerships with the College of Alameda and Jewish Vocational Services (JVS) to bring on a variety of certification trainings. College of Alameda will begin offering a two-day forklift training/certification course to create a career pathway to employment opportunities in warehouse/logistics and Jewish Vocational Services (JVS) will offer certification programs in auto repair, word processing, and Dental Assistant training for OHA participants/residents through our partnership.

Youth Employment Program

FCP will continue its expanded summer employment programming year-round to allow the youth to work through the school year. The programs offer a paid employment training, job placement and educational enrollment assistance for college to approximately 200 resident youths between the ages of 16 and 24. OHA contracts with Lao Family Services (LAO) and Youth Employment Partnership (YEP) to deliver these employment services. Youth participants receive training in resume writing, interview skills, workplace communication and assistance obtaining their high school diploma or furthering their education by enrolling in college courses. The Education Initiative staff will align educational supports with youth employment services for those youth attending the partner high schools. This will create a pipeline for youth receiving training and employment experience while achieving their educational goals.

Homeownership

The Homeownership Program will have a designated full-time coordinator to scale the program to enhance resident experiences by assisting participants to obtain homeownership education,

credit repair, money management skills and increasing their financial literacy before becoming a homeowner. The program will offer quarterly homeownership education on maintaining their home for current homeowners.

The program will begin to offer a virtual and in-person Q & A session about the program in the evening to accommodate those that work during the day. Interested residents/participants will continue to complete the online program assessments to determine their homebuyer readiness for next steps to becoming a homeowner.

Search Assistance/Housing Navigator

This initiative has a dedicated Coordinator to partner with the Leased Housing department to assist EHV, and FYI applicants who need housing search assistance. FCP provides a monthly housing workshop to Foster Youth to Independence (FYI) voucher applicants to provide education and support around locating available rental units in Oakland. Services include rental portfolio/resume classes, creating a master rental application, references, role-playing and presentation preparation, rental history review, referral to supportive services for security deposit assistance, and moving supports. FCP plans to expand these workshops to all voucher holders in need of housing search assistance available for FY 2024.

Lease Compliance (HQS, rental assistance)

FCP has expanded the level of services provided to assist residents at risk of eviction with the goal of housing retention. FCP has five (5) Coordinators assigned to support at-risk residents facing eviction with community resources and referrals to get them back into compliance with their lease. These resources include rental and utility assistance, housekeeping counseling, intra-resident conflict mediation, employment referrals, financial education, lease violation counseling, and supportive services like food and cleaning supplies when needed. FCP works in conjunction with the Property Operations department, OHA Police Department, OAHPI, and CID to assess, triage, and support residents at OHA properties. In FY 2024, FCP plans to provide housing retention support to residents by hosting quarterly events to engage residents proactively and provide options for them to request lease compliance support, and other supportive and enrichment services.

Food Pantry expansion (including OAHPI sites)

FCP will expand the number of residents served by our community food pantries by adding one additional delivery food pantry for our elderly/disabled families. FCP operates two food pantries at our large public housing sites to provide fresh produce, meats, and shelf-stable food to over 200 households every month through the “Grab and Go” model. FCP has a partnership with Door Dash Delivery to expand the food pantry to serve an additional fifty (50) elderly and disabled residents at our Asset Managed and OAHPI sites. In FY 2023, FCP received two (2) grants from the Alameda County Food Bank, which has allowed us to purchase equipment and



supplies to expand our food pantry service to more OHA residents. In FY 2024, FCP will resume a self-select shopping method at our large public housing sites, allowing more participants to shop for fresh produce, meats, and shelf-stable food items.

Spectrum Meal Program

To protect the health of OHA senior residents, FCP will provide cooked food support to the senior citizen community through the "Grab and Go" meal program. The Spectrum Meal program provides seniors with nutritious hot meals prepared by Spectrum-certified Dieticians. The meals provide an opportunity to conduct a wellness check and provide educational materials and resources to seniors. In FY 2024, FCP will transition the Spectrum Meal program to a full congregate meal setting, allowing residents in person dining with other seniors complimented with senior programming.



OBAR/Senior Art & Craft Delivery Program

FCP will connect and engage our senior community with a monthly Seniors Connect Newsletter and an art & craft bag to foster creativity in the comfort of their own homes. Senior residents aged 60 and over, from Lockwood Gardens, Palo Vista Gardens, Peralta Village, and Campbell Village, will have art & craft kits delivered to their homes. Activities include canvas painting, adult coloring books, scrapbooking, gardening, and more. The monthly Seniors Connect Newsletter will provide seniors with up-to-date health and wellness information and advertise resident programs, and services specific to seniors. The newsletter also provides seniors an opportunity to display their creative artwork with their senior community members. The program outcome intends to reduce negative feelings of anxiety, increase positive feelings of engagement and peace, expand seniors' creative growth, promote stress relief, bolster memory, and stimulate an optimistic attitude. In FY 2024, FCP will transition the Seniors Connect/Art & Craft Program to an on-site activity, allowing residents to participate in socialization activities with other seniors.

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- Re-inventing OHAPD's communication strategy in order to be able to communicate with community members effectively; and
- Continuing to deploy the established theories of the six pillars contained in the "21st Century Policing Report" within all levels of the OHAPD.

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- Completing individual assessments to Crime Prevention through Environmental Design (CPTED) standards.
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- Focusing on family/domestic violence, with the goal of providing critical services to victims and families in partnership with expert service providers.
- Working cooperatively with Public Safety Partners toward community safety.
- Continuing to collaborate, communicate, and cooperate with all divisions and departments of OHA to create healthy and vibrant communities.

Maintain and Increase Transparency and Resident Partnerships

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

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



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- Engaging advocacy groups in the overall strategy(s) to reduce crime, and the fear of crime and communities is necessary (i.e., Public Safety Committee).
- Adding supportive services and clinical co-responders as additional resources for OHAPD to implement harm reduction alternatives.
- Partnering with other divisions such as Office of Property Management, Leased Housing, Capital Improvements, and Family and Community Partnerships to respond holistically to the needs of our families.

Expansion of Affordable Housing Opportunities

- OHA uses its single-fund flexibility to leverage additional funding for the development of new affordable housing. By using methods such as site acquisition, predevelopment loans, and gap financing, OHA is able to invest in projects to expand the availability of new housing that is affordable for families spanning multiple levels of subsidy. OHA expects to use single-fund flexibility to continue investment in existing projects in the pipeline and to broaden assistance to possible development projects like 15th and Harrison, 285 12th Street and 500 Lake Park while exploring redevelopment of some scattered sites.
- OHA will continue to develop new units at existing project sites with 130 new units (65 which are PBV) coming online at Brooklyn Basin (Foon Lok West) and completing construction on approximately 50% of the units (~62 units) at Brooklyn Basin (Foon Lok East), the final phase, during the FY. OHA will continue to explore repositioning options for several sites in the scattered site portfolio that may include a variety of strategies to meet Oakland's needs for permanent affordable housing.
- OHA may use interagency partnerships to repurpose underutilized sites to meet Oakland's need for additional permanent affordable housing.
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- Expand its internal audit and compliance functions to streamline processes, identify and mitigate risk and increase accuracy and timeliness of data reporting functions. These audits and reviews will be conducted by both internal staff and external vendor consultants.
- Pay a one-time incentive payment of \$200 to residents that sign up for the online rent payment option to reduce administrative burden of rent payment processing.
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Capitalized Subsidy Fund (CS)

Description

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

Eligible Projects

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

Other Program Terms

- a) Davis Bacon Prevailing Wages: Advice by the Authority's legal counsel indicates that Davis Bacon wages should not be triggered under Section 12 of the U.S. Housing Act of 1937 because the Authority's funds will be used exclusively to fund a capitalized subsidy reserve following the completion of construction and not for any construction-related activities. However, project Owners are encouraged to seek their own independent legal advice on this issue.
- b) Section 3: Section 3 requirements of the Housing and Urban Development Act of 1968 will be included as applicable in the capitalized subsidy reserve legal agreements.

- c) Biennial Housing Quality Standards (HQS) Inspections are required for all restricted units under the Regulatory Agreement. As needed, inspections may be conducted more frequently based on complaints, comments or City citations received.
- d) All projects would be required to adhere to NEPA requirements.
- e) Projects may be subject to subsidy layering reviews based on additional funding sources.

OHA may opt to use CS funding in conjunction with VASH and PBV awards. Currently, 2700 International Boulevard is under consideration for a VASH and CS award. OHA would perform any subsidy layering reviews required by funding types and sources for projects that may have both CS and VASH and/or PBV subsidies.

| Table 17: Planned Use of MTW Single Fund Flexibility |
|---|
| Narrative of planned Activities that use only the MTW single fund flexibility. |
| <p>OHA employs single fund flexibility for the activities that enhance housing services provided under traditional programs and to adequately address needs of the local community. Through developing affordable housing, increasing resident capacity, and providing increased levels of security and public safety, OHA utilizes the single fund flexibility to extend the positive impact of MTW beyond housing. The OHA activities described below rely on the single fund flexibility and no other MTW waiver or authorization.</p> |
| <p><u>Promoting Resident Empowerment and Self-Sufficiency</u></p> <p>OHA has a robust incentive program for both owners and residents and plans to expand the incentives offered based on past successes. This includes an expansion of the existing owner incentives to non-MTW voucher households. OHA plans to also expand the Welcome Kit incentive for residents started with the EHV and FYI voucher families to possibly all households across traditional programs and will explore adding application fees up to \$200 per household to incentive mix. Lastly, OHA plans to offer security deposit assistance of up to one month’s rent to both MTW and non-MTW households.</p> <p>OHA has been monitoring the backlog of rent owed by public housing residents that may have encountered difficulties during the pandemic, even with options for other sources of assistance. To try and avoid eviction, OHA plans to explore offering an employment program to a pilot group of households where income earned will be used to pay outstanding debt through repayment agreements. Additionally, OHA will explore offering a match or seed funding for an FSS escrow to incent families to repay debts and explore the self-sufficiency opportunities available through FSS.</p> <p>OHA will explore a partnership with Alameda County to provide a mobile health care and dental care van to travel to OHA communities providing on site health care and preventative services.</p> |
| <p><u>Education Initiative Program Expansion</u></p> <p>The expansion of the Education Initiative continues to improve the educational outcomes for school-aged children of resident families. The initiative has five primary goals for resident school age youth: to attend school on time every day for all youth; enrolled in pre-k and kindergarten on time; be proficient in literacy by the third grade; all youth graduate from high school with a diploma; all students be prepared for college and/or career. The expansion of the Education Initiative is built on a “K-12 Feeder School Model”. This model provides a continuum of support for children of resident families throughout their K-12 educational journey. We have identified 12 Oakland Unified School District</p> |

(OUSD) schools to scale the program in alignment with the five primary goals supported by the data indicating high chronic truancy rates and academic achievement challenges.

Each school level will have a Resident Service Coordinator (RSC) to collaborate with the school sites to support OHA students attending those schools. Students are enrolled after a parent completes a consent form, and RSCs will begin to coordinate services throughout the school year, which includes regular check ins with students and families, monitoring of attendance and grades, facilitation of literacy events and college readiness events/supports (through the College Corner), facilitate health and wellness school-based events and family engagement activities.

RSCs will attend a variety of school site meetings, such as: Coordination of Services Team (COST), Attendance Team, Individual Education Plans (IEP) and Student Success Team (SST). RSCs will serve as a support system for the student and their family. RSCs will be implementing incentives that are grade level specific to motivate students to improve their attendance and academic success.

Out of school youth programming

RSCs will host an annual back-to-school campaign to promote attendance and academic success with a distribution of backpacks, school supplies and occasionally clothing supports coupled with case management for those families in need. Additionally, RSCs will facilitate educational field trips and activities, college tours, expansion of partnerships to leverage supports for the Education Initiative which includes Oakland Natives Give Back, for reducing chronic absenteeism in Oakland schools - including our 12 partner schools. Community Education Partnership (CEP) is a community-based organization providing academic tutoring in English and math for resident children; the Oakland Literacy Coalition offers an annual invitation to write a mini- grant to support family literacy events; and the Boys and Girls Club facilitates a 10-days overnight summer camp experience for resident children.

Digital Literacy (Chromebooks, Tablets)

Continues to enhance digital literacy skill-building for participants through distribution of Chromebooks or Tablets and providing digital literacy training. We will expand the weekly digital literacy training to both Learning Labs at our West and East Oakland public housing sites to serve more residents. OHA co-authored an Internet Connectivity grant with the City of Oakland to bring free to no cost internet services to OHA families which will continue in FY 2024. OHA is scheduled to open its second Learning Lab in Lockwood Gardens public housing development which will also be equipped with sixteen laptops with access to printers and scanners. In FY 2024, FCP will continue to provide technological devices to program participants to support digital literacy for adult, youth education and employment opportunities.

Promoting Resident Empowerment and Self-Sufficiency

FCP Self Sufficiency Program (FSS) received HUD approval on its updated Action Plan and is gearing up to increase its program enrollment. The updated Action Plan adopted a tiered escrow model that makes it easy for new participants to earn escrow based on their income brackets. The FSS program is complimented by employment supports and access to the Homeownership program services to create economic security and build savings through financial literacy.

The former Jobs Plus grant program established a learning lab, which continues to provide employment services to families in West Oakland. This lab facilitates online and in-person job trainings, including access to 16 computers to issue 100 online professional development training opportunities, which includes unlimited seminars and online job skill training courses. FCP plans to expand our partnerships with local workforce agencies and employment training entities to leverage resources to share with OHA families in exchange for the use of space.

With the Covid-19 restrictions lifted in person program services will be expanded; the second Learning Lab will open in East Oakland Lockwood Gardens to provide employment services.

Although our Learning Labs located at West and East Oakland are fully accessible and successfully serve persons with disabilities, we plan to create a resource section to include assistive technology to support those with a disability. FCP has two dedicated full-time coordinators to administer economic development programming to OHA residents through job fairs, job readiness preparation and job retention training, and small business development workshops. FCP plans to scale up its small business resources program to support resident entrepreneurs and small businesses with the tools and insights to start, grow and pivot their businesses.

Employment Development

The FCP employment team will launch its career services program in partnership with community colleges, community-based organizations, and other training organizations, to provide vocational training to OHA participants and residents. Through vocational training opportunities residents will have the opportunity to enter employment industries to advance their careers, thereby increasing their household income.

FCP Career Services will expand to other employment industries including Security Guard and CPR/First Aid training. FCP plans to continue work with the Bread Project, a program offering a five-week culinary training program and job placement assistance.

FCP Career Services will enhance our partnerships with the College of Alameda and Jewish Vocational Services (JVS) to bring on a variety of certification trainings. College of Alameda will begin offering a two-day forklift training/certification course to create a career pathway to employment opportunities in warehouse/logistics and Jewish Vocational Services (JVS) will offer certification programs in auto repair, word processing, and Dental Assistant training for OHA participants/residents through our partnership.

Youth Employment Program

FCP will continue its expanded summer employment programming year-round to allow the youth to work through the school year. The programs offer a paid employment training, job placement and educational enrollment assistance for college to approximately 200 resident youths between the ages of 16 and 24. OHA contracts with Lao Family Services (LAO) and Youth Employment Partnership (YEP) to deliver these employment services. Youth participants receive training in resume writing, interview skills, workplace communication and assistance obtaining their high school diploma or furthering their education by enrolling in college courses. The Education Initiative staff will align educational supports with youth employment services for those youth attending the partner high schools. This will create a pipeline for youth receiving training and employment experience while achieving their educational goals.

Homeownership

The Homeownership Program will have a designated full-time coordinator to scale the program to enhance resident experiences by assisting participants to obtain homeownership education, credit repair, money management skills and increasing their financial literacy before becoming a homeowner. The program will offer quarterly homeownership education on maintaining their home for current homeowners.

The program will begin to offer a virtual and in-person Q & A session about the program in the evening to accommodate those that work during the day. Interested residents/participants will continue to complete the online program assessments to determine their homebuyer readiness for next steps to becoming a homeowner.

Search Assistance/Housing Navigator

This initiative has a dedicated Coordinator to partner with the Leased Housing department to assist EHV, and FYI applicants who need housing search assistance. FCP provides a monthly housing workshop to Foster Youth to Independence (FYI) voucher applicants to provide education and support around locating available rental units in Oakland. Services include rental portfolio/resume classes, creating a master rental application, references, role-playing and presentation preparation, rental history review, referral to supportive services for security deposit

assistance, and moving supports. FCP plans to expand these workshops to all voucher holders in need of housing search assistance available for FY 2024.

Lease Compliance (HQS, rental assistance)

FCP has expanded the level of services provided to assist residents at risk of eviction with the goal of housing retention. FCP has five (5) Coordinators assigned to support at-risk residents facing eviction with community resources and referrals to get them back into compliance with their lease. These resources include rental and utility assistance, housekeeping counseling, intra-resident conflict mediation, employment referrals, financial education, lease violation counseling, and supportive services like food and cleaning supplies when needed. FCP works in conjunction with the Property Operations department, OHA Police Department, OAHPI, and CID to assess, triage, and support residents at OHA properties. In FY 2024, FCP plans to provide housing retention support to residents by hosting quarterly events to engage residents proactively and provide options for them to request lease compliance support, and other supportive and enrichment services.

Food Pantry expansion (including OAHPI sites)

FCP will expand the number of residents served by our community food pantries by adding one additional delivery food pantry for our elderly/disabled families. FCP operates two food pantries at our large public housing sites to provide fresh produce, meats, and shelf-stable food to over 200 households every month through the "Grab and Go" model. FCP has a partnership with Door Dash Delivery to expand the food pantry to serve an additional fifty (50) elderly and disabled residents at our Asset Managed and OAHPI sites. In FY 2023, FCP received two (2) grants from the Alameda County Food Bank, which has allowed us to purchase equipment and supplies to expand our food pantry service to more OHA residents. In FY 2024, FCP will resume a self-select shopping method at our large public housing sites, allowing more participants to shop for fresh produce, meats, and shelf-stable food items.

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- i) All projects would be required to adhere to NEPA requirements.
- j) Projects may be subject to subsidy layering reviews based on additional funding sources.

OHA may opt to use CS funding in conjunction with VASH and PBV awards. Currently, 2700 International Boulevard is under consideration for a VASH and CS award. OHA would perform any subsidy layering reviews required by funding types and sources for projects that may have both CS and VASH and/or PBV subsidies.

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

| Table 18: Planned Application of OHA Unspent Operating Fund and HCV Funding | | |
|---|------------------------------------|--|
| Original Funding Source | Beginning of FY - Unspent Balances | Planned Application of PHA Unspent Funds during FY |
| HCV HAP* | \$102,690,637 | \$52,912,566 |
| HCV Admin Fee | \$0 | \$0 |
| PH Operating Subsidy | \$10,027,667 | \$10,027,667 |
| Total Revenue: | \$112,718,304 | \$62,940,233 |
| <p>Description:</p> <p>Through use of the single fund flexibility made possible by MTW, OHA projects to spend approximately \$19M of its reserves on capital projects. Approximately, \$2.6M will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure and rehabilitation of unit interiors. OHA plans to allocate approximately \$15M in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland.</p> <p>OHA will invest \$25M in the acquisition and development of properties in the development pipeline. Additionally, OHA anticipates expending \$2.1M on exterior and interior building improvements at six OHA administrative offices including Harrison Street and the Service Center.</p> <p>OHA will also use approximately \$2.5M of reserve funds to purchase new information technology network security software and hardware, vehicles, security equipment for administrative sites and properties, and office equipment.</p> | | |

Through use of the single fund flexibility made possible by MTW, OHA projects to spend approximately \$19M of its reserves on capital projects. Approximately, \$2.6M will be invested in public housing property improvements. OHA expects to complete projects that will preserve and enhance each of its public housing sites, investing in site improvements, modernization of building systems and infrastructure and rehabilitation of unit interiors. OHA plans to allocate approximately \$15M in reserves for the new local, non-traditional Homekey program to address homelessness in Oakland.

OHA will invest \$25M in the acquisition and development of properties in the development pipeline. Additionally, OHA anticipates expending \$2.1M on exterior and interior building improvements at six OHA administrative offices including Harrison Street and the Service Center.

OHA will also use approximately \$2.5M of reserve funds to purchase new information technology network security software and hardware, vehicles, security equipment for administrative sites and properties, and office equipment.

B. Local Asset Management Plan

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

C. Rental Assistance Demonstration Participation

| Table 21: Rental Assistance Demonstration (RAD) Participation | | |
|--|--|-----------|
| Description: OHA plans to submit an application during the FY to convert public housing units in the following mixed finance developments: Lion Creek Crossing Phases (I, II, III and IV) – totaling 157 units. Upon approval of the application, OHA plans to complete the RAD conversion within 6 months. Due to timing of application submission/approval, OHA may not complete the RAD conversion during the FY. | | |
| i. | Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval. | No |
| ii. | If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment? | No |

Section VI. Administrative

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

12/19/22, 5:39 PM

HUD 50071 (Certification of Payments to Influence Federal Transactions)

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

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Applicant Name

Oakland Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Fund Grant

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

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

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard SF-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

Title of Authorized Official: **Executive Director**

Signature Text: *Patricia Wells*

Signature: **Electronically signed by PATRICIA Wells in HUD Secure Systems/OpFund Web Portal at 11/21/2022 12:12PM EST**

Date (mm/dd/yyyy): **11/21/2022**

Previous edition is obsolete form HUD 50071 (01/14)

ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Identification: CA003-Oakland Housing Authority HUD-50071 (ID - 41030) for CY 2023 printed by mohammed mbhuiyan in HUD Secure Systems/OpFund Web Portal at 12/19/2022 08:39PM EST

https://hudapps.hud.gov/ords/olp/h?fp=160:216:12243714849895::RP:P216_CY,P216_PHA_CODE,P216_ID_SF424_FK,2023,CA003,41030

2/2

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

| | | |
|---|-------------------------------------|---|
| Beginning of Public Comment Period | February 6, 2023 | |
| Notification sent to Community Partners | February 6, 2023 | |
| Public Notice Published in Oakland Tribune | February 10, 2023 | |
| Public Hearing at 1619 Harrison Street | February 27, 2023 | Conducted via Zoom and in person |
| Resident Advisory Board Meetings | February 8 and March 8, 2023 | Conducted via Zoom and in person |
| End of Public Comment Period | March 8, 2023 | |

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

Section VII. List of Appendices

Appendix A. Glossary of Acronyms

Appendix B. OHA's Planned Capital Fund Expenditures

Appendix C. Approved Project-Based Voucher Allocations

Appendix D. OHA Housing Inventory

Appendix E. Public Comments Received During Public Comment Period

Appendix F. Evidence of Public Process

Appendix G: City of Oakland Income Limits for 2020 and Fair Market Rents or 2021

Appendix H: Flat Rent Policy for Public Housing

Appendix I: Payment Standards

Appendix J: Standard HUD Forms Modified for MTW activities

Appendix K: DRAFT Designated Housing Plan

APPENDIX A

Glossary of Acronyms

Glossary

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

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

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

ACSSA – Alameda County Social Services Agency

ACSO – Alameda County Sheriff’s Office.

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

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

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

DADS – Dads acquiring and developing skills program through ACSO.

EHV – Emergency Housing Vouchers

FUPF – Family Unification Program – Family vouchers

FUPY - Family Unification Program – Youth vouchers

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

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

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

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

FYI – Foster Youth to Independence vouchers

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

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

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

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

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

KTH – Key To Home program under Building Bridges.

LAP – Language Assistance Plan

LEP – Limited English Proficiency

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

LIHTC – Low Income Housing Tax Credit program

LP – Limited Partnership.

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

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

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

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

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

OHA – Oakland Housing Authority.

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

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

PHA – Public Housing Authority.

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

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

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

SBHAP – Sponsor Based Housing Assistance Program.

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

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

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

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

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

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

APPENDIX B

OHA's Planned Capital Expenditures

FY2024 Capital Fund Expenditure Projections

| Public Housing | Development Name | Description of Work | # of Units | FY 2024 |
|--|-------------------------------------|--|------------|--------------------|
| Public Housing | | | | |
| x | Campbell Village | Site improvements | 154 | \$125,000 |
| x | Lockwood Gardens | Exterior improvements, parking lot repair & maintenance, and interior improvements | 372 | \$755,000 |
| x | Palo Vista Gardens | Site improvements | 100 | \$249,000 |
| x | Peralta Villa | Exterior improvements, interior improvements and repairs | 390 | \$1,500,000 |
| Total Public Housing | | | | \$2,629,000 |
| Other Affordable Housing Development & Preservation | | | | |
| | Mandela Station | | | \$2,000,000 |
| | 77th and Brancroft | Predevelopment planning | | \$500,000 |
| | | | 118 | \$2,500,000 |
| | Westlake Christian Terrace West | Preservation of existing affordable housing. Amendment of Board Reso No. 4731 | 121 | \$2,295,751 |
| | Piedmont Place - 55 MacArthur Blvd. | State Homekey Project - Board Reso No. 5013 | 44 | \$4,905,755 |
| | The Phoenix - 801 Pine St. | State Homekey Project - Board Reso No. 5013 | 101 | \$3,226,453 |
| | Coliseum Way - 4801 Coliseum Way | State Homekey Project - Board Reso No. 5013 | 36 | \$4,572,041 |
| | Subtotal | | | \$15,000,000 |

| | | |
|--|--|----------------------|
| Total Other Affordable Housing Development & Preservation | | \$17,500,000 |
| Administrative Buildings | | |
| 1619 Harrison | Building improvements | \$1,500,000 |
| 1801 Harrison | Building improvements | \$36,000 |
| 1805 Harrison | Building improvements | \$36,000 |
| Service Center | Interior improvements and parking lot repairs | \$420,000 |
| West Dist. Office | Building improvements | \$72,000 |
| East Dist. Office | Building improvements | \$36,000 |
| Total Admin | | \$2,100,000 |
| COCC and Other Depts. | | |
| IT ,CCGS, Finance & Security | Network equipment, software purchases, emergency vehicle equipment ,security equipment | 1,900,000 |
| Total COCC and Other Depts. | | \$1,900,000 |
| Total MTW Funds | | \$ 24,129,000 |
| Projected Capital Fund Grant Amount | | \$ 4,767,202 |

APPENDIX C

Project-Based Voucher Allocations

| Project-Based Voucher Allocation Projection at the end of FY2024 | | | (6/30/2024) | | |
|---|------------------------|----------------|--------------------|---------------------|---|
| Development Name | Date of Board Approval | # of PBV Units | Contract Date | Contract Expiration | Population Served |
| HAP contracts | | | | | |
| Mandela Gateway | February 12, 2003 | 30 | October 20, 2004 | October 17, 2024 | Low Income Families |
| Altenheim Senior Housing Phase I | July 13, 2005 | 23 | January 1, 2007 | December 31, 2032 | Senior |
| Lion Creek Crossings II | November 9, 2005 | 18 | July 3, 2007 | July 20, 2037 | Low Income Families |
| Madison Apartments | July 13, 2005 | 19 | April 25, 2008 | June 25, 2038 | Low Income Families |
| Lion Creek Crossings III | June 14, 2006 | 16 | June 25, 2008 | June 25, 2038 | Low Income Families |
| Seven Directions | July 13, 2005 | 18 | September 12, 2008 | September 12, 2038 | Low Income Families |
| Orchards on Foothill | June 14, 2006 | 64 | November 7, 2008 | April 29, 2039 | Senior |
| Fox Courts / Uptown Oakland | December 3, 2004 | 20 | May 15, 2009 | May 15, 2024 | Low Income Families / Homeless with HIV/AIDS |
| Jack London Gateway - Phase II | February 26, 2007 | 60 | June 5, 2009 | June 4, 2024 | Senior |
| 14 th St. Apartments at Central Station | January 22, 2007 | 20 | November 25, 2009 | November 24, 2024 | Low Income Families |
| Tassafaronga Village Phase I | February 25, 2008 | 80 | April 23, 2010 | April 23, 2025 | Low Income Families |
| Altenheim Senior Housing Phase II | April 28, 2008 | 40 | April 5, 2010 | April 4, 2025 | Senior |
| Fairmount Apartments | October 24, 2008 | 16 | March 8, 2010 | March 7, 2025 | Low Income Families / Persons with Disabilities |
| Tassafaronga Village Phase II | July 21, 2008 | 19 | May 27, 2010 | May 27, 2025 | Low Income Families / Homeless with HIV/AIDS |
| *Harp Plaza (19) | May 24, 2010 | 19 | August 1, 2010 | July 31, 2025 | Low Income Families |

| | | | | | |
|--|----------------|------|-------------------|-------------------|--|
| *Effie's House (10) | May 4, 2009 | 10 | August 1, 2010 | August 1, 2025 | Low Income Families |
| Drachma Housing Inc | May 4, 2009 | 14 | November 29, 2010 | November 30, 2025 | Low Income Families / |
| Drachma Housing LP | | 11 | March 1, 2019 | March 1, 2039 | Low Income Families |
| Foothill Family Partners | June 28, 2010 | 11 | August 1, 2011 | January 12, 2027 | Low Income Families |
| St. Joseph's Senior Apts | May 29, 2007 | 83 | August 22, 2011 | August 22, 2026 | Senior |
| OHA Scattered Sites (OAHPI) | | | | | |
| AMP 9 | July 27, 2009 | 1539 | May 1, 2010 | April 30, 2025 | Low income families/public housing disposition |
| AMP 10 | July 27, 2009 | | April 1, 2010 | March 31, 2025 | |
| AMP 11 | July 27, 2009 | | January 1, 2010 | December 31, 2024 | |
| AMP 12 | July 27, 2009 | | May 1, 2010 | April 30, 2025 | |
| AMP 13 | July 27, 2009 | | April 1, 2010 | March 31, 2025 | |
| AMP 14 | July 27, 2009 | | January 1, 2010 | December 31, 2024 | |
| Lion Creek Crossings IV | April 28, 2008 | 10 | January 13, 2012 | January 12, 2027 | Low Income Families |
| Savoy Phase 1 (A) | June 28, 2010 | 55 | February 14, 2012 | February 14, 2025 | Special Needs |
| *Hugh Taylor house (35) | June 11, 2011 | 35 | May 8, 2012 | May 7, 2027 | Low Income Families / Mod Rehab Conversion |
| *Madison Park (96) | June 11, 2011 | 96 | June 7, 2012 | June 6, 2032 | Low Income Families / Mod Rehab Conversion |
| Merritt Crossing Apts (6 th and Oak) | May 4, 2009 | 50 | June 27, 2012 | June 26, 2027 | Senior |
| 720 E 11 th Street Apts (aka Clinton Commons) | April 28, 2008 | 16 | October 2, 2012 | October 2, 2027 | Low Income Families / Homeless with HIV/AIDS |
| Harrison Street Senior Housing | April 23, 2007 | 11 | November 15, 2012 | November 15, 2027 | Senior |

| | | | | | |
|-------------------------------------|-------------------|-----|--------------------|--------------------|-------------------------------------|
| Kenneth Henry Court | April 11, 2011 | 13 | February 8, 2013 | March 5, 2027 | Low Income Families |
| California Hotel Phases 1 and 2 | February 28, 2011 | 88 | March 1, 2013 | March 1, 2028 | Special Needs / Homeless / HIV/AIDS |
| James Lee Court | October 25, 2010 | 12 | March 21, 2013 | March 20, 2028 | Low Income Families |
| Savoy Phase 2 (B) | June 28, 2010 | 46 | March 29, 2013 | February 14, 2025 | Special Needs / Homeless / HIV/AIDS |
| Slim Jenkins Court | May 4, 2009 | 11 | May 8, 2013 | May 8, 2028 | Low Income Families |
| Oak Point Limited (OPLP) | October 25, 2010 | 15 | May 30, 2013 | May 30, 2028 | Low Income Families |
| Drasnin Manor | October 25, 2010 | 25 | June 27, 2013 | June 26, 2028 | Low Income Families |
| St. Joseph's Family Apts | October 25, 2010 | 15 | December 3, 2013 | December 1, 2026 | Low Income Families |
| MacArthur Apts | October 25, 2010 | 14 | October 13, 2013 | October 13, 2028 | Low Income Families |
| California Hotel Phase 3 | February 28, 2012 | 47 | November 22, 2013 | March 1, 2028 | Special Needs / Homeless / HIV/AIDS |
| Lion Creek Crossings V | October 17, 2011 | 127 | August 11, 2014 | January 12, 2027 | Senior |
| Cathedral Gardens | May 23, 2011 | 43 | October 27, 2014 | October 28, 2029 | Low Income Families |
| Lakeside Senior Apartments | January 23, 2012 | 91 | January 26, 2015 | January 26, 2030 | Senior |
| Marcus Garvey Commons | April 11, 2011 | 10 | March 17, 2015 | March 16, 2030 | Low Income Families |
| 1701 Martin Luther King Jr. Way | May 20, 2013 | 25 | December 7, 2015 | December 17, 2030 | Special Needs / Homeless / HIV/AIDS |
| MURAL aka MacArthur Transit Village | February 28, 2011 | 22 | January 20, 2016 | January 2, 2031 | Low Income Families |
| AveVista aka 460 Grand | March 16, 2010 | 34 | January 27, 2016 | January 27, 2031 | Low Income Families |
| 11th and Jackson (Prosperity Place) | November 30, 2010 | 35 | February 1, 2017 | January 12, 2032 | Low Income Families |
| Fox Court Apts. (13) | December 5, 2016 | 13 | September 15, 2017 | September 15, 2032 | Low Income Families |
| Ambassador Apts.(10) | December 5, 2016 | 10 | September 1, 2017 | September 1, 2032 | Low Income Families |

| | | | | | |
|--|-----------------------|-----|-------------------|-------------------|--|
| Seven Directions (10 additional vouchers) | December 5, 2016 | 10 | December 1, 2017 | November 30, 2032 | Low Income Families |
| Adeline Street Lofts | December 5, 2016 | 20 | March 1, 2018 | March 1, 2033 | Low Income Families |
| Rosa Park | December 5, 2016 | 11 | February 1, 2018 | February 1, 2033 | Low income and homeless individuals |
| Madsion Street Loft Apts (additional vouchers) | December 5, 2016 | 31 | June 9, 2018 | April 9, 2033 | Low Income Families |
| Stanley Avenue Lofts | December 5, 2016 | 13 | June 1, 2018 | June 1, 2033 | Low Income Families |
| Swan Market | December 5, 2016 | 10 | December 1, 2017 | December 1, 2032 | Low Income Families |
| San Pablo Hotel | December 5, 2016 | 31 | February 19, 2018 | February 18, 2033 | Low Income Seniors |
| Hisman Hin-Nu Apts | December 5, 2016 | 10 | December 15, 2017 | December 14, 2032 | Low Income Families |
| Oak Park Apts | December 5, 2016 | 10 | December 15, 2017 | December 14, 2032 | Low Income Families |
| 94th and International (Acts Cyrene) | October 17, 2011 | 14 | December 29, 2017 | December 28, 2032 | Low Income Families |
| Civic Center TOD | 7/22/2014 and 2/26/18 | 20 | December 29, 2017 | July 1, 2038 | Special Needs / Homeless |
| Hamilton Apts | December 5, 2016 | 92 | March 15, 2019 | March 14, 2039 | Low income and homeless individuals (08) |
| Westlake Christian Terrace West | February 27, 2017 | 121 | February 25, 2019 | February 24, 2039 | Low Income Seniors (08) |
| Redwood Hill Townhomes | 6/1/2015 & 5/23/2016 | 27 | May 28, 2019 | May 28, 2039 | Low Income Families/Special Needs |
| Oak Grove South | August 28, 2017 | 75 | December 9, 2019 | December 9, 2039 | Senior Housing |
| International Blvd Apts | December 5, 2016 | 18 | December 11, 2019 | December 11, 2039 | Low Income Families (08) |
| Camino 23 | May 23, 2016 | 26 | December 20, 2019 | December 20, 2039 | Low Income Families/Special Needs |
| Fruitvale Transit Village - Phase IIA a.k.a. Casa Arabella | May 23, 2016 | 66 | December 20, 2019 | December 20, 2039 | Low Income Families/VASH (20) |
| The Town Center | December 5, 2016 | 50 | January 10, 2020 | January 9, 2040 | Low Income Families (08) |

| | | | | | |
|-------------------------------------|-------------------|----|-------------------|-------------------|---|
| 3706 San Pablo Avenue | June 1, 2015 | 10 | February 25, 2020 | February 25, 2040 | Low Income Families |
| Additional vouchers awarded | May 23, 2016 | 5 | | | |
| Additional vouchers awarded | May 8, 2017 | 5 | | | |
| Eastside Arts & Housing | February 27, 2017 | 10 | January 29, 2020 | December 29, 2040 | Low Income Families (08) |
| Embark Apartments | May 23, 2016 | 61 | February 24, 2020 | February 24, 2040 | Affordable Housing for Veterans / VASH (31) |
| Courtyards at Acorn | December 5, 2016 | 27 | January 10, 2020 | January 9, 2040 | Low Income Families (08) |
| Bishop Roy C. Nicholas | December 5, 2016 | 16 | March 12, 2020 | March 12, 2040 | Low Income Seniors (08) |
| Empyrean | October 24, 2016 | 32 | June 15, 2020 | June 15, 2040 | Low Income Families |
| Northgate Apts | December 5, 2016 | 14 | October 29, 2020 | October 29, 2040 | Low Income Families (08) |
| Oak Street Apts | December 5, 2016 | 25 | December 16, 2020 | December 15, 2040 | Low Income Seniors |
| 3268 San Pablo | June 25, 2018 | 50 | February 18, 2021 | February 18, 2041 | Senior Housing |
| Paseo Estero 9% (Brooklyn Basin 1A) | February 1, 2018 | 3 | February 25, 2021 | February 24, 2041 | Low income families |
| Paseo Estero 4% (Brooklyn Basin 1B) | February 1, 2018 | 47 | February 25, 2021 | February 24, 2041 | Low income families |
| Vista Estero (Brooklyn Basin 2) | February 1, 2018 | 82 | February 25, 2021 | February 24, 2041 | Low income seniors |
| Oak Grove North | August 28, 2017 | 77 | March 8, 2021 | March 7, 2041 | Low income seniors |
| Nova Apartments | July 23, 2018 | 56 | May 12, 2021 | May 11, 2041 | Permanent Supporting Housing |
| Sylvester Rutledge Manor | December 5, 2016 | 64 | July 15, 2021 | July 14, 2036 | Low Income Seniors (08) |
| Aurora Apartments | July 23, 2018 | 43 | July 21, 2021 | July 20, 2041 | special needs |
| Fruitvale Studios | June 25, 2018 | 12 | April 27, 2022 | April 26, 2042 | formerly homeless and special needs |

| | | | | | | |
|-------------------------------------|---------------------------------|--------------|--------------|--------------|---------------------------------------|--|
| Coliseum Place | May 23, 2016 | 37 | May 19, 2022 | May 18, 2042 | Homeless, HOPWA and Low-income | |
| Brooklyn Basin 3 | February 26, 2018 | 65 | May 23, 2022 | May 22, 2042 | Low Income Families/Special Needs | |
| Kenneth Henry Court | February 27, 2017 | 15 | May 31, 2022 | May 30, 2042 | Low income families (08) | |
| 95th and International | April 29, 2019 | 27 | TBD | TBD | formerly homeless/low income families | |
| Fruitvale Transit Village Phase IIB | June 25, 2018 | 75 | | | families and seniors | |
| Brooklyn Basin 4 | February 26, 2018 | 61 | | | low income families/special needs | |
| 7th and Campbell | July 23, 2018 | 20 | | | formerly homeless | |
| <i>Additional vouchers awarded</i> | February 1, 2019 | 19 | | | formerly homeless | |
| | Units under HAP Contract | 4,712 | | | | |

| AHAP Contracts | Date of BoC approval | # PBV Units | AHAP Contract Date | Population Served |
|---------------------------|-----------------------------|--------------------|---------------------------|------------------------------------|
| W Grand and Brush | July 23, 2018 | 28 | July 14, 2022 | formerly homeless |
| Ancora Place | April 29, 2019 | 31 | July 28, 2022 | low income families/special needs |
| 3801 MLK Family Housing | July 23, 2018 | 16 | <i>pending</i> | families and special needs |
| 34th and San Pablo | July 23, 2018 | 25 | <i>pending</i> | Low income families |
| Friendship Senior Housing | April 29, 2019 | 34 | <i>pending</i> | special needs/seniors |
| 285 12th St | July 22, 2019 | 16 | <i>pending</i> | formerly homes/low income families |

| | | | | |
|---|--------------------------------------|--------------------|---------------------------|----------------------------|
| additional VASH vouchers | June 27, 2022 | 8 | | PBV VASH |
| | Units under AHAP Contract | 150 | | |
| Conditional Awards | | | | |
| Conditional Awards | Date of BoC approval | # PBV Units | AHAP Contract Date | Population Served |
| 500 Lake Park Ave | February 3, 2020 | 14 | <i>pending</i> | PBV VASH |
| additional VASH vouchers | June 27, 2022 | 4 | | |
| | Units with conditiona I award | 18 | | |
| Disposition Pending and NOFA Invitations and Pending ORED projects | | | | |
| OHA Senior Disposition Sites | October 16, 2017 | 101 | TPV award June 2018 | Public Housing Disposition |
| 15th and Harrison | TBD | 100 | pending conditional | low income families |
| RAD Conversion (Chestnut/Linden/LLC/Foothil I and Mandela Gateway) | CY2019 | 307 | special PBV | low income families |
| | | 508 | | |
| Total PBV Units Allocated | | 5,388 | | |

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

APPENDIX D

OHA Housing Inventory

**FY 2024 MTW Housing Inventory
MTW and Non-MTW housing stock**

End of FY 2024

MTW PUBLIC HOUSING

Large Family Sites

| | |
|------------------|------------|
| Campbell Village | 154 |
| Lockwood Gardens | 372 |
| Peralta Villa | <u>390</u> |
| | 916 |

Designated Senior Sites

| | |
|--------------------|------------|
| Adel Court | 30 |
| Palo Vista Gardens | <u>100</u> |
| | 383 |

HOPE VI Sites

| | |
|------------------------------|-----------|
| Linden Court | 38 |
| Mandela Gateway | 46 |
| Chestnut Court | 45 |
| Foothill Family Apts. | 21 |
| Lion Creek Crossings Phase 1 | 45 |
| Lion Creek Crossings Phase 2 | 54 |
| Lion Creek Crossings Phase 3 | 37 |
| Lion Creek Crossings Phase 4 | <u>21</u> |
| | 307 |

TOTAL PUBLIC HOUSING **1,454**

VOUCHER (SECTION 8) AND OTHER HUD PROGRAMS

MTW

| | |
|--|--------|
| General MTW Housing Choice Voucher (HCV) | 13,160 |
| Included are Non-Elderly Disabled (NED) | 85 |
| Included are Pre-2008 FUP allocation | 48 |

Non -MTW

| | |
|--|-----|
| Veterans Affairs Supportive Housing (VASH) | 526 |
| Mainstream | 262 |
| Family Unification Program (FUP) | 51 |
| Foster Youth to Independence (FYI) | 49 |
| Emergency Housing Vouchers (EHV) | 515 |
| Tenant Protection Vouchers | 101 |

TOTAL VOUCHERS **14,797**

| | |
|--|---------------|
| Other HUD Programs | |
| Shelter plus Care (S+C) | 331 |
| Moderate Rehabilitation (Mod Rehab) | 143 |
| TOTAL OTHER HUD PROGRAMS | 474 |
| TOTAL VOUCHERS AND OTHER HUD PROGRAMS | 15,271 |
| MTW LOCAL PROGRAMS | |
| Parents and Children Together (PACT) | 20 |
| Local Housing Assistance Program (LHAP) | 12 |
| Sponsor-based Housing Assistance Program (SBHAP) | 180 |
| Building Bridges SRO | 192 |
| Building Bridges SRO | 61 |
| Building Bridges THP+ | 40 |
| Building Bridges CalWORKs | 30 |
| Building Bridges Key To Home | 23 |
| Homekey | 36 |
| COS | 100 |
| Tax Credit Units with no Traditional Subsidy | 1,141 |
| TOTAL LOCAL PROGRAMS | 1,835 |
| TOTAL | 18,560 |

APPENDIX E

Comments Received During Public Comment Period

APPENDIX F

Evidence of a Public Process

APPENDIX G

Alameda County 2022 Income Limits and HUD Fair Market Rents for FY 2023

Section 6932. 2022 Income Limits

| | | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|----------|----------|
| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--|----------|----------|----------|----------|----------|----------|----------|----------|

Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Alameda County Area Median Income: \$142,800 | Acutely Low | 15000 | 17100 | 19250 | 21400 | 23100 | 24800 | 26550 | 28250 |
| | Extremely Low | 30000 | 34300 | 38600 | 42850 | 46300 | 49750 | 53150 | 56600 |
| | Very Low Income | 50000 | 57150 | 64300 | 71400 | 77150 | 82850 | 88550 | 94250 |
| | Low Income | 76750 | 87700 | 98650 | 109600 | 118400 | 127150 | 135950 | 144700 |
| | Median Income | 99950 | 114250 | 128500 | 142800 | 154200 | 165650 | 177050 | 188500 |
| | Moderate Income | 119950 | 137100 | 154200 | 171350 | 185050 | 198750 | 212450 | 226200 |



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Oakland-Fremont, CA HUD Metro FMR Area FMRs for All Bedroom Sizes

| Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms | | | | | |
|---|----------------------------|-----------------------------|-----------------------------|-------------------------------|------------------------------|
| Year | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| FY 2023 FMR | \$1,658 | \$1,969 | \$2,405 | \$3,144 | \$3,706 |
| FY 2022 FMR | \$1,538 | \$1,854 | \$2,274 | \$3,006 | \$3,578 |

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

APPENDIX H

Flat Rent Policy for Public Housing



Oakland Housing
Authority

Schedule of Flat Rents

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

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

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

| Effective Date: Jan 1, 2023 | |
|------------------------------------|---------|
| Public Housing Flat Rent | |
| Efficiency | \$1,326 |
| One Bedroom | \$1,575 |
| Two Bedroom | \$1,924 |
| Three Bedroom | \$2,515 |
| Four Bedroom | \$2,965 |
| Five Bedroom | \$3,410 |

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

APPENDIX I

Payment Standards



Oakland Housing Authority
VOUCHER PAYMENT STANDARDS-2023

Effective October 1, 2022

| Bedroom Size | HUD Fair FY 2023 Market Rents | Payment Standard 110% of the Fair Market Rents |
|--------------|-------------------------------|--|
| 0 | \$1,658 | \$1,824 |
| 1 | \$1,969 | \$2,166 |
| 2 | \$2,405 | \$2,645 |
| 3 | \$3,144 | \$3,458 |
| 4 | \$3,706 | \$4,077 |
| 5 | \$4,262 | \$4,688 |
| 6 | \$4,818 | \$5,300 |

Oakland Housing Authority
VOUCHER PAYMENT STANDARDS – 2019

Effective April 14, 2019

| Bedroom Size | HUD Fair Market Rents | Payment Standard 110% of the Fair Market Rents |
|--------------|-----------------------|--|
| 0 | \$1,409 | \$1,545 |
| 1 | \$1,706 | \$1,875 |
| 2 | \$2,126 | \$2,335 |
| 3 | \$2,925 | \$3,215 |
| 4 | \$3,587 | \$3,945 |
| 5 | \$4,125 | \$4,537 |
| 6 | \$4,663 | \$5,125 |

APPENDIX J

Standard HUD Forms Modified for MTW Activities

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

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT-
MOVING TO WORK**

NEW CONSTRUCTION OR REHABILITATION

PART 1 OF HAP CONTRACT

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

1. CONTRACT INFORMATION

a. Parties

This housing assistance payments (HAP) contract is entered into between:

_____ “(PHA”), and
_____ (“owner”)

b. Contents of contract

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

c. Contract exhibits

The HAP contract includes the following exhibits:

EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY THIS
HAP CONTRACT; INITIAL RENT TO OWNER; AND THE
NUMBER AND DESCRIPTION OF THE CONTRACT UNITS.

Oakland Housing Authority
Project-Based Voucher Program
HAP Contract for New Construction/Rehab
HUD 52530A (07/2019)

(See 24 CFR 983.203 for required items.) If this is a multi-stage project, this exhibit must include a description of the units in each completed phase.

- EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER
- EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS
- EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973

ADDITIONAL EXHIBITS

- EXHIBIT E: Oakland Housing Authority's Administrative Plan – Chapter 17
- EXHIBIT F: Owner Certification and Notification of Completion
- EXHIBIT G: Certificate of Occupancy
- EXHIBIT H: Certification from Inspecting Architect
- EXHIBIT I: Evidence of Site Ownership/Control
- EXHIBIT J: Site-Management Agreement
- EXHIBIT K: Initial Unit HQS Inspections
- EXHIBIT L: Site-Based Waiting List Management Plan
- EXHIBIT M: Sample Residential Lease Agreement with HUD PBV Tenancy Addendum
- EXHIBIT N: Consent to Assignment of HAP Contract
- EXHIBIT O: Renewal Agreement

d. Single-Stage and Multi-Stage Contracts (place a check mark in front of the applicable project description).

Single-Stage Project

This is a single-stage project. For all contract units, the effective date of the HAP contract is: _____.

Oakland Housing Authority

Project-Based Voucher Program
HAP Contract for New Construction/Rehab

HUD 52530A (07/2019)

□ **Multi-Stage Project**

This is a multi-stage project. The units in each completed stage are designated in Exhibit A.

The PHA enters the effective date for each stage after completion and PHA acceptance of all units in that stage. The PHA enters the effective date for each stage in the “Execution of HAP contract for contract units completed and accepted in stages” (starting on page 10).

The annual anniversary date of the HAP contract for all contract units in this multi-stage project is the anniversary of the effective date of the HAP contract for the contract units included in the first stage. The expiration date of the HAP contract for all of the contract units completed in stages must be concurrent with the end of the HAP contract term for the units included in the first stage (see 24 CFR 983.206(c)).

e. Term of the HAP contract

1. Beginning of term

The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets PBV inspection requirements. The term of the HAP contract for any unit begins on the effective date of the HAP contract.

2. Length of initial term

- a. Subject to paragraph 2.b, the initial term of the HAP contract for any contract units is:
- b. The initial term of the HAP contract for any unit may not be less than one year, nor more than twenty years.

3. Extension of term

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

Oakland Housing Authority

**Project-Based Voucher Program
HAP Contract for New Construction/Rehab**

HUD 52530A (07/2019)

4. Requirement for sufficient appropriated funding

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.
- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

f. Occupancy and payment

1. Payment for occupied unit

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out ("move-out month"). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner's fault.

2. Vacancy payment

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the

Oakland Housing Authority Project-Based Voucher Program
HAP Contract for New Construction/Rehab
HUD 52530A (07/2019)

maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant's security deposit). Any vacancy payment may cover only the period the unit remains vacant.

- c. The PHA may make vacancy payments to the owner only if:
 - 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
 - 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
 - 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
 - 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA and recommend selection of such families from the PHA waiting list for occupancy of vacant units.
- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

3. PHA is not responsible for family damage or debt to owner

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

Oakland Housing Authority

Project-Based Voucher Program
HAP Contract for New Construction/Rehab

HUD 52530A (07/2019)

g. Income-mixing requirement

1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term “project” means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.

The Oakland Housing Authority, under Moving to Work (MTW) activity 12-01, has the approval to remove the cap on the number of PBVs allocated to a single development. The most recent copy of OHA’s MTW activities is published here:

<http://oakha.org/AboutUs/ReportsPolicies/Pages/default.aspx>

2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to elderly families or to families eligible for supportive services, for the number of contract units designated for occupancy by such families. The owner shall rent the designated number of contract units to such families referred by the PHA from the PHA waiting list.

The Oakland Housing Authority, under Moving to Work Activity 06-01, has the approval to establish site based wait lists at all public housing sites, HOPE VI sites, and developments with PBV allocations. The most recent copy of OHA’s MTW activities is published here:

<http://oakha.org/AboutUs/ReportsPolicies/Pages/default.aspx>

4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less. The Oakland Housing Authority, under Moving to Work (MTW) activity 12-01, has the approval to remove the cap on the number of PBVs allocated to a single development and also remove any and all area restrictions. The most recent copy of OHA’s MTW activities is published here: <http://oakha.org/AboutUs/ReportsPolicies/Pages/default.aspx>
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for

Oakland Housing Authority

**Project-Based Voucher Program
HAP Contract for New Construction/Rehab**

HUD 52530A (07/2019)

Page 6 of 10

projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.

6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance (enter the number of contract units in front of the applicable form of assistance):

- ___ Public Housing or Operating Funds;
- ___ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
- ___ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ___ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act); _____ Rent Supplement Program;
- ___ Rental Assistance Program;
- ___ Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: _____. If all of the units in the project received such assistance, you may skip sections g.7 and g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions (enter the number of contract units in front of the applicable type of federal rent restriction):

- ___ Section 236;
- ___ Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- ___ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ___ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- ___ Flexible Subsidy Program.

The following total number of contract units were subject to a federal rent restriction listed above: _____. If all of the units in the project were subject to a federal rent restriction, you may skip section g.8,

Oakland Housing Authority Project-Based Voucher Program
HAP Contract for New Construction/Rehab
HUD 52530A (07/2019)

below.

8. The following specifies the number of contract units (if any) designated for occupancy by elderly families or by families eligible for supportive services:

a. Place a check mark here if any contract units are designated for occupancy by elderly families; The following number of contract units shall be rented to elderly families:

_____.

b. Place a check mark here if any contract units are designated for occupancy by families eligible for supportive services. The

Oakland Housing Authority

Project-Based Voucher Program
HAP Contract for New Construction/Rehab

HUD 52530A (07/2019)

Page 8 of 10

following number of contract units shall be rented to families eligible for supportive services:

9. The PHA and owner must comply with all HUD requirements regarding income mixing.

Oakland Housing Authority
Project-Based Voucher Program
HAP Contract for New Construction/Rehab
HUD 52530A (07/2019)

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

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT-
MOVING TO WORK**

EXISTING HOUSING

PART 1 OF HAP CONTRACT

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families, and, as applicable, 24 CFR 983.10. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

1. CONTRACT INFORMATION

a. Parties

This housing assistance payments (HAP) contract is entered into between:

_____ (PHA) and

_____ (owner).

b. Contents of contract

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

c. Contract exhibits

The HAP contract includes the following exhibits:

EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 1 of Part 1
(07/2019)**

DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR
983.203 for required items.)

EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE
PROVIDED BY THE OWNER WITHOUT CHARGES IN
ADDITION TO RENT TO OWNER

EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS,
INCLUDING A LISTING OF UTILITY SERVICES TO BE
PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION
TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE
TENANTS

EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM
ACCESSIBILITY FEATURES OF SECTION 504 OF THE
REHABILITATION ACT OF 1973

ADDITIONAL EXHIBITS

EXHIBIT E: EVIDENCE OF PROPERTY/SITE OWNERSHIP/CONTROL

EXHIBIT F: UNIT INITIAL HQS INSPECTION

EXHIBIT G: EXECUTED SITE MANAGEMENT AGREEMENT

EXHIBIT H: WAIT LIST MANAGEMENT PLAN/TENANT SELECTION PLAN
(If applicable)

EXHIBIT I: RESIDENTIAL LEASE AGREEMENT AND HUD PBV TENANCY ADDENDUM

EXHIBIT J: OHA ADMINISTRATIVE PLAN 2017 – CHAPTER 17 PBV

EXHIBIT K: RFQ 008-16/PROJECT PROPOSAL/PUBLIC NOTICE/AWARD LETTER
OHA BOARD RESOLUTION

EXHIBIT L: ENVIROMENTAL REVIEW DOCUMENTS

d. Effective date and term of the HAP contract

1. Effective date

- a. The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets the PBV inspection requirements.
- b. For all contract units, the effective date of the HAP contract is:

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**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 2 of Part 1
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_____.

c. The term of the HAP contract begins on the effective date.

2. Length of initial term

a. Subject to paragraph 2.b, the initial term of the HAP contract for all contract units is:

_____.

b. The initial term of the HAP contract may not be less than one year, nor more than twenty years.

3. Extension of term

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

4. Requirement for sufficient appropriated funding

a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.

b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

e. Occupancy and payment

1. Payment for occupied unit

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 3 of Part 1
(07/2019)**

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault.

2. Vacancy payment

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant’s security deposit). Any vacancy payment may cover only the period the unit remains vacant.
- c. The PHA may make vacancy payments to the owner only if:
 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner’s knowledge and belief);
 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
 4. The owner provides any additional information required and requested by the PHA to verify that the owner is

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 4 of Part 1
(07/2019)**

entitled to the vacancy payment.

- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA and recommend selection of such families from the PHA waiting list for occupancy of vacant units.
- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

3. PHA is not responsible for family damage or debt to owner

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

f. Income-mixing requirement

Except as provided in paragraphs f.2 through f.5 below, the PHA will not make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term "project" means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.

The Oakland Housing Authority, under Moving to Work (MTW) activity 12-01, has the approval to remove the cap on the number of PBVs allocated to a single development. The most recent copy of OHA's MTW activities is published here:

<http://oakha.org/AboutUs/ReportsPolicies/Pages/default.aspx>

- 1.
- 2. The limitation in paragraph f.1 does not apply to single-family buildings.

In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to elderly families or to families eligible for supportive services, for the number of contract units designated for occupancy by such families. The owner shall rent the designated number of contract units to such families referred by the PHA

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HAP Contract for Existing Housing**

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from the PHA waiting list.

The Oakland Housing Authority, under Moving to Work Activity 06-01, has the approval to establish site based wait lists at all public housing sites, HOPE VI sites, and developments with PBV allocations. The most recent copy of OHA's MTW activities is published here:

<http://oakha.org/AboutUs/ReportsPolicies/Pages/default.aspx>

3. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less. The Oakland Housing Authority, under Moving to Work (MTW) activity 12-01, has the approval to remove the cap on the number of PBVs allocated to a single development. The most recent copy of OHA's MTW activities is published here:
<http://oakha.org/AboutUs/ReportsPolicies/Pages/default.aspx>
4. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.
5. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance (enter the number of contract units in front of the applicable form of assistance):
 - ___ Public Housing or Operating Funds;
 - ___ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
 - ___ Housing for the Elderly (Section 202 or the Housing Act of 1959);
 - ___ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
 - ___ Rent Supplement Program;
 - ___ Rental Assistance Program;
 - ___ Flexible Subsidy Program.

The following total number of contract units received a form of HUD

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assistance listed above: 0

If all of the units in the project received such assistance, you may skip sections g.7 and g.8, below.

- 6. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions (enter the number of contract units in front of the applicable type of federal rent restriction):

- Section 236;
- Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- Housing for the Elderly (Section 202 or the Housing Act of 1959);
- Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- Flexible Subsidy Program.

The following total number of contract units were subject to a federal rent restriction listed above: 0. If all of the units in the project were subject to a federal rent restriction, you may skip section g.8, below.

- 7. The following specifies the number of contract units (if any) designated for occupancy by elderly families or by families eligible for supportive services:

- a. Place a check mark here if any contract units are designated for occupancy by elderly families; The following number of contract units shall be rented to elderly families:

_____.

- b. Place a check mark here if any contract units are designated for occupancy by families eligible for supportive services. The following number of contract units shall be rented to families eligible for supportive services:

_____.

- 8. The PHA and owner must comply with all HUD requirements regarding income mixing.

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EXECUTION OF HAP CONTRACT FOR EXISTING HOUSING

| |
|--|
| PUBLIC HOUSING AGENCY (PHA) Name of PHA (Print) |
| By: |
| Signature of authorized representative |
| |
| Name and official title (Print) |
| |
| Date |
| OWNER Name of Owner (Print) |
| By: |
| Signature of authorized representative |
| |
| Name and official title (Print) |
| |
| Date |

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

**MOVING TO WORK (MTW) RIDER TO THE HOUSING ASSISTANCE PAYMENT (HAP)
CONTRACT FOR THE SECTION 8 TENANT-BASED ASSISTANCE HOUSING CHOICE VOUCHER
PROGRAM (HCV) AND/OR THE SECTION 8 PROJECT-BASED VOUCHER (PBV) PROGRAM**

Pursuant to the Public Housing Agency's (PHA) participation in the MTW demonstration, the PHA may establish Section 8 HCV or PBV policies or requirements that differ from statutory requirements for both programs contained in the U.S. Housing Act of 1937, the relevant regulatory requirements, and applicable Public and Indian Housing Notices. Where any particular provisions of this HAP Contract differ from or conflict with the MTW activities included in the PHA's approved MTW Supplement to its PHA Plan, the provisions of the MTW Operations Notice and the approved MTW Supplement to the PHA Plan shall supersede any conflicting or differing HAP Contract language. Further, the MTW Activity authorized by the MTW Operations Notice shall govern the PHA's administration of the program notwithstanding a conflicting or differing provision of the HAP Contract. This rider shall be in effect for the term of the HAP Contract or the term of the PHA's participation in the MTW demonstration, whichever ends sooner.

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

SECTION 8 PROJECT-BASED VOUCHER PROGRAM

**AGREEMENT TO ENTER INTO A
HOUSING ASSISTANCE PAYMENTS CONTRACT-
MOVING TO WORK**

NEW CONSTRUCTION OR REHABILITATION

PART I

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

1.1 Parties

This Agreement to Enter into Housing Assistance Payments Contract ("Agreement") is between:

_____ ("PHA")

_____ ("owner").

1.2 Purpose

The owner agrees to develop the Housing Assistance Payments Contract ("HAP Contract") units in accordance with Exhibit B and to comply with Housing Quality Standards ("HQS"), and the PHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the PHA will enter into a HAP Contract with the owner of the Contract units.

Agreement to Enter into a PBV HAP Contract

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1.3 Contents of Agreement

This Agreement consists of Part I, Part II, and the following Exhibits:

EXHIBIT A: The approved owner's PBV proposal. (Selection of proposals must be in accordance with 24 CFR 983.51.)

EXHIBIT B: Description of work to be performed under this Agreement, including:

- If the Agreement is for rehabilitation of units, this exhibit must include the rehabilitation work write-up and, where the PHA has determined necessary, specifications and plans.
- If the Agreement is for new construction of units, the work description must include the working drawings and specifications.
- Any additional requirements beyond HQS relating to quality, design and architecture that the PHA requires.
- Work items resulting from compliance with the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205, the accessibility requirements under section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR 8.22 and 8.23, and accessibility requirements under Titles II and III of the Americans with Disabilities Act at 28 CFR parts 35 and 36, as applicable.

EXHIBIT C: Description of housing, including:

- Project site.
- Total number of units in project covered by this Agreement.
- Locations of contract units on site.
- Number of contract units by area (size) and number of bedrooms and bathrooms.
- Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.
- Utilities available to the contract units, including a specification of utility services to be paid by the owner (without charges in addition to rent) and utility services to be paid by the tenant.
- Estimated initial rent to owner for the contract units.

EXHIBIT D: The HAP contract and OHA Admin Plan, Chapter 17

EXHIBIT E : Consent to Assignment of AHAP Contract

EXHIBIT F: Section 8 Project-Based Program Regulations and Housing

Opportunity through Modernization Act of 2016 (HOTMA)

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Housing and Economic Recovery Act of 2008

EXHIBIT G: Subsidy Layering Review and Approval

EXHIBIT H: Environmental Review and Approval

EXHIBIT I: Appraiser Market Rent Study and Estimate of Initial Contract Rent

1.4 Significant Dates

- A. Effective Date of the Agreement: The Agreement must be executed promptly after PHA notice of proposal selection to the owner has been given. The PHA may not enter this Agreement with the owner until a subsidy layering review has been performed and an environmental review has been satisfactorily completed in accordance with HUD requirements.
- B. A project may either be a single-stage or multi-stage project. A single-stage project will have the same Agreement effective date for all contract units. A multi-stage project will separate effective dates for each stage.

_____ **Single-stage project**

- i. Effective Date for all contract units: _____
- ii. Date of Commencement of the Work: The date for commencement of work is not later than **120** calendar days after the effective date of this Agreement.
- iii. Time for Completion of Work: The date for completion of the work is not later than ___ calendar days after the effective date of this Agreement.

_____ **Multi-Stage Project**

Enter the information for each stage upon execution of the Agreement for the corresponding stage.

| STAGE | NUMBER OF UNITS | EFFECTIVE DATE | DATE OF COMMENCEMENT OF WORK | TIME FOR COMPLETION OF WORK |
|-------|-----------------|----------------|------------------------------|-----------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

1.5 Nature of the Work

This Agreement is for **New Construction** of units to be assisted by the project-based Voucher program.

This Agreement is for **Rehabilitation** of units to be assisted by the project- based Voucher program.

1.6 Schedule of Completion

- A. **Timely Performance of Work:** The owner agrees to begin work no later than the date for commencement of work as stated in Section 1.4. In the event the work is not commenced, diligently continued and completed as required under this Agreement, the PHA may terminate this Agreement or take other appropriate action. The owner agrees to report promptly to the PHA the date work is commenced and furnish the PHA with progress reports as required by the PHA.
- B. **Time for Completion:** All work must be completed no later than the end of the period stated in Section 1.4. Where completion in stages is provided for, work related to units included in each stage shall be completed by the stage completion date and all work on all stages must

be completed no later than the end of the period stated in Section 1.4.

- C. Delays: If there is a delay in the completion due to unforeseen factors beyond the owner's control as determined by the PHA, the PHA agrees to extend the time for completion for an appropriate period as determined by the PHA in accordance with HUD requirements.

1.7 Changes in Work

- A. The owner must obtain prior PHA approval for any change from the work specific in Exhibit B which would alter the design or quality of the rehabilitation or construction. The PHA is not required to approve any changes requested by the owner. PHA approval of any change may be conditioned on establishment of a lower initial rent to owner at the amounts determined by PHA.
- B. If the owner makes any changes in the work without prior PHA approval, the PHA may establish lower initial rents to owner at the amounts determined by PHA in accordance with HUD requirements.
- C. The PHA (or HUD in the case of insured or coinsured mortgages) may inspect the work during rehabilitation or construction to ensure that work is proceeding on schedule, is being accomplished in accordance with the terms of the Agreement, meets the level of material described in Exhibit B and meets typical levels of workmanship for the area.

1.8 Work completion

- A. Conformance with Exhibit B: The work must be completed in accordance with Exhibit B. The owner is solely responsible for completion of the work.
- B. Evidence of Completion: When the work is completed, the owner must provide the PHA with the following:
 - 1. A certification by the owner that the work has been completed in accordance with the HQS and all requirements of this Agreement.
 - 2. A certification by the owner that the owner has complied with labor standards and equal opportunity requirements in the development of the housing. (See 24 CFR 983.155(b)(1)(ii).)
 - 3. Additional Evidence of Completion: At the discretion of the PHA, or as required by HUD, this Agreement may specify additional documentation that must be submitted by owner as evidence of completion of the housing. Check the following that apply:

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- ✓ A certificate of occupancy or other evidence that the contract units comply with local requirements.
- ✓ An architect's or developer's certification that the housing complies with:
 - ✓ the HQS;
 - ✓ State, local, or other building codes;
 - ✓ Zoning;
 - The rehabilitation work write-up for rehabilitated housing;
 - ✓ The work description for newly constructed housing; or
 - ✓ Any additional design or quality requirements pursuant to this Agreement.

1.9 Inspection and Acceptance by the PHA of Completed Contract Units

- A. Completion of Contract Units: Upon receipt of owner notice of completion of Contract units, the PHA shall take the following steps:
 1. Review all evidence of completion submitted by owner.
 2. Inspect the units to determine if the housing has been completed in accordance with this Agreement, including compliance with the HQS and any additional requirements imposed by the PHA under this Agreement.
- B. Non-Acceptance: If the PHA determines the work has not been completed in accordance with this Agreement, including non-compliance with the HQS, the PHA shall promptly notify the owner of this decision and the reasons for the non-acceptance. The parties must not enter into the HAP contract.
- C. Acceptance: If the PHA determines housing has been completed in accordance with this Agreement, and that the owner has submitted all required evidence of completion, the PHA must submit the HAP contract for execution by the owner and must then execute the HAP contract.

1.10 Acceptance where defects or deficiencies are reported:

- A. If other defects or deficiencies exist, the PHA shall determine whether and

to what extent the defects or deficiencies are correctable, whether the units will be accepted after correction of defects or deficiencies, and the requirements and procedures for such correction and acceptance.

- B. Completion in Stages: Where completion in stages is provided for, the procedures of this paragraph shall apply to each stage.

1.11. Execution of HAP Contract

- A. Time and Execution: Upon acceptance of the units by the PHA, the owner and the PHA execute the HAP contract.
- B. Completion in Stages: Where completion in stages is provided for the number and types of units in each stage, and the initial rents to owner for such units, shall be separately shown in Exhibit C of the contract for each stage. Upon acceptance of the first stage, the owner shall execute the contract and the signature block provided in the contract for that stage. Upon acceptance of each subsequent stage, the owner shall execute the signature block provided in the contract for such stage.
- C. Form of Contract: The terms of the contract shall be provided in Exhibit D of this Agreement. There shall be no change in the terms of the contract unless such change is approved by HUD headquarters. Prior to execution by the owner, all blank spaces in the contract shall be completed by the PHA.
- D. Survival of owner Obligations: Even after execution of the contract, the owner shall continue to be bound by all owner obligations under the Agreement.

1.12 Initial determination of rents

- A. The estimated amount of initial rent to owner shall be established in Exhibit C of this Agreement.
- B. The initial amount of rent to owner is established at the beginning of the HAP contract term.
- C. The estimated and initial contract rent for each units may in no event exceed the amount authorized in accordance with HUD regulations and requirements. Where the estimated initial rent to owner exceeds the amount authorized in accordance with HUD regulations, the PHA shall establish a lower initial rent tow owner, in accordance with HUD regulations and requirements.

1.13 Uniform Relocation Act

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- A. A displaced person must be provided relocation assistance at the levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24.
- B. The cost of required relocation assistance may be paid with funds provided by the owner, or with local public funds, or with funds available from other sources. Payment of relocation assistance must be paid in accordance with HUD requirements.
- C. The acquisition of real property for a project to be assisted under the program is subject to the URA and 49 CFR part 24, subpart B.
- D. The PHA must require the owner to comply with the URA and 49 CFR part 24.
- E. In computing a replacement housing payment to a residential tenant displaced as a direct result of privately undertaken rehabilitation or demolition of the real property, the term “initiation of negotiations” means the execution of the Agreement between the owner and the PHA.

1.14 Protection of In-Place Families

- A. In order to minimize displacement of in-place families, if a unit to be placed under Contract is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the PHA’s waiting list (if they are not already on the list) and, once their continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized unit in the project.
- B. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.
- C. The term “in-place family” means an eligible family residing in a proposed contract unit on the proposal selection date.
- D. Assistance to in-place families may only be provided in accordance with the program regulations and other HUD requirements.

1.15 Termination of Agreement and Contract

The Agreement or HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

1.16 Rights of HUD if PHA Defaults Under Agreement

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If HUD determines that the PHA has failed to comply with this Agreement, or has failed to take appropriate action to HUD's satisfaction or as directed by HUD, for enforcement of the PHA's rights under this Agreement, HUD may assume the PHA's rights and obligations under the Agreement, and may perform the obligations and enforce the rights of the PHA under the Agreement. HUD will, if it determines that the owner is not in default, pay Annual Contributions for the purpose of providing housing assistance payments with respect to the dwelling unit(s) under this Agreement for the duration of the HAP contract.

1.17 Owner Default and PHA Remedies

A. Owner Default

Any of the following is a default by the owner under the Agreement:

1. The owner has failed to comply with any obligation under the Agreement.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the Agreement.
4. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or mortgage insured by HUD and:
 - a. The owner has failed to comply with the regulations for the applicable HUD loan or mortgage insurance program, with the mortgage or mortgage note, or with the regulatory agreement; or
 - b. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

B. PHA Remedies

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1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the Agreement.
2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.
3. The PHA's rights and remedies under the Agreement include, but are not limited to: (i) terminating the Agreement; and (ii) declining to execute the HAP contract for some or all of the units.

C. PHA Remedy is not Waived

The PHA's exercise or non-exercise of any remedy for owner breach of the Agreement is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

1.18 PHA and Owner Relation to Third Parties

A. Selection and Performance of Contractor

1. The PHA has not assumed any responsibility or liability to the owner, or any other party for performance of any contractor, subcontractor or supplier, whether or not listed by the PHA as a qualified contractor or supplier under the program. The selection of a contractor, subcontractor or supplier is the sole responsibility of the owner and the PHA is not involved in any relationship between the owner and any contractor, subcontractor or supplier.
2. The owner must select a competent contractor to undertake rehabilitation or construction. The owner agrees to require from each prospective contractor a certification that neither the contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in contract by the Comptroller General or any federal Department or agency. The owner agrees not to award contracts to, otherwise engage in the service of, or fund any contractor that does not provide this certification.

- B. Injury Resulting from Work under the Agreement: The PHA has not assumed any responsibility for or liability to any person, including a worker or a resident of the unit undergoing work pursuant to this Agreement, injured as a result of the work or as a result of any other action or failure to act by the owner, or any contractor, subcontractor or supplier.

- C. Legal Relationship: The owner is not the agent of the PHA and this Agreement does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractor or subcontractors used by the owner in the implementation of the Agreement.
- D. Exclusion of Third Party Claims: Nothing in this Agreement shall be construed as creating any right of any third party (other than HUD) to enforce any provision of this Agreement or the Contract, or to assert any claim against HUD, the PHA or the owner under the Agreement or the Contract.
- E. Exclusion of owner Claims against HUD: Nothing in this Agreement shall be construed as creating any right of the owner to assert any claim against HUD.

1.19 PHA-Owned Units

Notwithstanding Section 1.18 of this Agreement, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

1.20 Conflict of Interest

- A. Interest of Members, Officers, or Employees of PHA, Members of Local Governing Body, or Other Public Officials
 - 1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the Agreement or HAP contract.
 - 2. HUD may waive this provision for good cause.
- B. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the Agreement or HAP contract. The owner must fully and promptly update such disclosures.

1.21 Interest of Member or Delegate to Congress

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of the Agreement or HAP contract or to any benefits arising from the Agreement of HAP contract.

1.22 Transfer of the Agreement, HAP Contract, or Property

A. PHA Consent to Transfer

The owner agrees that the owner has not made and will not make any transfer in any form, including any sale or assignment, of the Agreement, HAP contract, or the property without the prior written consent of the PHA. A change in ownership in the owner, such as a stock transfer or transfer of the interest of a limited partner, is not subject to the provisions of this section. Transfer of the interest of a general partner is subject to the provisions of this section.

B. Procedure for PHA Acceptance of Transferee

Where the owner requests the consent of the PHA for a transfer in any form, including any sale or assignment, of the Agreement, the HAP contract, or the property, the PHA must consent to a transfer of the Agreement or HAP contract if the transferee agrees in writing (in a form acceptable to the PHA) to comply with all the terms of the Agreement and HAP contract, and if the transferee is acceptable to the PHA. The PHA's criteria for acceptance of the transferee must be in accordance with HUD requirements.

C. When Transfer is Prohibited

The PHA will not consent to the transfer if any transferee, or any principal or interested party, is debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

1.23 Exclusion from Federal Programs

A. Federal Requirements

The owner must comply with and is subject to requirements of 2 CFR part 2424.

B. Disclosure

The owner certifies that:

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1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.
2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424.

1.24 Lobbying Certifications

- A. The owner certifies, to the best of the owner’s knowledge and belief, that:
 1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of the Agreement or HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
 2. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the Agreement or HAP contract, the owner must complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
- B. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

1.25 Subsidy Layering

A. Owner Disclosure

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.

B. Limit of Payments

Housing assistance payments under the HAP contract must not be more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

1.26 Prohibition of Discrimination

A. The owner may not refuse to lease contract units to, or otherwise discriminate against, any person or family in leasing of a contract unit, because of race, color, religion, sex, national origin, disability, age, or familial status.

B. The owner must comply with the following requirements:

1. The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.*;
2. Executive Order 11063, as amended by Executive Order 12259 (3 CFR 1959–1963 Comp., p. 652, and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107;
3. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d–2000d–4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1;
4. The Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146;
5. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title;
6. Title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*;
7. 24 CFR part 8;
8. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135;

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9. Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60;
10. Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprise Development); and
11. Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393, and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).
12. HUD’s Equal Access Rule at 24 CFR 5.105. [OGC-Nonconcurrence: This section failed to reference protections with respect to actual or perceived sexual orientation, gender identity, or marital status in accordance with HUD’s Equal Access Rule at 24 CFR 5.105(a). Revising as indicated above is sufficient to resolve this concern.

C. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

1.27 Owner Duty to Provide Information and Access to HUD and PHA

- A. The owner must furnish any information pertinent to this Agreement as may be reasonably required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.
- B. The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers, and records of the owner to the extent necessary to determine compliance with this Agreement.

1.28 Notices and Owner Certifications

- A. Where the owner is required to give any notice to the PHA pursuant to this Agreement, such notice shall be in writing and shall be given in the manner designated by the PHA.

- B. Any certification or warranty by the owner pursuant to the Agreement shall be deemed a material representation of fact upon which reliance was placed when this transaction was entered into.

1.29 HUD Requirements

- A. The Agreement and the HAP contract shall be interpreted and implemented in accordance with all statutory requirements, and will all HUD requirements, including amendments or changes in HUD requirements. The owner agrees to comply with all such laws and HUD requirements.
- B. HUD requirements are requirements that apply to the project-based voucher program. HUD requirements are issued by HUD Headquarters as regulations, *Federal Register* notices, or other binding program directives.

1.30 Applicability of Part II Provisions — Check All that Apply

- ✓ Training, Employment, and Contracting Opportunities
Section 2.1 applies if the total of the contract rents for all units under the proposed HAP contract, over the maximum term of the contract, is more than \$200,000.
- ✓ Equal Employment Opportunity
Section 2.2 applies only to construction contracts of more than \$10,000.
- ✓ Labor Standards Requirements
Sections 2.4, 2.8, and 2.10 apply only when this Agreement covers nine or more units.
- — Flood Insurance
Section 2.11 applies if units are located in areas having special flood hazards and in which flood insurance is available under the National Flood Insurance Program.

Previous Editions are obsolete

Agreement to Enter into a PBV HAP Contract
HUD 52531A, Part 1 of 2
(07/2019)
Page 16 of 17

EXECUTION OF THE AGREEMENT

| |
|------------------------------------|
| PUBLIC HOUSING AGENCY (PHA) |
| By: _____ Date: _____ |
| OWNER |
| Date: _____ |

Previous Editions are obsolete

**Agreement to Enter into a PBV HAP Contract
HUD 52531A, Part 1 of 2
(07/2019)
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Family Self-Sufficiency (FSS) Program Contract of Participation

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0178
(exp. 04/30/2025)

Moving to Work

This Contract of Participation for the Family Self-Sufficiency (FSS) Program is between _____, Public Housing Agency (PHA) or PBRA owner, and _____ head of FSS family.

The FSS family includes everyone in the household, and is referred to in this contract as "family."

Type of FSS Program.

The family is housed in: (Check only one)

Housing Choice Voucher (HCV)/Project Based Voucher (PBV)

Public Housing

Project-Based Rental Assistance (PBRA)/Multifamily

Other (Local, Non-Traditional Programs)

Purpose of Contract

The purpose of this contract is to state the rights and responsibilities of the participating family and the PHA/owner, the resources and supportive services to be provided to the family, and the activities to be completed by the family.

Term of Contract

This contract will be effective on _____.

This contract will expire on [5 years after the first recertification of income after execution] _____.

The PHA/owner may extend the term of the contract up to 2 years if the PHA/owner finds that *good cause* exists for the extension.

Resources and Supportive Services

During the term of the contract, the PHA/owner will try to coordinate the resources and services listed in the Individual Training and Services Plans (ITSP). However, the PHA/owner has no liability to the family if the resources and services are not provided.

Individual Training and Services Plan (ITSP)

An Individual Training and Services Plan (ITSP) must be developed for each participating family member. All ITSPs for the family are hereby incorporated into and made part of this contract.

FSS Escrow Account

Escrow credit will be based on the Household's Annual Earned income and calculated using the escrow schedule as defined in Table A, see Appendix A. The escrow schedule contains income ranges and the associated escrow credit corresponding to the income range.

| | |
|-------------------------------------|----------|
| Baseline Annual Income Baseline | \$ _____ |
| Annual Earned Income Baseline | \$ _____ |
| Monthly Rent | \$ _____ |
| Monthly Escrow Credit at Enrollment | \$ _____ |

Interim Withdrawal of Escrow Funds

The PHA/owner does __ does not __ allow for the interim withdrawal of escrow funds. If yes, the participating family must be provided with the pertinent policies. The PHA/owner may disburse an amount in the family's FSS escrow account to the head of the FSS family in compliance with its interim withdrawal policies and 24 CFR 984.305).

Graduation from the FSS Program and Disbursement of Escrow

The PHA/owner will disburse to the head of FSS family the amount in the family's FSS escrow account, less any amount owed to the PHA/owner (for unpaid rent or other outstanding debts), when the family is compliant with its lease, and:

- (1) the PHA/owner determines that the family has completed the terms of this contract, including the terms of all ITSPs; and
- (2) The head of FSS family certifies that no member of the FSS family is a recipient of welfare assistance;

Disbursement of Escrow in Cases of Contract Termination

The PHA/owner must disburse to the FSS family the amount in the family's FSS escrow account, less any amount owed to the PHA/owner (for unpaid rent or other outstanding debts), when the family is compliant with its lease and:

- (1) The PHA/owner, with HUD approval, determines there is good cause to disburse FSS escrow funds; or
- (2) When the Contract has been terminated for the following reasons:
 - a. Services that the PHA/owner and the FSS family have agreed are integral to the FSS family's advancement towards self-sufficiency are unavailable;
 - b. The head of the FSS family becomes permanently disabled and unable to work during the period of the contract, and the PHA/owner and FSS family determine it is not possible to modify the Contract or designated a new head of the FSS family; or
 - c. A voucher FSS family in good standing moves outside the jurisdiction of the PHA (in accordance with regulatory portability requirements) for good cause, as determined by the PHA, and continuation of the CoP after the move, or completion of the CoP prior to the move, is not possible.

Head of FSS Family Leaves Assisted Unit

If the head of the FSS family leaves the assisted unit, the remaining family members may, after consulting the HA/owner, name another family member to take over the Contract or receive the FSS escrow account funds in accordance with the terms of this agreement.

Loss of FSS Escrow Account

The family will not receive the funds in its FSS escrow except as provided above. The FSS escrow will be forfeited and the family has no right to receive funds from the FSS escrow if the contract is terminated, except as provided above.

Family Responsibilities Head of FSS Family must:

- o Seek and maintain suitable employment. **The head of FSS family and those family members who have decided, with PHA/owner agreement, to execute an ITSP, must:**
- o Complete the interim goals, final goals, and any other activities by the completion dates contained in each ITSP.

All family members must:

- o Comply with the terms of the lease.
- o If receiving welfare assistance, become independent of welfare assistance by the end of this Contract term.
- o If participating in the HCV program, the family must comply with the family obligations under the HCV program and live in the jurisdiction of the PHA that enrolled the family in the FSS program at least 12 months from the effective date of this contract, unless the initial PHA has approved the family's request to move outside its jurisdiction under portability.

Termination of the Contract of Participation

The PHA/owner may terminate this contract if:

- (1) the family and the PHA/owner agree to terminate the contract;
- (2) the PHA/owner determines that the family has not fulfilled its responsibilities under this contract;
- (3) the family withdraws from the FSS program; or
- (4) the PHA/owner is permitted to terminate the contract in accordance with HUD regulations and requirements.

Signatures:

Family

Housing Agency/Owner

(Signature of Head of FSS Family)

(Name of PHA/Owner)

(Date Signed)

(Official Title)

(Signature of PHA/Owner Official)

(Date Signed)

The PHA/owner will terminate this contract and distribute escrow according to 24 CFR 984 and 887 when:

- (1) Services that the PHA/owner and the FSS family have agreed are integral to the FSS family's advancement towards self-sufficiency are unavailable
- (2) The head of the FSS family becomes permanently disabled and unable to work during the period of the contract, and the PHA/owner and FSS family determine it is not possible to modify the Contract or designated a new head of the FSS family; or
- (3) A voucher FSS family in good standing moves outside the jurisdiction of the PHA (in accordance with portability requirements 24 CFR 982.353) for good cause, as determined by the PHA, and continuation of the CoP after the move, or completion of the CoP prior to the move, is not possible.

The PHA/owner must give a notice of termination to the head of FSS family. The notice must state the reasons for the PHA/owner decision to terminate the contract.

This contract is automatically terminated if the family's rental assistance is terminated in accordance with HUD requirements.

Modification

The PHA/owner and the family may mutually agree to modify this contract or any incorporated ITSP in accordance with 24 CFR parts 887 and 984, as applicable.

Compliance with HUD Regulations and Requirements

The PHA/owner and the FSS family agree to comply with HUD regulations and requirements, including 24 CFR parts 887 and 984. To the extent that anything in this contract conflicts with HUD regulations or requirements, including parts 887 and 984, HUD regulations and requirements will prevail. Terms and figures, such as the income and rent amount on page 1, are subject to correction by the PHA/owner for compliance with HUD regulations and requirements. The PHA/owner must notify the family in writing of any adjustments made to the contract.

Conflict with the Lease

If any term of this contract conflicts with the lease, the lease will prevail.

Each Housing Agency (PHA/owner) must implement the FSS Program in compliance with 24 CFR 984 and 24 CFR 877.

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this collection of information is mandatory by law (Section 23 (c) & (g) of the U.S. Housing Act of 1937, as added by Section 554 of the Cranston-Gonzalez National Affordable Housing Act (PL 101-625) and Section 306 of the Economic Growth, Regulatory Relief, and Consumer Protection Act (P.L. 115-174) for participation in the FSS program.

The information collected on this form is considered sensitive and is protected by the Privacy Act. The Privacy Act requires that these records be maintained with appropriate administrative, technical, and physical safeguards to ensure their security and confidentiality. In addition, these records should be protected against any anticipated threats to their security or integrity which could result in substantial harm, embarrassment, inconvenience, or unfairness to any individual on whom the information is maintained.

HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

Instructions for Executing the FSS Contract of Participation

Head of FSS Family

The family must designate an adult family member to be the Head of FSS Family who will sign this contract. The head of FSS Family may, but is not required to be, the head of the household for rental purposes. Under certain circumstances, consistent with 24 CFR part 887 and 984, as applicable, and this contract, the family may designate a new Head of FSS Family during the term of the contract.

Term of Contract

- (1) The effective date is the first day of the month following the date the contract was signed by the family and the PHA/owner's representative.
- (2) The expiration date is five years from the effective date of the first re-exam after the effective date of the contract. The expiration date may be left blank until the first rental re-exam.
- (3) If the PHA/owner decides to extend the term of the contract, the original expiration date listed on page one of the contract must be crossed out and the new expiration date added.
- (4) If a family moves under HCV portability procedures and is going to participate in the receiving PHA's FSS program, the effective date of the contract between the family and the receiving PHA is the first day of the month following the date the contract was signed by the family and the PHA's representative. The expiration date of the contract between the receiving PHA and the family must be the same as the expiration date of the contract between the initial PHA and the family.

FSS Escrow Account

- (1) The income and rent numbers to be inserted in this Contract must be taken from the amounts on the last reexamination or interim determination before the family's initial participation in the FSS program.
- (2) If a family moves under HCV portability procedures and is going to participate in the receiving PHA's FSS program, the receiving PHA must use the amounts listed for annual income, earned income, and family rent in this contract between the initial PHA and FSS family.
- (3) When OHA is the receiving housing authority we will use the family's current annual earned income to determine escrow credit.

Changes to the Contract

- (1) This contract of participation can only be changed to modify the contract term, the Head of FSS family, or the ITSPs.

(2) Any change of the head of the family under the contract must be included as an attachment to the contract. The attachment must contain the name of the new designated head of FSS family, the signatures of the new head of FSS family and a PHA/owner representative, and the date signed.

(3) Any change(s) to an ITSP must be included as a revision to the original ITSP (attachment) to which the change applies. The revision must include the item changed, signatures of the participant and a PHA/owner representative, and the date signed.

Individual Training and Services Plans (ITSPs)

- (1) The contract must include an individual training and services plan for the head of the family. Other family members aged eighteen and older may choose to execute an individual training and services plan if agreed to by the PHA/owner.
- (2) The resources and supportive services to be provided to each family member must be listed in the ITSPs which are attachments to the contract of participation.
- (3) Each ITSP must be signed by the participant and an PHA representative.
- (4) Interim goals must be specified along with the activities and services needed to achieve them. For example, a single mother with two children who has an interim goal of completing her secondary education might require several different activities and services to achieve that goal. These might include transportation, tutoring, and child care.
- (5) All completion dates included in the ITSPs must be on or before the contract of participation expires.
- (6) One of the final goals for families receiving welfare assistance is to become independent of welfare assistance by the end of the contract. Any family that is receiving welfare assistance **must** have this included as a final goal in the head of FSS family's ITSP.
- (7) The other final goal listed on the ITSP of the head of FSS family **must** include seeking and maintaining suitable employment specific to that individual's skills, education, job training, and the available job opportunities in the area.

Incentives

If the PHA/owner has chosen to offer other incentives in connection with the FSS program, these incentives may be included in the individual training and services plans or as an attachment to this contract.

**Family Self-Sufficiency Program
Individual Training and Services Plan**

Attachment _____

Name of Participant _____

Final Goal

Interim Goal Number _____

Date Accomplished _____

Activities/Services

Responsible Parties

Date/s

Comments

Signatures:

Family

(Participant)

(Date Signed)

Housing Agency

(Signature of PHA/Owner Representative)

(Date Signed Title)

**Family Self-Sufficiency Program
Individual Training and Services Plan**

Attachment _____

Name of Participant _____

Final Goal

Interim Goal Number _____

Date Accomplished _____

Activities/Services

Responsible Parties

Date/s

Comments

Appendix A

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



Effective July 1, 2022

SECTION 8 UTILITY & APPLIANCE ALLOWANCES FOR TENANT-PAID UTILITIES

Moving to Work- HUD-52667



APARTMENTS

STANDARD MONTHLY ALLOWANCES

| End Use | Utility | SRO | 0BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | TOTAL |
|---------|----------|-----|-----|-----|------|------|------|------|------|-------|
| Cooking | Gas | \$3 | \$4 | \$5 | \$7 | \$9 | \$11 | \$13 | \$15 | |
| | Electric | \$7 | \$8 | \$9 | \$16 | \$21 | \$26 | \$31 | \$36 | |

| | | | | | | | | | | |
|---------------|----------|------|------|------|------|------|------|------|------|--|
| Space Heating | Gas | \$25 | \$29 | \$35 | \$39 | \$42 | \$46 | \$49 | \$56 | |
| | Electric | \$26 | \$31 | \$36 | \$44 | \$52 | \$61 | \$74 | \$85 | |

| | | | | | | | | | | |
|-----------|----------|------|------|------|------|------|------|------|------|--|
| Hot Water | Gas | \$9 | \$11 | \$12 | \$18 | \$25 | \$32 | \$39 | \$45 | |
| | Electric | \$20 | \$23 | \$30 | \$41 | \$50 | \$59 | \$68 | \$78 | |

| | | | | | | | | | | |
|----------|----------|------|------|------|------|------|------|-------|-------|--|
| Lighting | Electric | \$27 | \$32 | \$38 | \$54 | \$73 | \$93 | \$113 | \$130 | |
|----------|----------|------|------|------|------|------|------|-------|-------|--|

| | | | | | | | | | |
|---------|------|------|------|-------|-------|-------|-------|-------|--|
| Water | \$73 | \$86 | \$90 | \$115 | \$140 | \$167 | \$201 | \$231 | |
| Garbage | \$53 | \$53 | \$53 | \$53 | \$92 | \$92 | \$92 | \$106 | |

TENANT OWNED APPLIANCES

| | | | | | | | | | |
|--------------|------|------|------|------|------|------|------|------|--|
| Stove | \$18 | \$18 | \$18 | \$18 | \$18 | \$18 | \$18 | \$18 | |
| Refrigerator | \$25 | \$25 | \$25 | \$25 | \$25 | \$25 | \$25 | \$25 | |

Per Month Cost \$ _____

Client Name _____

RX Date _____

Client Number _____

Housing Rep's Initials _____



Effective July 1, 2022

SECTION 8 UTILITY & APPLIANCE ALLOWANCES FOR TENANT-PAID UTILITIES

Moving to Work- HUD-52667



STANDARD MONTHLY ALLOWANCES

| End Use | Utility | 0BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | TOTAL |
|---------|----------|-----|-----|------|------|------|------|------|-------|
| Cooking | Gas | \$4 | \$5 | \$7 | \$9 | \$11 | \$13 | \$15 | |
| | Electric | \$8 | \$9 | \$16 | \$21 | \$26 | \$31 | \$36 | |

| | | | | | | | | | |
|---------------|----------|------|------|------|------|------|------|-------|--|
| Space Heating | Gas | \$29 | \$34 | \$40 | \$46 | \$51 | \$57 | \$66 | |
| | Electric | \$44 | \$51 | \$59 | \$67 | \$78 | \$92 | \$106 | |

| | | | | | | | | | |
|-----------|----------|------|------|------|------|------|------|------|--|
| Hot Water | Gas | \$11 | \$12 | \$18 | \$25 | \$32 | \$39 | \$45 | |
| | Electric | \$25 | \$32 | \$41 | \$50 | \$59 | \$68 | \$78 | |

| | | | | | | | | | |
|----------|----------|------|------|------|------|-------|-------|-------|--|
| Lighting | Electric | \$39 | \$46 | \$68 | \$92 | \$116 | \$140 | \$161 | |
|----------|----------|------|------|------|------|-------|-------|-------|--|

| | | | | | | | | |
|---------|------|------|-------|-------|-------|-------|-------|--|
| Water | \$86 | \$90 | \$115 | \$140 | \$167 | \$201 | \$230 | |
| Garbage | \$53 | \$53 | \$53 | \$92 | \$92 | \$92 | \$92 | |

TENANT OWNED APPLIANCES

| | | | | | | | | |
|--------------|------|------|------|------|------|------|------|--|
| Stove | \$18 | \$18 | \$18 | \$18 | \$18 | \$18 | \$18 | |
| Refrigerator | \$25 | \$25 | \$25 | \$25 | \$25 | \$25 | \$25 | |

Per Month Cost \$ _____

Client Name _____

RX Date _____

Client Number _____

Housing Rep's Initials _____

APPENDIX K

DRAFT Designated Housing Plan

Designated Housing Plan for the Oakland Housing Authority



Date of Submission: DATE



Submitted to:

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

Prepared by:

Oakland Housing Authority
1619 Harrison Street
Oakland, CA 94612

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Designated Housing Plan

Introduction

The Oakland Housing Authority (OHA) hereby requests a renewal to its previously submitted and approved Designated Housing Plan (DHP). The plan is intended to replace OHA's plan expired on June 30, 2008.

On June 30, 2001, OHA submitted the DHP to the U.S. Department of Housing and Urban Development (HUD) pursuant to authorization by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) and the requirements of HUD PIH Notice 97-12. The plan was reviewed and approved as submitted, with the following sites designated for elderly families¹:

| | Total Units | Studio | 1-Bedroom | 2-Bedrooms |
|--------------------|-------------|--------|-----------|------------|
| Adel Court | 30 | 0 | 27 | 3 |
| Harrison Towers | 101 | 0 | 100 | 1 |
| Oak Grove North | 77 | 0 | 68 | 9 |
| Oak Grove South | 75 | 0 | 66 | 9 |
| Palo Vista Gardens | 100 | 3 | 97 | 0 |

On June 26, 2006, OHA requested an extension of its DHP. PIH Notice 2005-2 explains the requirements by which a public housing agency (PHA) can, pursuant to Section 10(a) of the

¹ OHA follows HUD's Public Housing Guidebook definition of an elderly family, which is a family whose head, spouse or sole member is a person who is at least 62 years of age.

“Housing Opportunity Program Extension Act of 1996,” designate public housing projects for elderly families only, disabled families only, or elderly and disabled families.

In 2010, OHA sought to convert two of its previously designated elderly family housing sites, Oak Groves South and Oak Groves North, to Section 8 project-based properties through Section 18 of the United States Housing Act of 1937 (USHA), which allows for the demolition or disposition of public housing. As a result of the disposition, OHA currently has only three sites designated for elderly family housing: Adel Court, Harrison Towers and, Palo Vista Gardens.

The information contained in this Plan provides a justification for OHA to designate the sites referenced above as elderly sites. The central need of the plan is a necessity to achieve the housing goals identified by the Oakland Housing Authority as well as address the continuing needs for affordable, age-appropriate housing among Oakland’s low-income, elderly population.

There are substantial unmet housing needs for the elderly, and the nation has faced a pandemic crisis that continues to affect the vulnerability of the elderly population. It is vital that OHA continues to maintain the elderly-only sites to ensure availability of targeted services and necessary resources to support the elderly’s health and safety. Additionally, OHA’s plan has been designed to ensure that reasonable efforts are undertaken to address the needs of the elderly in a fair and equitable manner.

Duration of Plan

The OHA Designated Housing Plan shall be in effect for a five-year period from the date of HUD’s notification that the plan has been approved. Per the statutory provisions (Section 7 (e)(1)):

“[HUD] shall conduct a limited review of each plan and notify each public housing agency submitting a plan whether the plan complies with such requirements not later than 60 days after receiving the plan. If [HUD] does not notify the public housing agency, as required under this paragraph, the plan shall be considered, for the purposes of this section to comply with requirements under subsection (d) and [HUD] shall be considered to have notified the agency of such compliance upon the expiration of such 60-day period.”²

OHA may amend its Plan before the expiration of the five-year period by submitting a revised Plan to HUD.

Sources of Information

In preparing this Plan, OHA conducted a comprehensive review and analysis of applicable housing data and reports, which included the following:

- City of Oakland Housing Element 2015 – 2023 (Oakland Housing Element).

² 42 U.S.C. § 1437e (7)(e)(1)

- City of Oakland Housing & Community Development Department (HCD) 2021 – 2023 Strategic Action Plan.
- City of Oakland Consolidated Plan for Housing and Community Development (July 1, 2015 – June 30, 2020).
- Oakland Housing Authority Making Transitions Work Annual Plan FY 2022.
- Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023 – 2031.

Additionally, OHA consults and collaborates on a regular basis with a wide range of advocacy groups, service partners, and public and private agencies who work with elderly families.

Justification for Designation

OHA’s Plan meets the needs of the low-income population of Oakland by adequately providing to the elderly based on population shifts, emerging and past waitlist trends, as well as availability of resources for the elderly. In early 2001, one of the policy objectives noted in Oakland’s Affordable Housing Strategy was to provide supportive housing for the elderly and persons with special needs, through the development of supportive housing and provision of supportive services that target low-income elderly population. In its blueprint for housing the City’s residents, one of the goals of the City of Oakland Housing Element 2015 – 2023 plan is to promote the development of adequate housing for low- and moderate-income households, and it would do so by continuing to support affordable housing development programs that promote a mix of housing types, including homeownership, multifamily rental housing, and housing for elderly families and persons with special needs.

California state law also requires that redevelopment agency housing funds be allocated for very low, low and moderately low income housing in the same proportion as those needs are identified in the Regional Housing Needs Determination for the Housing Element. Similarly, the percentage of funds allocated for elderly housing cannot exceed the percentage of the population that are elderly.

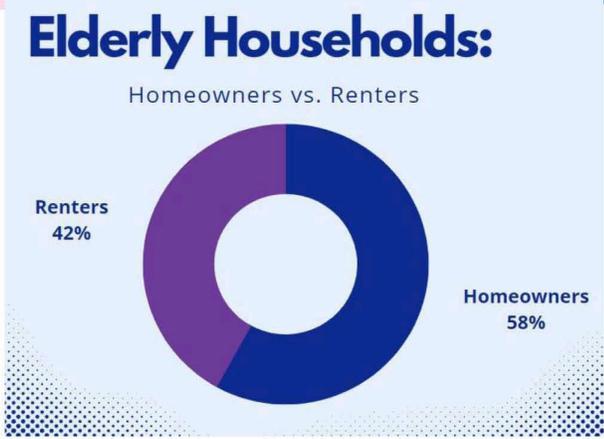
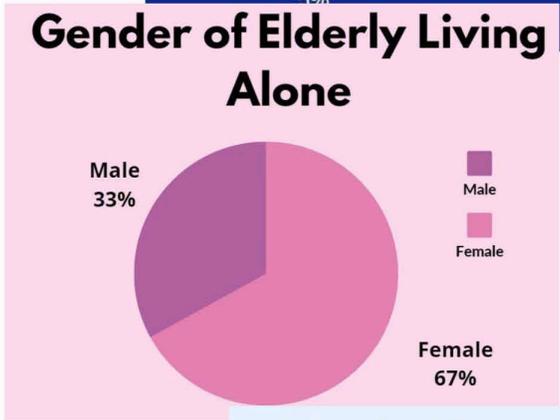
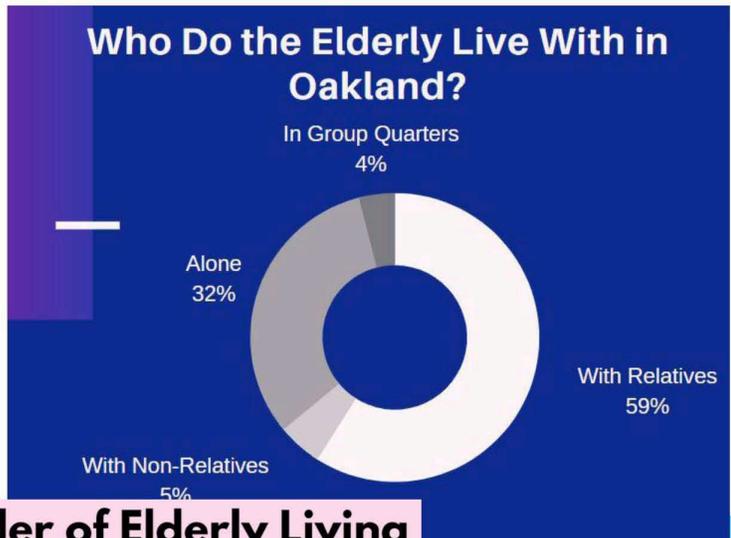
A. Oakland’s Elderly Population

Between 2000 and 2010, the U.S. Census revealed that the number of Oakland’s elderly’s population (those 65 years or older) had increased by 4.2%, constituting 11% of the city’s overall population.

In 2010, 32% of the elderly population were living in Oakland alone. Additionally, while 58% of this population were homeowners, 42% were renting in Oakland.³ The City of Oakland Housing Element 2015 – 2023 (Oakland Housing Element) points out that Oakland’s elderly population is growing, with an increase of 6.2% in elderly households from 2000 to 2010, for a total of 28,796 households.⁴ The below charts provide an additional breakdown of the elderly demographic residing in Oakland:

³ 2010 United States Census (census.gov)

⁴ City of Oakland Housing Element 2015 – 2023 (adopted December 9, 2014)



B. High Housing Costs

The City of Oakland is located in an expensive housing market, heavily influenced by the general San Francisco Bay Area market. Since 1990, Oakland has experienced growing interest as a place to live and work and in recent decades, the San Francisco Bay Area has been the focal point of significant economic development and investment in the technology sector. In the early 2000s, this resulted in significant constraints on housing in areas located near Silicon Valley (particularly, San Mateo County and San Francisco County).

The Oakland Housing Element noted that rents and housing prices in the city followed this trend, slowly rising during much of the 1990s, with prices accelerating in the late 1990s and continuing to increase rapidly until 2007. From 2008 to approximately 2012, prices declined dramatically due to the housing bubble burst and the foreclosure crisis that ensued. During this period, Oakland saw a decline in housing demand and costs both in rental and ownership units.

Resurgence in the technology sector in recent years has resulted in yet another period of high housing demands that have spilled over to neighboring and regional cities, in particular, Oakland. By 2013, housing costs, both market rents and home sale prices, had significantly increased once more with prices in some zip codes reaching heights close to or above those at the peak of the housing bubble. One indicator of the regional nature of the housing demand is the “Google Bus” phenomenon, where technology companies have started providing free luxury bus shuttles from neighboring cities to their corporate offices/campuses in Silicon Valley. These buses now pick up in at least four Oakland locations (including three BART stations) as many of their employees reside in Oakland.

The regional impact of housing demand on Oakland is notable and growing as the demand and costs of rental and ownership housing in the city are now at an all-time high.

There are a number of barriers to increasing affordability within the housing sector, which include: income and wages are not keeping pace with rising housing costs and the overall costs of living; federal resources for programs do not match the needs residents are experiencing in the city; homeownership is out of reach for the majority of residents; and, low housing vacancy rates are contributing to higher rent.

The City of Oakland has fallen short of meeting its overall housing production requirement, as mentioned in the Oakland Housing Element, “the City cannot control the housing market conditions to encourage housing development. In addition, subsidies available to develop affordable housing units can only stretch so far given the high land and development costs...”⁵

Furthermore, it was underscored in the City of Oakland HCD 2021 – 2023 Strategic Action Plan that Oakland’s lowest income households are experiencing the highest rent burden.

⁵ City of Oakland Housing Element 2015 – 2023 (adopted December 9, 2014), p. 2

Over 80% of extremely low-income (ELI)⁶ households pay more than 30% of their income towards rent, with 46% paying over 50% of their income towards rent.⁷

In Oakland, about 19,835 elderly households are low or very low income and significant numbers have housing cost challenges. Up to 55% are paying over half of their income for their housing costs and up to 73% are paying over a third of their income for their housing.⁸ As the data show, Oakland's lower-income elderly homeowners are at risk for losing their homes and market rents are escalating out of reach for the majority of current Oakland tenants.

C. Meeting Goals

This plan helps to meet the needs of Oakland's low-income elderly population. Decent, safe, and affordable housing for the city's elderly population is a need that only continues to increase. OHA's plan continues to provide housing options for the elderly and incorporates services to help elderly residents maintain an independent and self-sufficient lifestyle.

D. Demand for Public Housing

The Oakland Housing Authority (OHA) has five (5) waiting list categories that residents are able to apply to:

1. housing choice voucher: tenant-based;
2. housing choice voucher: project-based (OHA managed);
3. housing choice voucher: project-based (3rd party managed);
4. public housing (OHA managed); and,
5. public housing (3rd party managed)

Currently, the total number of applicants on the public housing waiting list for OHA is at 5,894. For OHA's housing choice voucher (HCV) waiting lists, there is currently 300 applicants.

OHA does not calculate the number of elderly applicants or non-elderly disabled applicants on the waitlist nor the request for accessible features for the elderly. Many of the waiting lists are managed by OHA's partners and management agencies; thus, collating and reviewing the various data sets will create an administrative burden that does not yield accurate information as applicants' information, such as age and family composition, is constantly changing while they are on the waiting lists. When reasonable accommodation (RA) is required for an applicant, the RA is requested once the applicant is pulled from the waiting list.

While the presence of affordable housing is limited in Oakland, OHA supports a portfolio of over 14,700 tenant and project-based vouchers. Additionally, there are 39 project-based rental assistance sites in Oakland that offer affordable housing through contract-

⁶ ELI households are those earning 30% or less of the area median income (AMI)

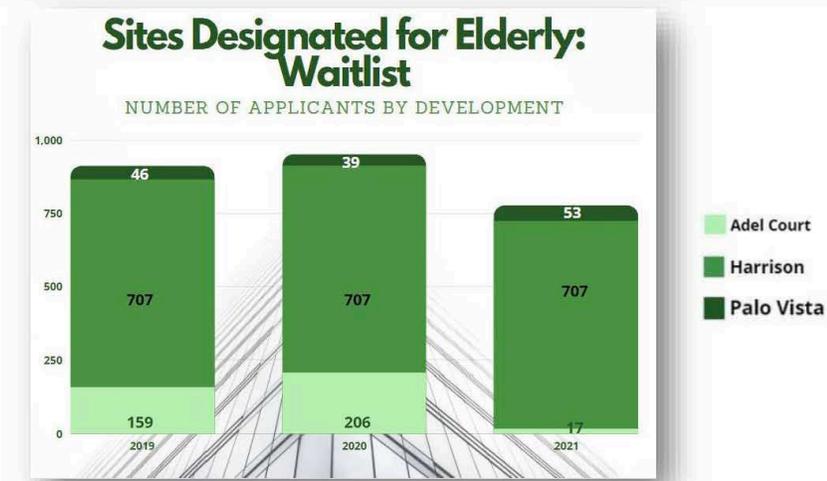
⁷ City of Oakland Housing & Community Development Department 2021 – 2023 Strategic Action Plan

⁸ City of Oakland Housing Element 2015 – 2023 (adopted December 9, 2014)

administered Section 8. According to the California Housing Partnership (CHPC) housing map, there are 4,777 HUD-funded units in Oakland and over 13,000 LIHTC and state-funded units in the city.⁹

The below table provides a snapshot of OHA’s waiting list data as anticipated at the beginning of the fiscal year. The “Description” column details the designation of the waiting lists and the population served. Note that applicants do have the opportunity to apply to multiple rental assistance programs and often appear on multiple waiting lists.

| 2022 Waiting List Information | | | | |
|---|--------------------------------|------------------------------|---------------------|----------------------------|
| Waiting List Name | Description | Number of HH on Waiting List | Waiting List Status | Waiting List to be opened? |
| Housing Choice Voucher: Tenant-based | Community Wide | 1,617 | Closed | Yes |
| Housing Choice Voucher: Project-based (OHA Managed) | Site-Based | 1,000 | Closed | Yes |
| Housing Choice Voucher: Project-based (3rd Party Managed) | Site-Based (3rd Party Managed) | 36,384 | Open | Yes |
| Public Housing (OHA Managed) | Site-Based (OHA Managed) | 3,238 | Closed | Yes |
| Public Housing (3rd Party Managed) | Site-Based (3rd Party Managed) | 2,656 | Closed | Yes |



⁹ [California Affordable Housing Map \(chpc.net\)](http://CaliforniaAffordableHousingMap(chpc.net))

With the exception of Lockwood Gardens and Peralta Village, which have a combined waiting list, all of OHA’s public housing sites have site-based waiting lists. For larger family development sites, the waiting lists are not broken down by bedroom sizes. The elderly designated sites, Adel Court, Harrison Towers, and Palo Vista, also have site-based waiting lists and the bedroom sizes are outlined below:

| | Total Units | Studio | 1-Bedroom | 2-Bedrooms |
|--------------------|-------------|--------|-----------|------------|
| Adel Court | 30 | 0 | 27 | 3 |
| Harrison Towers | 101 | 0 | 100 | 1 |
| Palo Vista Gardens | 100 | 3 | 97 | 0 |

According to the OHA MTW Annual Plan, 60 months is the average number of months, applicants spend on a waitlist prior to being moved. As for sites designated for elderly, the expected average number of months applicants spend on site-based waitlist are 60 months, 55 months, and 24 months for Adel Court, Harrison Towers, and Palo Vista Gardens, respectively.¹⁰

Within OHA’s voucher inventory, there were 212 mainstream vouchers completed that were specifically designated for persons with disabilities.

E. Local Preferences and Waiting List Selection

According to the OHA Admissions and Occupancy Policy (ACOP), OHA is permitted to establish local preferences and to give priority to serving families that meet those criteria. HUD permits OHA to establish other local preferences, at its discretion, but any local preferences established must be consistent with OHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.¹¹

OHA will therefore use the following preferences to select families from the waiting list:

¹⁰ Ibid., p. 102

¹¹ Oakland Housing Authority Admissions and Continued Occupancy Policy, Updated and Approved February 2019

- **A Veteran's Preference** (as required by state law).
- **A Residency Preference:** for persons living or working in Oakland.
- **A Family Preference:** for families with two or more persons, a single person applicant that is 62 years of age or older, or a single person applicant with a disability.
- **A Family Preference:** for applicant families that are homeless at admission based on the McKinney Vento Act definition.

Applicants to the public housing conventional program, within the above preferences, will be selected from the waiting list in the order of their assigned lottery number and according to OHA preference(s) for which they qualify. Among applicants with the same preference, families will be selected according to a random selection process.¹²

For the MTW Section 8 tenant-based voucher program waiting list, OHA follows what is outlined in the Administrative Plan, and therefore, uses the following preferences to select families:

- **A Residency preference:** applicants who live or work in the City of Oakland at the time of the application interview and /or applicants that lived or worked in the City of Oakland at the time of submitting their initial application and can verify their previous residency/employment at the applicant interview, qualify for this preference.
- **A Family preference:** applicant families with two or more persons, or a single person applicant that is 62 years of age or older, or a single person applicant with a disability, qualify for this preference.
- **A Veteran** and active members of the military preference.
- **A DVP/DHAP assistance preference:** applicant families currently receiving Disaster Voucher Program (DVP) or Disaster Housing Assistance Program (DHAP) assistance from OHA and where DVP/DHAP program funding has expired, qualify for this preference. New admission for DVP/DHAP conversions is limited to 50 new admission families per calendar year.
- **A Family Unification Program (FUP) conversion preference.** OHA may expand the FUP by converting certain families who were assisted by a targeted FUP voucher, to the Housing Choice Voucher (HCV) program. The families selected for this conversion must have successfully reunified, maintained housing independent of services and demonstrated stability in their assisted tenancy for a consecutive 3-year period. Emancipated foster youths admitted to the FUP will also be evaluated at the end of their 36-month term and upon demonstrated stability in their FUP tenancy, may also be offered the opportunity for continued assistance under the Housing Choice Voucher program. The conversion of FUP assisted families to the Housing Choice Voucher program is limited to 15 or an amount to be determined at the discretion of the Executive Director or his/her designee families per calendar year.

¹² Ibid.

FUP participants who agree to sign an FSS Contract of Participation (Form HUD-52650) will maintain their housing assistance for a period not exceeding the length of the FSS Contract of Participation, including extensions.

- **A Shelter-Plus Care conversion preference:** OHA may expand its Shelter-Plus Care program by converting certain families who are assisted by the Shelter-Plus Care program, operated in partnership with the County of Alameda. An OHA administered Shelter-Plus Care family who has maintained housing independent of services and who has demonstrated stability in their assisted tenancy for a consecutive 3-year period may be converted to the Housing Choice Voucher (HCV) program. The conversion of Shelter-Plus Care assisted families to the Housing Choice Voucher program is limited to 20 families per calendar year.
- **A Local Housing Assistance Program (LHAP) conversion preference:** a family assisted by the OHA Local Housing Assistance Program (LHAP is authorized under MTW and adopted by the OHA Board of Commissioners, December 7, 2009), may be converted to the Housing Choice Voucher (HCV) program subject to funding availability and applicant eligibility for admission to the HCV program.
- **A Section 8 Homeownership Program preference:** applicant families who meets all Family Eligibility criteria for participation in the Section 8 Homeownership program (Section 15-VII.B), and who is a participant in good standing in any OHA administered program, qualify for this preference. (New admission to the Section 8 Homeownership program for families who are participants from other OHA programs is limited to 15 new admission families per calendar year). The families will be selected based on the order (date and time) in which their completed application is received by OHA under all available positions filled.
- **A Homeless preference:** applicant families who meet the McKinney Vento Act definition of homelessness qualify for this preference.
- **A Non-elderly person with disabilities** transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless

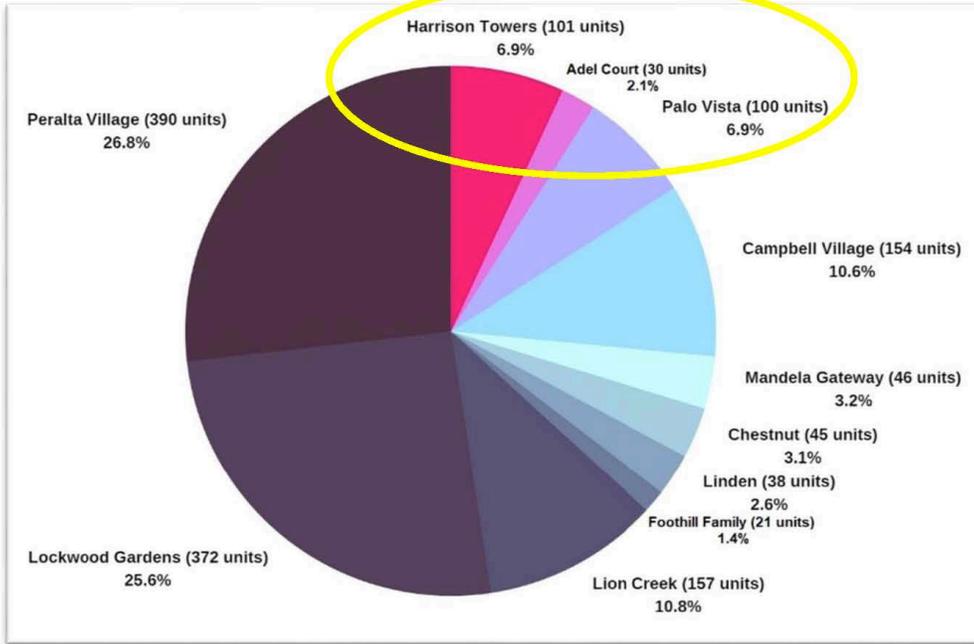
Families will be selected from the waiting list in the order of their assigned lottery number and according to the OHA preference(s) for which they qualify. Among applicants with the same preferences, families will be selected according to a random selection process.¹³

F. Overview of OHA's Current Public Housing Portfolio

OHA has a total of 1,454 public housing units, of which 231 (15.9%) are designated for elderly households, circled in the graphic below:

¹³ Oakland Housing Authority Administrative Plan, Updated and Approved February 2019

OHA Public Housing Developments



Designated Development Description

Unit Counts

OHA has designated three developments for elderly families: Adel Court, Harrison Towers and, Palo Vista Gardens. The elderly-only developments are ideal for this designation because of the building features, security, and neighborhood amenities, which are attractive to elderly residents. Some of these features include elevator access, security, centralized social services, on-site laundry facilities, wellness and social events, as well as easy-access to public transportation.

The three developments, outlined in the table below, have a total of 231 units throughout Oakland. Each property is managed by a third-party property management company and overseen by OHA's Asset Management Department. OHA previously had five sites designated for elderly housing, but in 2010, Oak Grove North and Oak Grove South were converted to Section 8 properties through the Section 18 disposition.



Elderly/Non-elderly/Non-elderly non-disabled

| Development | Studio | 1-bedroom | 2-bedrooms | Notes |
|--------------------|--------|------------------|------------|--|
| Adel Court | | 1 household (HH) | | HH is non-elderly disabled. Elderly HOH passed away and HH is in process to be relocated to a family development |
| Adel Court | | 27 HHS | | All 27 HHS are elderly |
| Harrison Towers | | 65 HHS | | All 65 HHS are elderly |
| Palo Vista Gardens | | 97 HHS | | All 97 HHS are elderly |
| Palo Vista Gardens | | 1 household | | HH is non-elderly/non disabled. It is an unauthorized HH. LIA is claiming possession of the unit and it is in legal case |

Elderly Families

| Development | 1 bedroom | 2 bedrooms | 3 bedrooms | 4 bedrooms | 5 bedrooms | Notes |
|----------------------|-----------|------------|------------|------------|------------|-------|
| Campbell Village | 18 | 24 | 2 | | | |
| Foothill Family | | 3 | 1 | | | |
| Mandela Gateway | | 6 | 3 | 3 | | |
| Chestnut Court | | 1 | 6 | 3 | | |
| Linden Court | 3 | 2 | 8 | | 1 | |
| Lion Creek Crossings | 6 | 5 | 12 | 3 | 2 | |

Non-elderly Families

| Development | 1 bedroom | 2 bedrooms | 3 bedrooms | 4 bedrooms | 5 bedrooms | Notes |
|----------------------|-----------|------------|------------|------------|------------|-------|
| Campbell Village | 3 | 7 | | | | |
| Foothill Family | | 1 | 1 | | | |
| Mandela Gateway | 1 | 1 | 1 | 1 | | |
| Chestnut Court | | 2 | | | | |
| Linden Court | | 1 | 1 | | | |
| Lion Creek Crossings | 3 | 4 | 15 | | 1 | |

Adel Court

2001 MacArthur Boulevard, Oakland, CA

Adel Court is a 30-unit complex comprised of one- and two-bedroom apartment units, located in the Dimond District of Oakland. The development has a community room and small courtyard as well as on-site laundry facilities. The development has been enhanced with a full exterior shingle replacement, installation of energy efficient windows, rehab of the community and laundry rooms as well as full upgrades of the security and fire system.

It is located in an area where there is a plethora of shopping and dining options scattered around the neighborhood. Most of the amenities are close to the MacArthur Freeway (Interested 580) or near Park Boulevard. Proximity to the freeway, to the Bay Area Rapid Transit (BART), and to AC Transit lines 20 and 21, make getting around easier for residents.

Harrison Towers

1621 Harrison Street, Oakland, CA

Harrison Towers is a 101-unit complex made up of one- and two-bedroom apartment units, located in downtown Oakland, close to Lake Merritt. The development has a community room with a computer lab as well as on-site laundry facilities. The site has been recently enhanced with new exterior painting, upgrades to the community room, improvements to the hallway and trash chute, along with improved surveillance to increase security.

The site is within walking distance to Snow Park as well as several shopping and dining options, including the city's Chinatown district. It is also within walking distance to BART lines and to AC Transit line 51.

Palo Vista Gardens

6401 Fenham Street, Oakland, CA

Palo Vista Gardens is a 100-unit complex made up of one-bedroom apartment homes, located in east Oakland, close to the Coliseum. The development has a large community room along with a computer lab. It boasts an inner courtyard with barbecue grills and a gazebo for residents, as well as an on-site laundry room. Additionally, from Monday-Friday of each week, lunch is served on-site to all residents.

The site is within walking distance to the Coliseum BART station and to AC Transit lines 1 and 1R.

Uniform Federal Accessibility Standards (UFAS)

These three developments, Adel Court, Harrison Towers, and Palo Vista Gardens that are designated for elderly families and have never been made available to non-elderly disabled families. There are units within these developments that are not UFAS-compliant but have some accessibility features and are therefore reserved for families with disabilities. The table below outlines the developments and total accessible units made available:

| Property | Type | Total Accessible Units | BR Size | Handicap | Mobility | Hearing | Sight |
|----------------------|--------------|------------------------|---------|----------|----------|---------|-------|
| Adel Court | Elderly Only | 9 | 1BR | 0 | 6 | 3 | 3 |
| | | | 2BR | 0 | 3 | 0 | 0 |
| Campbell Village | Family LIPH | 11 | 1BR | 4 | 4 | 0 | 0 |
| | | | 2BR | 7 | 7 | 0 | 0 |
| Chestnut Court | Family LIPH | 4 | 2BR | 2 | 2 | 1 | 1 |
| | | | 3BR | 0 | 0 | 1 | 1 |
| Linden Court | Family LIPH | 4 | 1BR | 1 | 1 | 0 | 0 |
| | | | 2BR | 1 | 1 | 1 | 1 |
| | | | 3BR | 1 | 1 | 0 | 0 |
| Harrison Towers | Elderly Only | 10 | 1BR | 0 | 10 | 0 | 0 |
| Mandela Gateway | Family LIPH | 5 | 2BR | 1 | 1 | 2 | 2 |
| | | | 3BR | 1 | 1 | 0 | 0 |
| | | | 4BR | 1 | 1 | 0 | 0 |
| Palo Vista Gardens | Elderly Only | 6 | 1BR | 6 | 0 | 0 | 0 |
| Lion Creek Crossings | Family LIPH | 8 | 1BR | 1 | 2 | 0 | 0 |
| | | | 2BR | 0 | 0 | 0 | 0 |
| | | | 3BR | 1 | 2 | 0 | 0 |
| | | | 5BR | 0 | 1 | 1 | 0 |

Residential and Supportive Services

OHA's Asset Management Department in coordination with Resident Service Coordinators from respective property management teams and service partners, as well as the Family and Community Partnership Department (FCP) and OHA Police Department as (OHAPD), all work together to provide an appropriate mix of robust supportive services at the designated sites that are catered particularly to the elderly residents' needs. These supportive services include case management, health services, enrichment programs, and referrals for residents.

Comparable supportive services as well as amenities and community facilities are also provided to residents at non-designated developments. Sites designated for elderly residents have specifically tailored resources for their demographic along with resident service coordinators who are trained to mitigate issues and concerns experienced by elderly residents. A few examples of services that are provided to all residents include:

- Daily lunch programs
- Computer classes
- Arts and crafts classes
- Group outings
- Budgeting classes
- Food bag distribution
- Nutrition classes
- Birthday celebrations
- Scam prevention
- Emergency preparedness
- Driver safety
- Health-oriented workshops
- National Night Out
- Gardening classes
- Weekly Coffee Hours
- Resident Advisory Council

Additionally, OHA is considering implementing the Assisted Waiver program that is designed to assist Medi-Cal beneficiaries to remain in their community as an alternative to residing in a licensed healthcare facility. This program would provide specified benefits to eligible elderly residents. Some of the more elderly specific service programs are described in further detail below:

COVID – 19: Since the start of the COVID-19 pandemic, OHA has worked to reduce and contain the spread of illness by educating and informing residents about the virus, including what to do and how to stay safe, and the benefits of the vaccination. In 2021, OHA partnered with local pharmacies to offer on-site vaccinations to elderly residents and was able to help a total of 300 elderly residents get their vaccinations.

Food Bags and Pantry: OHA has partnered with local food programs, including Mercy Brown Bag and Hope 4 the Heart, to provide food pantry bags to the designated developments. Food bags are generally delivered to each development and residents are notified about pick-up procedures through a newsletter, a phone call and/or text messages. Food bags will contain a variety of items including ground beef, fish, canned tuna, eggs and fresh produce such as strawberries, apples, celery, mustard greens, and plums. In situations where residents have mobility constraints, resident service staff will help with bagging groceries and delivering the food bags directly to the resident’s unit.

Social Activities and Events: Each week, socially-distanced activities and events are planned for residents to participate in. These events include game nights and Fun Fridays, physical activity classes such as Tai Chi and walk clubs, art classes, and birthday celebrations.

Community Safety Meetings: A few times each year, residents are invited to safety workshops or meetings hosted by OHAPD to discuss recent public safety activity, neighborhood crime or safety issues, and personal safety alerts or specific interest to the elderly population such as telephone scams and identity theft concerns.

Holiday Meals and Celebrations: Resident service coordinators work year round to help residents recognize and celebrate the different holidays throughout the year. Past holidays that have been celebrated include New Year’s Eve, Lunar New Year, Black History Month, Easter, Mother’s Day, Father’s Day, July 4th, Halloween, Thanksgiving, and Christmas. Celebration activities often comprise of arts and crafts as well as an opportunity for residents to come together and share a catered holiday meal.

No Evictions or Lease Termination Due to Designation

OHA can confirm that all of the residents in the designated developments meet the designation requirement; there will be no evictions or lease terminations due to the designation of these developments.

Voluntary Relocation Due to Designation

OHA will not relocate current residents following approval of the Plan. All current residents will be allowed to remain in their current apartment units, regardless of age. As the total

number of tenants occupying the designated developments is elderly, there will not be a need for transfers or relocations.

Court Orders

The OHA does not have any outstanding court orders, Voluntary Compliance Agreements, or Section 504 Letters of Findings at this time.

Overall Assessment

In conclusion, the Plan supports Oakland's low-income elderly population. All three designated developments are fully occupied, and there are currently 777 applicants on the waitlist. There is a proven demand for these units and the designation is considered successful.

OHA Contact Information

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